

Treasurer's report – For May 2020

Bank Reconciliation

- Five check not cleared – May Water, Feb Landscaping, CW, CC payment for background check, and Portland Electric for lights

Reserves Account

- Cash Balance \$107,968.75
- \$290,000 invested in CD's with various maturities through June 2021
- \$60,000 Bank OZK 1.9% CD scheduled to mature 6/22/20
- Transfers:
 - \$8,824 monthly transfer to reserves
 - \$2,440 transfer *from* reserves – PECl invoice garage security lighting
 - 1,163.88 transfer from reserves – installation of garage security lighting

Balance Sheet:

- Vendor payables \$7,837
 - November – May AT&T telephone (gate) accrued per budget \$589
 - March – May Landscaping accrued per budget \$7,248

P&L:

- May HOA payments are current
- YTD Total Expense through May is 83.5% of budget
- Net Operating Income through May \$51,267
- Net Other Income through May (Reserves) \$10,638

PGE Account Recap:

- Excess Generation 4,507 less usage 1,854 = net excess generation 2,653

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

	Taxes & Insurance Set		
	Reserves	Aside	Total
2020	349,975.09	-	349,975.09
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
	358,128.19	7,337.00	365,465.19
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
	360,579.77	14,670.00	375,249.77
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
	362,229.08	22,003.00	384,232.08
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
	362,825.05	29,336.00	392,161.05
Transfer from reserves tor Security Garage lighting and install	(3,603.88)	-	(3,603.88)
Bottle Drop Revenue	-	-	-
Owner Fines	-	-	-
May Earnings / Income	587.58	-	587.58
May Reserves	1,491.00	-	1,491.00
May Tax & Insurance Set Aside	-	7,333.00	7,333.00
	361,299.75	36,669.00	397,968.75

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: \$107,968.75

West Hayden Island Moorage Owners Association

05/30/20

Balance Sheet

Accrual Basis

As of May 31, 2020

	May 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1145 · US Bank	29,369.17
1150 · Schwab	397,968.75
Total Checking/Savings	427,337.92
Total Current Assets	427,337.92
Fixed Assets	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
TOTAL ASSETS	3,845,187.92
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2300 · Vendor payables	7,837.00
Total Accounts Payable	7,837.00
Total Current Liabilities	7,837.00
Total Liabilities	7,837.00
Equity	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	34,420.42
Net Income	55,568.71
Total Equity	3,837,350.92
TOTAL LIABILITIES & EQUITY	3,845,187.92

West Hayden Island Moorage Owners Association

05/30/20

Profit & Loss Budget vs. Actual

Accrual Basis

May 2020

	May 20	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4100 · Operating assessments	18,109.00	18,109.00	0.00
4250 · Penalties	0.00	0.00	0.00
Total Income	18,109.00	18,109.00	0.00
Gross Profit	18,109.00	18,109.00	0.00
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	4,502.92	5,125.00	-622.08
Total 6100 · Operating	5,066.98	5,689.00	-622.02
6200 · Repairs & Maint			
6210 · Landscaping	1,614.00	2,416.00	-802.00
6215 · Beautification Committee	210.00	300.00	-90.00
6220 · Gate Maintenance	-100.00	250.00	-350.00
6230 · Pipes Maintenance	0.00	0.00	0.00
6235 · Pump Repair	0.00	0.00	0.00
6240 · General maintenance	19.34	500.00	-480.66
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
Total 6245 · Security	0.00	0.00	0.00
Total 6200 · Repairs & Maint	1,743.34	3,466.00	-1,722.66
6300 · Administrative			
6310 · Fees and Licenses	0.00	0.00	0.00
6315 · Income Taxes	0.00	0.00	0.00
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	0.00	0.00	0.00
Total 6300 · Administrative	108.40	146.00	-37.60
Total Expense	6,918.72	9,301.00	-2,382.28
Net Ordinary Income	11,190.28	8,808.00	2,382.28
Other Income/Expense			
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	587.58	200.00	387.58
5500 · Reserves - Owner Fines	0.00	0.00	0.00
5600 · Reserves Bottle Drop	0.00	0.00	0.00
Total 5000 · Reserves Income	2,078.58	1,691.00	387.58
Total Other Income	2,078.58	1,691.00	387.58

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

	May 20	Budget	\$ Over Budget
Other Expense			
7000 · Reserve expenses			
7200 · Security	3,603.88	0.00	3,603.88
Total 7000 · Reserve expenses	3,603.88	0.00	3,603.88
Total Other Expense	3,603.88	0.00	3,603.88
Net Other Income	-1,525.30	1,691.00	-3,216.30
Net Income	9,664.98	10,499.00	-834.02

West Hayden Island Moorage Owners Association

05/30/20

Profit & Loss Budget vs. Actual

Accrual Basis

May 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	87.9%
Total 6100 · Operating	89.1%
6200 · Repairs & Maint	
6210 · Landscaping	66.8%
6215 · Beautification Committee	70.0%
6220 · Gate Maintenance	-40.0%
6230 · Pipes Maintenance	0.0%
6235 · Pump Repair	0.0%
6240 · General maintenance	3.9%
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	50.3%
6300 · Administrative	
6310 · Fees and Licenses	0.0%
6315 · Income Taxes	0.0%
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	0.0%
Total 6300 · Administrative	74.2%
Total Expense	74.4%
Net Ordinary Income	127.0%
Other Income/Expense	
Other Income	
5000 · Reserves Income	
5100 · Reserves assessments	100.0%
5200 · Reserves - Reimb Solar Panel	0.0%
5300 · Reserves bank interest	293.8%
5500 · Reserves - Owner Fines	0.0%
5600 · Reserves Bottle Drop	0.0%
Total 5000 · Reserves Income	122.9%
Total Other Income	122.9%

West Hayden Island Moorage Owners Association
Profit & Loss Budget vs. Actual
May 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	-90.2%
Net Income	92.1%

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

January through May 2020

	Jan - May 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Operating assessments	90,547.00	90,547.00	0.00	100.0%
4250 · Penalties	35.00	0.00	35.00	100.0%
Total Income	90,582.00	90,547.00	35.00	100.0%
Gross Profit	90,582.00	90,547.00	35.00	100.0%
Expense				
6100 · Operating				
6110 · Electricity	267.63	315.00	-47.37	85.0%
6115 · Electricity - Solar Loan	0.00	0.00	0.00	0.0%
6120 · Garbage	2,096.27	2,090.00	6.27	100.3%
6130 · Telephone	419.00	419.00	0.00	100.0%
6140 · Water	21,541.74	25,625.00	-4,083.26	84.1%
Total 6100 · Operating	24,324.64	28,449.00	-4,124.36	85.5%
6200 · Repairs & Maint				
6210 · Landscaping	11,286.00	12,088.00	-802.00	93.4%
6215 · Beautification Committee	210.00	300.00	-90.00	70.0%
6220 · Gate Maintenance	68.00	750.00	-682.00	9.1%
6230 · Pipes Maintenance	0.00	0.00	0.00	0.0%
6235 · Pump Repair	0.00	0.00	0.00	0.0%
6240 · General maintenance	395.34	2,500.00	-2,104.66	15.8%
6242 · Work party	0.00	0.00	0.00	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%
6245 · 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	11,959.34	15,638.00	-3,678.66	76.5%
6300 · Administrative				
6310 · Fees and Licenses	0.00	0.00	0.00	0.0%
6315 · Income Taxes	1,249.00	950.00	299.00	131.5%
6320 · Submerged Land Lease	0.00	0.00	0.00	0.0%
6325 · Bank fees	542.00	625.00	-83.00	86.7%
6330 · Real Property Taxes	0.00	0.00	0.00	0.0%
6340 · Hayden Island Business Park	339.60	500.00	-160.40	67.9%
6350 · Insurance	257.00	257.00	0.00	100.0%
6360 · Supplies & Postage	343.03	353.00	-9.97	97.2%
6370 · Legal Services	0.00	0.00	0.00	0.0%
6380 · Accounting Services	300.00	300.00	0.00	100.0%
6396 · Miscellaneous	0.00	0.00	0.00	0.0%
6300 · Administrative - Other	0.00	0.00	0.00	0.0%
Total 6300 · Administrative	3,030.63	2,985.00	45.63	101.5%
Total Expense	39,314.61	47,072.00	-7,757.39	83.5%
Net Ordinary Income	51,267.39	43,475.00	7,792.39	117.9%
Other Income/Expense				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	7,453.00	7,453.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	0.00	0.00	0.00	0.0%
5300 · Reserves bank interest	2,435.19	1,000.00	1,435.19	243.5%
5500 · Reserves - Owner Fines	100.00	0.00	100.00	100.0%
5600 · Reserves Bottle Drop	650.00	650.00	0.00	100.0%
Total 5000 · Reserves Income	10,638.19	9,103.00	1,535.19	116.9%
Total Other Income	10,638.19	9,103.00	1,535.19	116.9%

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05/30/20

Accrual Basis

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

	Jan - May 20	Budget	\$ Over Budget	% of Budget
Other Expense				
7000 · Reserve expenses				
7200 · Security	6,336.87	0.00	6,336.87	100.0%
Total 7000 · Reserve expenses	6,336.87	0.00	6,336.87	100.0%
Total Other Expense	6,336.87	0.00	6,336.87	100.0%
Net Other Income	4,301.32	9,103.00	-4,801.68	47.3%
Net Income	55,568.71	52,578.00	2,990.71	105.7%



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

May 14, 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
5/13/2020	20674
4/14/2020	16167
	<hr/> 04507

Energy Consumed (Net Meter Service Account ID: 3928820000)

Service Period	Meter Readings	Excess Generation	
5/13/2020	72726	Applied	
4/14/2020	70872		
	<hr/> 01854	1854	0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation	
1/15/2020	66569	Applied	
12/13/2019	66244		
	<hr/> 00325	325	0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation	
5/13/2020	60456	Applied	
4/14/2020	60134		
	<hr/> 00322	322	0 Net kWh Billed

Your excess generation for this bill period is 4,507 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 2,653 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 3,884 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