

Treasurer's report – For November 2021

Bank Reconciliation

- Ending balance (per bank reconciliation) \$39,739.82
- Uncleared items:
 - \$1,440 Marine Services & Salvage
 - \$3,200 Landscaping
 - \$273.84 Fisher Management

Reserves Account

- Cash Balance \$73,322.30
- Transfers to / (from) reserves:
 - \$500 monthly payback of Solar Panel Loan
 - \$1,667 monthly to reserves
 - (\$1,440) from Schwab west walkway floatation
- 280,000 invested in CD's with various maturities through July 2023
 - Matures December: Bank Hapoalim BM, Ne 0.1% 12/14/2021 \$50,000

Balance Sheet:

- Current US Bank balance: \$39,739.82
- Current receivables:
 - (\$5) Credit for Dec HOAs Slip 29
 - \$1,705 Special Assessment outstanding
- Current vendor payables \$9,667.67
 - Nov 2019 to Nov 2021 telephone (gate) \$2,087 accrued per budget
 - November Landscaping \$2,900 accrued per budget
 - November Water \$4,680.67 accrued per invoice
- Upcoming *budgeted payables* \$1,230:
 - Insurance \$1,230 due December

P&L:

- November HOA payments are current
- Operating Expense YTD is 104.5% of budget (*over budget by \$12,864*)
- Net Operating Income YTD \$3,019 (includes Special Assessment Income); budgeted (\$1,478)
- Net Other Income YTD (Reserves) \$4,534; budgeted \$25,327 (*withdrawal for Blacktop sealant, milfoil removal, and west walkway repair*)

PGE Account Recap:

- Excess generation 1,823kWh less usage 3,579 = net excess generation -1,756 kWh.
- Total carryover for this year's annual billing cycle is 14,098 kWh.

West Hayden Island Moorage Owners Association

Reconciliation Detail

1145 · US Bank, Period Ending 11/30/2021

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						89,516.51
Cleared Transactions						
Checks and Payments - 13 items						
Check	10/20/2021		Travelers Insurance	X	-35,060.00	-35,060.00
Check	11/04/2021		Carl Coffman	X	-495.00	-35,555.00
Check	11/08/2021		Tax Collector, Multn...	X	-13,095.11	-48,650.11
Check	11/09/2021		Portland Water Bure...	X	-7,058.76	-55,708.87
Check	11/09/2021		Portland Disposal & ...	X	-481.00	-56,189.87
Check	11/11/2021		National Tenant	X	-45.00	-56,234.87
Check	11/12/2021		Tax Collector, Multn...	X	-45,866.25	-102,101.12
Check	11/15/2021		US Bank	X	-111.05	-102,212.17
Deposit	11/19/2021		Charles Schwab	X	-1,667.00	-103,879.17
Check	11/19/2021		Charles Schwab	X	-500.00	-104,379.17
Check	11/19/2021		PGE	X	-63.15	-104,442.32
Check	11/23/2021		Water Metrics West	X	-240.00	-104,682.32
Check	11/23/2021		Chris Taylor	X	-95.53	-104,777.85
Total Checks and Payments					-104,777.85	-104,777.85
Deposits and Credits - 15 items						
Deposit	11/01/2021			X	1,040.00	1,040.00
Deposit	11/02/2021			X	1,550.00	2,590.00
Check	11/03/2021		Charles Schwab	X	25,000.00	27,590.00
Deposit	11/05/2021			X	930.00	28,520.00
Deposit	11/06/2021			X	620.00	29,140.00
Deposit	11/06/2021			X	930.00	30,070.00
Deposit	11/08/2021			X	2,000.00	32,070.00
Deposit	11/10/2021			X	310.00	32,380.00
Deposit	11/10/2021			X	400.00	32,780.00
Deposit	11/10/2021			X	1,085.00	33,865.00
Deposit	11/15/2021		US Bank	X	45.00	33,910.00
Deposit	11/15/2021			X	1,245.00	35,155.00
Deposit	11/15/2021			X	19,600.00	54,755.00
Deposit	11/17/2021			X	3,720.00	58,475.00
Check	11/19/2021		Charles Schwab	X	1,440.00	59,915.00
Total Deposits and Credits					59,915.00	59,915.00
Total Cleared Transactions					-44,862.85	-44,862.85
Cleared Balance					-44,862.85	44,653.66
Uncleared Transactions						
Checks and Payments - 4 items						
Check	10/21/2021		American Landscapi...		-2,187.50	-2,187.50
Check	11/24/2021		Marine Service & Sa...		-1,440.00	-3,627.50
Check	11/26/2021		American Landscapi...		-1,012.50	-4,640.00
Check	11/30/2021		Fisher Managment L...		-273.84	-4,913.84
Total Checks and Payments					-4,913.84	-4,913.84
Total Uncleared Transactions					-4,913.84	-4,913.84
Register Balance as of 11/30/2021					-49,776.69	39,739.82
Ending Balance					-49,776.69	39,739.82

2021

	Reserves	Total
Return Bottle Drop Revenue to Operating to cover 2020 loss	(1,946.00)	(1,946.00)
Return Owner Fines to Operating to cover 2020 loss	(670.00)	(670.00)
Transfer to operating to cover most of 2020 loss	(7,384.00)	(7,384.00)
January Earnings / Income	194.65	194.65
January Reserves	1,665.00	1,665.00
January 2021 Transfer for Solar Panel - year 3 repayment	544.00	544.00
ERROR Transfer from Reserves - LED light repairs - transfer back in FEB	(1,163.88)	(1,163.88)
	375,028.38	375,028.38
February Earnings / Income	194.63	194.63
February Reserves	1,665.00	1,665.00
February 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
CORRECT JAN ERROR Transfer back to Reserves - LED light repairs	1,163.88	1,163.88
	378,551.89	378,551.89
March Earnings / Income	175.17	175.17
Repair to Main Pipe along walkway - paid from Reserves	(2,467.74)	(2,467.74)
March Reserves	1,667.00	1,667.00
March 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
	378,426.32	378,426.32
April Earnings / Income	167.81	167.81
April Reserves	1,667.00	1,667.00
April 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
	380,761.13	380,761.13
May Earnings / Income	1.68	1.68
May Reserves	1,667.00	1,667.00
May 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
May ARC Fine - Slip 16	1,500.00	1,500.00
	384,429.81	384,429.81
June Earnings / Income	553.50	553.50
June Reserves	1,667.00	1,667.00
June 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
	387,150.31	387,150.31
July Earnings / Income	162.03	162.03
July Reserves	1,667.00	1,667.00
July 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
	389,479.34	389,479.34
August Earnings / Income	29.52	29.52
August Reserves	1,667.00	1,667.00
August 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
	391,675.86	391,675.86
September Earnings / Income	29.25	29.25
September Reserves	1,667.00	1,667.00
September 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
Transfer money from Reserves for Blacktop Sealant	(16,250.00)	(16,250.00)
Transfer money from Reserves for Milfoil Removal	(2,400.00)	(2,400.00)
Transfer \$50 fine to reserves	50.00	50.00
	375,272.11	375,272.11
October Earnings / Income	27.90	27.90
October Reserves	1,667.00	1,667.00
October 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
Transfer \$100 fine to reserves	100.00	100.00
	377,567.01	377,567.01
November Earnings / Income	28.29	28.29
November Reserves	1,667.00	1,667.00
November 2021 Transfer for Solar Panel - year 3 repayment	500.00	500.00
Transfer money from Reserves for West walkway floatation	(1,440.00)	(1,440.00)
Borrow from reserves to pay Year-end bills	(25,000.00)	(25,000.00)
	353,322.30	353,322.30

CD positions \$280,000:

Bank Hapoalim BM, Ne 0.1% 12/14/2021 (at maturity) \$50,000
Synchrony Bank UT 0.15% CD 10/13/2022 (at maturity) \$100,000
UBS Bank USA UT 0.25% CD 07/10/2023 \$130,000

Cash: \$73,322.30

West Hayden Island Moorage Owners Association

12/01/21

Balance Sheet

Accrual Basis

As of November 30, 2021

	Nov 30, 21
ASSETS	
Current Assets	
Checking/Savings	
1145 · US Bank	39,739.82
1150 · Schwab	353,322.30
Total Checking/Savings	393,062.12
Accounts Receivable	
1250 · Other member receivable	1,700.00
Total Accounts Receivable	1,700.00
Total Current Assets	394,762.12
Fixed Assets	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
TOTAL ASSETS	3,812,612.12
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2300 · Vendor payables	9,667.67
Total Accounts Payable	9,667.67
Total Current Liabilities	9,667.67
Total Liabilities	9,667.67
Equity	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	48,030.41
Net Income	7,552.25
Total Equity	3,802,944.45
TOTAL LIABILITIES & EQUITY	3,812,612.12

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

November 2021

	Nov 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Operating assessments	20,733.00	20,733.00	0.00	100.0%
Total Income	20,733.00	20,733.00	0.00	100.0%
Gross Profit	20,733.00	20,733.00	0.00	100.0%
Expense				
6100 · Operating				
6110 · Electricity	63.15	63.06	0.09	100.1%
6115 · Electricity - Solar Loan	500.00	500.00	0.00	100.0%
6120 · Garbage	481.00	450.00	31.00	106.9%
6130 · Telephone	83.00	83.00	0.00	100.0%
6140 · Water	4,680.67	6,000.00	-1,319.33	78.0%
Total 6100 · Operating	5,807.82	7,096.06	-1,288.24	81.8%
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	495.00	500.00	-5.00	99.0%
6210 · Landscaping - Other	1,012.50	2,900.00	-1,887.50	34.9%
Total 6210 · Landscaping	1,507.50	3,400.00	-1,892.50	44.3%
6215 · Beautification Committee	95.53	0.00	95.53	100.0%
6220 · Gate Maintenance	0.00	0.00	0.00	0.0%
6230 · Pipes Maintenance	240.00	0.00	240.00	100.0%
6235 · Pump Repair	0.00	0.00	0.00	0.0%
6240 · General maintenance	273.84	1,875.00	-1,601.16	14.6%
6242 · Work party	0.00	325.00	-325.00	0.0%
6245 · Security				
6247 · Fire prevention maintenance	0.00	0.00	0.00	0.0%
6249 · Security - Other	0.00	0.00	0.00	0.0%
Total 6245 · Security	0.00	0.00	0.00	0.0%
Total 6200 · Repairs & Maint	2,116.87	5,600.00	-3,483.13	37.8%
6300 · Administrative				
6310 · Fees and Licenses	0.00	0.00	0.00	0.0%
6315 · Income Taxes	0.00	0.00	0.00	0.0%
6320 · Submerged Land Lease	0.00	0.00	0.00	0.0%
6325 · Bank fees	111.05	125.00	-13.95	88.8%
6330 · Real Property Taxes	58,961.36	56,500.00	2,461.36	104.4%
6340 · Hayden Island Business Park	0.00	0.00	0.00	0.0%
6350 · Insurance	0.00	0.00	0.00	0.0%
6360 · Supplies & Postage	0.00	0.00	0.00	0.0%
6380 · Accounting Services	0.00	0.00	0.00	0.0%
6300 · Administrative - Other	0.00			
Total 6300 · Administrative	59,072.41	56,625.00	2,447.41	104.3%
Total Expense	66,997.10	69,321.06	-2,323.96	96.6%
Net Ordinary Income	-46,264.10	-48,588.06	2,323.96	95.2%
Other Income/Expense				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	1,667.00	1,667.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	500.00	500.00	0.00	100.0%
5300 · Reserves bank interest	28.29	0.00	28.29	100.0%
Total 5000 · Reserves Income	2,195.29	2,167.00	28.29	101.3%
Total Other Income	2,195.29	2,167.00	28.29	101.3%
Other Expense				
7000 · Reserve expenses				
7700 · Extraordinary Supplies /Repair	1,440.00			
Total 7000 · Reserve expenses	1,440.00			
Total Other Expense	1,440.00			
Net Other Income	755.29	2,167.00	-1,411.71	34.9%
Net Income	-45,508.81	-46,421.06	912.25	98.0%

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

January through November 2021

	Jan - Nov 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Operating assessments	222,467.00	222,467.00	0.00	100.0%
4250 · Penalties	0.00			
4500 · Special operating assessment	17,360.00			
Total Income	239,827.00	222,467.00	17,360.00	107.8%
Gross Profit	239,827.00	222,467.00	17,360.00	107.8%
Expense				
6100 · Operating				
6110 · Electricity	694.32	693.66	0.66	100.1%
6115 · Electricity - Solar Loan	5,544.00	5,544.00	0.00	100.0%
6120 · Garbage	4,724.00	4,854.00	-130.00	97.3%
6130 · Telephone	917.00	917.00	0.00	100.0%
6140 · Water	78,151.35	66,000.00	12,151.35	118.4%
Total 6100 · Operating	90,030.67	78,008.66	12,022.01	115.4%
6200 · Repairs & Maint				
6210 · Landscaping				
6211 · Landscape extras	1,252.50	2,800.00	-1,547.50	44.7%
6210 · Landscaping - Other	25,342.00	27,100.00	-1,758.00	93.5%
Total 6210 · Landscaping	26,594.50	29,900.00	-3,305.50	88.9%
6215 · Beautification Committee	604.94	700.00	-95.06	86.4%
6220 · Gate Maintenance	590.00	790.00	-200.00	74.7%
6230 · Pipes Maintenance	980.25	500.00	480.25	196.1%
6235 · Pump Repair	0.00	0.00	0.00	0.0%
6240 · General maintenance	1,413.42	3,120.00	-1,706.58	45.3%
6242 · Work party	475.31	800.00	-324.69	59.4%
6245 · Security				
6247 · Fire prevention maintenance	1,590.10	1,550.00	40.10	102.6%
6248 · Fence repair	1,151.88			
6249 · Security - Other	155.88	200.00	-44.12	77.9%
Total 6245 · Security	2,897.86	1,750.00	1,147.86	165.6%
Total 6200 · Repairs & Maint	33,556.28	37,560.00	-4,003.72	89.3%
6300 · Administrative				
6310 · Fees and Licenses	175.00	50.00	125.00	350.0%
6315 · Income Taxes	2,145.00	1,800.00	345.00	119.2%
6320 · Submerged Land Lease	10,970.24	10,950.00	20.24	100.2%
6325 · Bank fees	1,274.90	1,375.00	-100.10	92.7%
6330 · Real Property Taxes	58,961.36	56,500.00	2,461.36	104.4%
6340 · Hayden Island Business Park	724.00	724.00	0.00	100.0%
6350 · Insurance	38,651.00	36,657.00	1,994.00	105.4%
6360 · Supplies & Postage	19.99	20.00	-0.01	100.0%
6380 · Accounting Services	300.00	300.00	0.00	100.0%
6300 · Administrative - Other	0.00			
Total 6300 · Administrative	113,221.49	108,376.00	4,845.49	104.5%
Total Expense	236,808.44	223,944.66	12,863.78	105.7%
Net Ordinary Income	3,018.56	-1,477.66	4,496.22	-204.3%
Other Income/Expense				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	18,333.00	18,333.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	5,544.00	5,544.00	0.00	100.0%
5300 · Reserves bank interest	1,564.43	1,450.00	114.43	107.9%
5500 · Reserves - Owner Fines	1,650.00			
Total 5000 · Reserves Income	27,091.43	25,327.00	1,764.43	107.0%
Total Other Income	27,091.43	25,327.00	1,764.43	107.0%
Other Expense				
7000 · Reserve expenses				
7550 · Piping Repair & Replace	2,467.74			
7700 · Extraordinary Supplies /Repair	1,440.00			
7900 · Miscellaneous	18,650.00			
Total 7000 · Reserve expenses	22,557.74			
Total Other Expense	22,557.74			
Net Other Income	4,533.69	25,327.00	-20,793.31	17.9%
Net Income	7,552.25	23,849.34	-16,297.09	31.7%



Portland General Electric
121 SW Salmon Street • Portland, Oregon 97204
portlandgeneral.com

November 11, 2021

West Hayden Isl Moorage
2630 N Hayden Island Dr
Portland, OR 97217

Account ID: 3928820000

Service Address: 2630 N Hayden Island Dr, Portland, OR 97217

Meter #: IN34021070

Here is a summary of your energy used and generated back to PGE.

Your Energy use Meter Reading

Excess Energy Generated Back to PGE

Service Period	Meter Readings
11/10/2021	91920
10/12/2021	90097
	<hr/>
	01823 kWh

Energy Consumed (Net Meter Service Account ID: 392882000)

Service Period	Meter Readings	Excess Generation
11/10/2021	13263	Applied
10/12/2021	10528	
	<hr/>	
	02735 kWh	2735
		0 Net kWh Billed

Energy Consumed (1st Aggregated Service Account ID: 8551140000)

Service Period	Meter Readings	Excess Generation
11/10/2021	73784	Applied
10/12/2021	73380	
	<hr/>	
	00404 kWh	404
		0 Net kWh Billed

Energy Consumed (2nd Aggregated Service Account ID: 2979700000)

Service Period	Meter Readings	Excess Generation
11/10/2021	67296	Applied
10/12/2021	66856	
	<hr/>	
	00440 kWh	440
		0 Net kWh Billed

Your excess generation for this bill period is 1,823 kWh. The excess generation was applied to offset your Net Meter Account first. Your net meter account has been billed for 0 kWh. The remaining excess generation kWh of 0 plus 15,854 kWh of past excess generation has been applied to offset one or more of the aggregated accounts listed above. Your total excess generation carryover for this year's annual billing cycle is 14,098 kWh.

This statement is not intended for use when remitting a payment, but is provided for your records, and is informational only.

Sincerely,

PGE Energy Experts
1-800-722-9287