

## Treasurer's report – For April 2020

### Bank Reconciliation

- Four check not cleared – Metro Overhead Door (remotes), APR Water, JAN Landscaping, and OR Dept of Revenue

### Reserves Account

- Cash Balance \$102,161.05
- \$290,000 invested in CD's with various maturities through June 2021
- Transfers:
  - \$8,824 monthly transfer to reserves
  - \$250 transfer to reserves – bottle drop
  - \$100 transfer to reserves - owner fine
  - \$1,440 transfer *from* reserves – Parking lot security lighting

### Balance Sheet:

- Vendor payables \$10,995
  - November – April AT&T telephone (gate) accrued per budget \$506
  - December – April Landscaping accrued per budget \$10,489

### P&L:

- April HOA payments are current
- Admin Other \$88.00 payment for owners #25 for background check (offset in March).
- YTD Total Expense through April is 85.8% of budget
- Net Operating Income through April \$40,077.11
- Net Other Income through April (Reserves) \$5,826.62

### PGE Account Recap:

- Excess Generation 4,924 less usage 3,046 = net excess generation 1,878

West Hayden Island Moorage Assn.  
Charles Schwab  
Reserve Account/Savings

	Taxes & Insurance Set		
	Reserves	Aside	Total
<b>2020</b>	<b>349,975.09</b>	<b>-</b>	<b>349,975.09</b>
2019 Transfer for Solar Panel - year 1 repayment	5,342.18	-	5,342.18
January Earnings / Income	1,321.92	-	1,321.92
January Reserves	1,489.00	-	1,489.00
January Tax & Insurance Set Aside	-	7,337.00	7,337.00
	<b>358,128.19</b>	<b>7,337.00</b>	<b>365,465.19</b>
2019 Net Ordinary Income Applied to Reserves, per vote	1,681.16	-	1,681.16
Transfer from reserves to pay for Security Garage lighting	(1,292.99)	-	(1,292.99)
Bottle Drop Revenue	400.00	-	400.00
February Earnings / Income	172.41	-	172.41
February Reserves	1,491.00	-	1,491.00
February Tax & Insurance Set Aside	-	7,333.00	7,333.00
	<b>360,579.77</b>	<b>14,670.00</b>	<b>375,249.77</b>
Bottle Drop Revenue	-	-	-
March Earnings / Income	158.31	-	158.31
March Reserves	1,491.00	-	1,491.00
March Tax & Insurance Set Aside	-	7,333.00	7,333.00
	<b>362,229.08</b>	<b>22,003.00</b>	<b>384,232.08</b>
Transfer from reserves to pay for Security Parking lot lighting	(1,440.00)	-	(1,440.00)
Bottle Drop Revenue	250.00	-	250.00
Owner Fines	100.00	-	100.00
April Earnings / Income	194.97	-	194.97
April Reserves	1,491.00	-	1,491.00
April Tax & Insurance Set Aside	-	7,333.00	7,333.00
	<b>362,825.05</b>	<b>29,336.00</b>	<b>392,161.05</b>

**2020 Insurance/Tax Set Aside 12 Months \$88,000 (\$7333 p/m)**

**CD positions \$290,000.00:**

Bank OZK 1.9% 6/22/20 \$60,000  
BMO Harris Bank Ntnl 1.6% 12/01/2020 (semi-annual) \$50,000  
Sunwest Bank 0.65% 03/19/21 (monthly) \$50,000  
Wells Fargo & Co 2.45% 4/12/21 (monthly) \$80,000  
Morgan Stanley 2.2% 06/28/21 \$50,000

**Cash: \$102,161.05**

## West Hayden Island Moorage Owners Association

05/03/20

## Balance Sheet

Accrual Basis

As of April 30, 2020

	Apr 30, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1145 · US Bank	28,669.89
1150 · Schwab	392,161.05
Total Checking/Savings	420,830.94
Total Current Assets	420,830.94
Fixed Assets	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
<b>TOTAL ASSETS</b>	<b>3,838,680.94</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2300 · Vendor payables	10,995.00
Total Accounts Payable	10,995.00
Total Current Liabilities	10,995.00
Total Liabilities	10,995.00
Equity	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	34,420.42
Net Income	45,903.73
Total Equity	3,827,685.94
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,838,680.94</b>

## West Hayden Island Moorage Owners Association

05/03/20

## Profit &amp; Loss Budget vs. Actual

Accrual Basis

April 2020

	Apr 20	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
Income			
4100 · Operating assessments	18,109.00	18,109.00	0.00
4250 · Penalties	0.00	0.00	0.00
<b>Total Income</b>	<b>18,109.00</b>	<b>18,109.00</b>	<b>0.00</b>
<b>Gross Profit</b>	<b>18,109.00</b>	<b>18,109.00</b>	<b>0.00</b>
Expense			
6100 · Operating			
6110 · Electricity	63.06	63.00	0.06
6115 · Electricity - Solar Loan	0.00	0.00	0.00
6120 · Garbage	418.00	418.00	0.00
6130 · Telephone	83.00	83.00	0.00
6140 · Water	4,313.66	5,125.00	-811.34
<b>Total 6100 · Operating</b>	<b>4,877.72</b>	<b>5,689.00</b>	<b>-811.28</b>
6200 · Repairs & Maint			
6210 · Landscaping	2,416.00	2,416.00	0.00
6215 · Beautification Committee	0.00	0.00	0.00
6220 · Gate Maintenance	153.00	250.00	-97.00
6230 · Pipes Maintenance	0.00	0.00	0.00
6235 · Pump Repair	0.00	0.00	0.00
6240 · General maintenance	0.00	500.00	-500.00
6242 · Work party	0.00	0.00	0.00
6245 · Security			
6247 · Fire prevention maintenance	0.00	0.00	0.00
6249 · Security - Other	0.00	0.00	0.00
6245 · Security - Other	0.00	0.00	0.00
<b>Total 6245 · Security</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total 6200 · Repairs &amp; Maint</b>	<b>2,569.00</b>	<b>3,166.00</b>	<b>-597.00</b>
6300 · Administrative			
6310 · Fees and Licenses	0.00	0.00	0.00
6315 · Income Taxes	1,249.00	950.00	299.00
6320 · Submerged Land Lease	0.00	0.00	0.00
6325 · Bank fees	108.40	125.00	-16.60
6330 · Real Property Taxes	0.00	0.00	0.00
6340 · Hayden Island Business Park	0.00	0.00	0.00
6350 · Insurance	0.00	0.00	0.00
6360 · Supplies & Postage	0.00	21.00	-21.00
6370 · Legal Services	0.00	0.00	0.00
6380 · Accounting Services	0.00	0.00	0.00
6396 · Miscellaneous	0.00	0.00	0.00
6300 · Administrative - Other	88.00	0.00	88.00
<b>Total 6300 · Administrative</b>	<b>1,445.40</b>	<b>1,096.00</b>	<b>349.40</b>
<b>Total Expense</b>	<b>8,892.12</b>	<b>9,951.00</b>	<b>-1,058.88</b>
<b>Net Ordinary Income</b>	<b>9,216.88</b>	<b>8,158.00</b>	<b>1,058.88</b>
<b>Other Income/Expense</b>			
Other Income			
5000 · Reserves Income			
5100 · Reserves assessments	1,491.00	1,491.00	0.00
5200 · Reserves - Reimb Solar Panel	0.00	0.00	0.00
5300 · Reserves bank interest	194.97	200.00	-5.03
5500 · Reserves - Owner Fines	100.00	0.00	100.00
5600 · Reserves Bottle Drop	250.00	250.00	0.00
<b>Total 5000 · Reserves Income</b>	<b>2,035.97</b>	<b>1,941.00</b>	<b>94.97</b>
<b>Total Other Income</b>	<b>2,035.97</b>	<b>1,941.00</b>	<b>94.97</b>

West Hayden Island Moorage Owners Association  
Profit & Loss Budget vs. Actual  
April 2020

	Apr 20	Budget	\$ Over Budget
Other Expense			
7000 · Reserve expenses			
7200 · Security	1,440.00	0.00	1,440.00
Total 7000 · Reserve expenses	1,440.00	0.00	1,440.00
Total Other Expense	1,440.00	0.00	1,440.00
Net Other Income	595.97	1,941.00	-1,345.03
Net Income	9,812.85	10,099.00	-286.15

## West Hayden Island Moorage Owners Association

05/03/20

## Profit &amp; Loss Budget vs. Actual

Accrual Basis

April 2020

	% of Budget
Ordinary Income/Expense	
Income	
4100 · Operating assessments	100.0%
4250 · Penalties	0.0%
Total Income	100.0%
Gross Profit	100.0%
Expense	
6100 · Operating	
6110 · Electricity	100.1%
6115 · Electricity - Solar Loan	0.0%
6120 · Garbage	100.0%
6130 · Telephone	100.0%
6140 · Water	84.2%
Total 6100 · Operating	85.7%
6200 · Repairs & Maint	
6210 · Landscaping	100.0%
6215 · Beautification Committee	0.0%
6220 · Gate Maintenance	61.2%
6230 · Pipes Maintenance	0.0%
6235 · Pump Repair	0.0%
6240 · General maintenance	0.0%
6242 · Work party	0.0%
6245 · Security	
6247 · Fire prevention maintenance	0.0%
6249 · Security - Other	0.0%
6245 · Security - Other	0.0%
Total 6245 · Security	0.0%
Total 6200 · Repairs & Maint	81.1%
6300 · Administrative	
6310 · Fees and Licenses	0.0%
6315 · Income Taxes	131.5%
6320 · Submerged Land Lease	0.0%
6325 · Bank fees	86.7%
6330 · Real Property Taxes	0.0%
6340 · Hayden Island Business Park	0.0%
6350 · Insurance	0.0%
6360 · Supplies & Postage	0.0%
6370 · Legal Services	0.0%
6380 · Accounting Services	0.0%
6396 · Miscellaneous	0.0%
6300 · Administrative - Other	100.0%
Total 6300 · Administrative	131.9%
Total Expense	89.4%
Net Ordinary Income	113.0%
Other Income/Expense	
Other Income	
5000 · Reserves Income	
5100 · Reserves assessments	100.0%
5200 · Reserves - Reimb Solar Panel	0.0%
5300 · Reserves bank interest	97.5%
5500 · Reserves - Owner Fines	100.0%
5600 · Reserves Bottle Drop	100.0%
Total 5000 · Reserves Income	104.9%
Total Other Income	104.9%

West Hayden Island Moorage Owners Association  
Profit & Loss Budget vs. Actual

05/03/20

Accrual Basis

April 2020

	% of Budget
Other Expense	
7000 · Reserve expenses	
7200 · Security	100.0%
Total 7000 · Reserve expenses	100.0%
Total Other Expense	100.0%
Net Other Income	30.7%
Net Income	97.2%

## West Hayden Island Moorage Owners Association

05/03/20

## Profit &amp; Loss Budget vs. Actual

Accrual Basis

January through April 2020

	Jan - Apr 20	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
Income			
4100 · Operating assessments	72,438.00	72,438.00	0.00
4250 · Penalties	35.00	0.00	35.00
<b>Total Income</b>	<b>72,473.00</b>	<b>72,438.00</b>	<b>35.00</b>
<b>Gross Profit</b>	<b>72,473.00</b>	<b>72,438.00</b>	<b>35.00</b>
Expense			
6100 · Operating			
6110 · Electricity	204.57	252.00	-47.43
6115 · Electricity - Solar Loan	0.00	0.00	0.00
6120 · Garbage	1,678.27	1,672.00	6.27
6130 · Telephone	336.00	336.00	0.00
6140 · Water	17,038.82	20,500.00	-3,461.18
<b>Total 6100 · Operating</b>	<b>19,257.66</b>	<b>22,760.00</b>	<b>-3,502.34</b>
6200 · Repairs & Maint			
6210 · Landscaping	9,672.00	9,672.00	0.00
6215 · Beautification Committee	0.00	0.00	0.00
6220 · Gate Maintenance	168.00	500.00	-332.00
6230 · Pipes Maintenance	0.00	0.00	0.00
6235 · Pump Repair	0.00	0.00	0.00
6240 · General maintenance	376.00	2,000.00	-1,624.00
6242 · Work party	0.00	0.00	0.00
6245 · Security			
6247 · Fire prevention maintenance	0.00	0.00	0.00
6249 · Security - Other	0.00	0.00	0.00
6245 · Security - Other	0.00	0.00	0.00
<b>Total 6245 · Security</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total 6200 · Repairs &amp; Maint</b>	<b>10,216.00</b>	<b>12,172.00</b>	<b>-1,956.00</b>
6300 · Administrative			
6310 · Fees and Licenses	0.00	0.00	0.00
6315 · Income Taxes	1,249.00	950.00	299.00
6320 · Submerged Land Lease	0.00	0.00	0.00
6325 · Bank fees	433.60	500.00	-66.40
6330 · Real Property Taxes	0.00	0.00	0.00
6340 · Hayden Island Business Park	339.60	500.00	-160.40
6350 · Insurance	257.00	257.00	0.00
6360 · Supplies & Postage	343.03	332.00	11.03
6370 · Legal Services	0.00	0.00	0.00
6380 · Accounting Services	300.00	300.00	0.00
6396 · Miscellaneous	0.00	0.00	0.00
6300 · Administrative - Other	0.00	0.00	0.00
<b>Total 6300 · Administrative</b>	<b>2,922.23</b>	<b>2,839.00</b>	<b>83.23</b>
<b>Total Expense</b>	<b>32,395.89</b>	<b>37,771.00</b>	<b>-5,375.11</b>
<b>Net Ordinary Income</b>	<b>40,077.11</b>	<b>34,667.00</b>	<b>5,410.11</b>
<b>Other Income/Expense</b>			
Other Income			
5000 · Reserves Income			
5100 · Reserves assessments	5,962.00	5,962.00	0.00
5200 · Reserves - Reimb Solar Panel	0.00	0.00	0.00
5300 · Reserves bank interest	1,847.61	800.00	1,047.61
5500 · Reserves - Owner Fines	100.00	0.00	100.00
5600 · Reserves Bottle Drop	650.00	650.00	0.00
<b>Total 5000 · Reserves Income</b>	<b>8,559.61</b>	<b>7,412.00</b>	<b>1,147.61</b>
<b>Total Other Income</b>	<b>8,559.61</b>	<b>7,412.00</b>	<b>1,147.61</b>



West Hayden Island Moorage Owners Association  
Profit & Loss Budget vs. Actual  
January through April 2020

	Jan - Apr 20	Budget	\$ Over Budget
Other Expense			
7000 · Reserve expenses			
7200 · Security	2,732.99	0.00	2,732.99
Total 7000 · Reserve expenses	2,732.99	0.00	2,732.99
Total Other Expense	2,732.99	0.00	2,732.99
Net Other Income	5,826.62	7,412.00	-1,585.38
Net Income	45,903.73	42,079.00	3,824.73

## West Hayden Island Moorage Owners Association

05/03/20

## Profit &amp; Loss Budget vs. Actual

Accrual Basis

January through April 2020

	% of Budget
Ordinary Income/Expense	
Income	
4100 · Operating assessments	100.0%
4250 · Penalties	100.0%
Total Income	100.0%
Gross Profit	100.0%
Expense	
6100 · Operating	
6110 · Electricity	81.2%
6115 · Electricity - Solar Loan	0.0%
6120 · Garbage	100.4%
6130 · Telephone	100.0%
6140 · Water	83.1%
Total 6100 · Operating	84.6%
6200 · Repairs & Maint	
6210 · Landscaping	100.0%
6215 · Beautification Committee	0.0%
6220 · Gate Maintenance	33.6%
6230 · Pipes Maintenance	0.0%
6235 · Pump Repair	0.0%
6240 · General maintenance	18.8%
6242 · Work party	0.0%
6245 · Security	
6247 · Fire prevention maintenance	0.0%
6249 · Security - Other	0.0%
6245 · Security - Other	0.0%
Total 6245 · Security	0.0%
Total 6200 · Repairs & Maint	83.9%
6300 · Administrative	
6310 · Fees and Licenses	0.0%
6315 · Income Taxes	131.5%
6320 · Submerged Land Lease	0.0%
6325 · Bank fees	86.7%
6330 · Real Property Taxes	0.0%
6340 · Hayden Island Business Park	67.9%
6350 · Insurance	100.0%
6360 · Supplies & Postage	103.3%
6370 · Legal Services	0.0%
6380 · Accounting Services	100.0%
6396 · Miscellaneous	0.0%
6300 · Administrative - Other	0.0%
Total 6300 · Administrative	102.9%
Total Expense	85.8%
Net Ordinary Income	115.6%
Other Income/Expense	
Other Income	
5000 · Reserves Income	
5100 · Reserves assessments	100.0%
5200 · Reserves - Reimb Solar Panel	0.0%
5300 · Reserves bank interest	231.0%
5500 · Reserves - Owner Fines	100.0%
5600 · Reserves Bottle Drop	100.0%
Total 5000 · Reserves Income	115.5%
Total Other Income	115.5%

West Hayden Island Moorage Owners Association  
Profit & Loss Budget vs. Actual  
January through April 2020

	% of Budget
Other Expense	
7000 · Reserve expenses	
7200 · Security	100.0%
Total 7000 · Reserve expenses	100.0%
Total Other Expense	100.0%
Net Other Income	78.6%
Net Income	109.1%



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

April 15, 2020

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
4/14/2020	16167
3/13/2020	11243
	<hr/> 04924

**Energy Consumed (Net Meter Service Account ID: 392882000)**

Service Period	Meter Readings	Excess Generation	
4/14/2020	70872	Applied	
3/13/2020	68618		
	<hr/> 02254	2254	0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation	
1/15/2020	66244	Applied	
12/13/2019	65847		
	<hr/> 00397	397	0 Net kWh Billed

**Energy Consumed (2nd Aggregated Service Account ID: 1 397**

Service Period	Meter Readings	Excess Generation	
4/14/2020	60134	Applied	
3/13/2020	59739		
	<hr/> 00395	395	0 Net kWh Billed

Your excess generation for this bill period is 4,924 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 2,670 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 1,878 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