

Treasurer's report – For July 2020

Bank Reconciliation

- Four check not cleared – July Water, June and July Landscaping, Columbia Pest Control
- Transfer from US Bank to Schwab for Bottle Deposit not complete

Reserves Account

- Cash Balance \$111,634.81
- \$310,000 invested in CD's with various maturities through July 2021
- Purchased: \$80,000 New York Community B 0.2% 07/01/2021
- Transfers:
 - \$8,824 monthly to reserves
 - \$3,780 Energy Trust Rebate transferred to reserves
 - \$350 pending bottle drop transfer to reserves

Balance Sheet:

- Vendor payables \$3,171:
 - November – July AT&T telephone (gate) accrued per budget \$755
 - July Landscaping accrued per budget \$2,416

P&L:

- July HOA payments are current (NSF rectified)
- YTD Total Expense through July is 98.8% of budget
- Net Operating Income through July \$61,512.73
- Net Other Income through July (Reserves) \$13,039.78

PGE Account Recap:

- Excess generation 5,095 less usage 1,796 = net excess generation 2,666 kWh.
- Total carryover for this year's annual billing cycle is 8,674 kWh.

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 for 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
Bottle Drop Revenue	-	-	-
June Earnings / Income	1,699.28	-	1,699.28
June Reserves	1,491.00	-	1,491.00
June Tax & Insurance Set Aside	-	7,333.00	7,333.00
	364,490.03	44,002.00	408,492.03
Transfer to reserves for Energy Trust Rebate Security Garage lighting	3,780.00	-	3,780.00
Bottle Drop Revenue - transferred 8/3	350.00	-	350.00
July Earnings / Income	188.78	-	188.78
July Reserves	1,491.00	-	1,491.00
July Tax & Insurance Set Aside	-	7,333.00	7,333.00
	370,299.81	51,335.00	421,634.81

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

CD positions \$310,000.00:

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
New York Community B 0.2% 07/01/2021 (at maturity) \$80,000

Cash: \$111,634.81

West Hayden Island Moorage Owners Association

Balance Sheet

As of July 31, 2020

	Jul 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1145 · US Bank	20,020.91
1150 · Schwab	421,634.81
Total Checking/Savings	441,655.72
Total Current Assets	441,655.72
Fixed Assets	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
TOTAL ASSETS	3,859,505.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2300 · Vendor payables	3,171.00
Total Accounts Payable	3,171.00
Total Current Liabilities	3,171.00
Total Liabilities	3,171.00
Equity	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	34,420.42
Net Income	74,552.51
Total Equity	3,856,334.72
TOTAL LIABILITIES & EQUITY	3,859,505.72

West Hayden Island Moorage Owners Association

08/04/20

Profit & Loss Budget vs. Actual

Accrual Basis

July 2020

	Jul 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	7,711.42	5,125.00	2,586.42
Total 6100 · Operating	8,275.48	5,689.00	2,586.48
6200 · Repairs & Maint			
6210 · Landscaping	5,174.00	2,416.00	2,758.00
6215 · Beautification Committee	0.00	0.00	0.00
6220 · Gate Maintenance	0.00	250.00	-250.00
6230 · Pipes Maintenance	0.00	0.00	0.00
6235 · Pump Repair	0.00	0.00	0.00
6240 · General maintenance	1,033.00	500.00	533.00
6242 · Work party	0.00	0.00	0.00
6245 · Security			
6247 · Fire prevention maintenance	250.00	700.00	-450.00
6249 · Security - Other	0.00	0.00	0.00
6245 · Security - Other	0.00	0.00	0.00
Total 6245 · Security	250.00	700.00	-450.00
Total 6200 · Repairs & Maint	6,457.00	3,866.00	2,591.00
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	125.55	125.00	0.55
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	-44.00	0.00	-44.00
Total 6300 · Administrative	81.55	146.00	-64.45
Total Expense	14,814.03	9,701.00	5,113.03
Net Ordinary Income	3,294.97	8,408.00	-5,113.03
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	188.78	200.00	-11.22
5500 · Reserves - Owner Fines	0.00	0.00	0.00
5600 · Reserves Bottle Drop	350.00	250.00	100.00
Total 5000 · Reserves Income	2,029.78	1,941.00	88.78
Total Other Income	2,029.78	1,941.00	88.78

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

	Jul 20	Budget	\$ Over Budget
Other Expense			
7000 · Reserve expenses			
7200 · Security	-3,780.00	0.00	-3,780.00
7500 · Pump Repair	261.60		
Total 7000 · Reserve expenses	-3,518.40	0.00	-3,518.40
Total Other Expense	-3,518.40	0.00	-3,518.40
Net Other Income	5,548.18	1,941.00	3,607.18
Net Income	8,843.15	10,349.00	-1,505.85

West Hayden Island Moorage Owners Association

08/04/20

Profit & Loss Budget vs. Actual

Accrual Basis

July 2020

% of Budget

Ordinary Income/Expense**Income**

4100 · Operating assessments	100.0%
4250 · Penalties	0.0%

Total Income	100.0%
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Gross Profit	100.0%
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Expense

6100 · Operating	
6110 · Electricity	100.1%
6115 · Electricity - Solar Loan	0.0%
6120 · Garbage	100.0%
6130 · Telephone	100.0%
6140 · Water	150.5%

Total 6100 · Operating	145.5%
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6200 · Repairs & Maint

6210 · Landscaping	214.2%
6215 · Beautification Committee	0.0%
6220 · Gate Maintenance	0.0%
6230 · Pipes Maintenance	0.0%
6235 · Pump Repair	0.0%
6240 · General maintenance	206.6%
6242 · Work party	0.0%
6245 · Security	
6247 · Fire prevention maintenance	35.7%
6249 · Security - Other	0.0%
6245 · Security - Other	0.0%

Total 6245 · Security	35.7%
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Total 6200 · Repairs & Maint	167.0%
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6300 · Administrative

6310 · Fees and Licenses	0.0%
6315 · Income Taxes	0.0%
6320 · Submerged Land Lease	0.0%
6325 · Bank fees	100.4%
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	55.9%
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Total Expense	152.7%
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Net Ordinary Income	39.2%
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Other Income/Expense**Other Income**

5000 · Reserves Income	
5100 · Reserves assessments	100.0%
5200 · Reserves - Reimb Solar Panel	0.0%
5300 · Reserves bank interest	94.4%
5500 · Reserves - Owner Fines	0.0%
5600 · Reserves Bottle Drop	140.0%

Total 5000 · Reserves Income	104.6%
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Total Other Income	104.6%
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West Hayden Island Moorage Owners Association
Profit & Loss Budget vs. Actual
July 2020

	% of Budget
Other Expense	
7000 · Reserve expenses	
7200 · Security	100.0%
7500 · Pump Repair	
Total 7000 · Reserve expenses	100.0%
Total Other Expense	100.0%
Net Other Income	285.8%
Net Income	85.4%

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

08/04/20

Accrual Basis

January through July 2020

	Jan - Jul 20	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4100 · Operating assessments	126,765.00	126,765.00	0.00
4250 · Penalties	35.00	0.00	35.00
Total Income	126,800.00	126,765.00	35.00
Gross Profit	126,800.00	126,765.00	35.00
Expense			
6100 · Operating			
6110 · Electricity	393.75	441.00	-47.25
6115 · Electricity - Solar Loan	0.00	0.00	0.00
6120 · Garbage	2,932.27	2,926.00	6.27
6130 · Telephone	585.00	585.00	0.00
6140 · Water	36,201.03	35,875.00	326.03
Total 6100 · Operating	40,112.05	39,827.00	285.05
6200 · Repairs & Maint			
6210 · Landscaping	18,828.00	16,920.00	1,908.00
6215 · Beautification Committee	210.00	300.00	-90.00
6220 · Gate Maintenance	68.00	1,250.00	-1,182.00
6230 · Pipes Maintenance	0.00	0.00	0.00
6235 · Pump Repair	0.00	0.00	0.00
6240 · General maintenance	1,428.34	3,500.00	-2,071.66
6242 · Work party	0.00	0.00	0.00
6245 · Security			
6247 · Fire prevention maintenance	951.00	950.00	1.00
6249 · Security - Other	0.00	0.00	0.00
6245 · Security - Other	0.00	0.00	0.00
Total 6245 · Security	951.00	950.00	1.00
Total 6200 · Repairs & Maint	21,485.34	22,920.00	-1,434.66
6300 · Administrative			
6310 · Fees and Licenses	50.00	50.00	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	775.95	875.00	-99.05
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	762.33	395.00	367.33
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	-44.00	0.00	-44.00
Total 6300 · Administrative	3,689.88	3,327.00	362.88
Total Expense	65,287.27	66,074.00	-786.73
Net Ordinary Income	61,512.73	60,691.00	821.73
Other Income/Expense			
Other Income			
5000 · Reserves Income			
5100 · Reserves assessments	10,435.00	10,435.00	0.00
5200 · Reserves - Reimb Solar Panel	0.00	0.00	0.00
5300 · Reserves bank interest	4,323.25	1,400.00	2,923.25
5500 · Reserves - Owner Fines	100.00	0.00	100.00
5600 · Reserves Bottle Drop	1,000.00	900.00	100.00
Total 5000 · Reserves Income	15,858.25	12,735.00	3,123.25
Total Other Income	15,858.25	12,735.00	3,123.25

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

	Jan - Jul 20	Budget	\$ Over Budget
Other Expense			
7000 · Reserve expenses			
7200 · Security	2,556.87	0.00	2,556.87
7500 · Pump Repair	261.60		
Total 7000 · Reserve expenses	2,818.47	0.00	2,818.47
Total Other Expense	2,818.47	0.00	2,818.47
Net Other Income	13,039.78	12,735.00	304.78
Net Income	74,552.51	73,426.00	1,126.51

West Hayden Island Moorage Owners Association

08/04/20

Profit & Loss Budget vs. Actual

Accrual Basis

January through July 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	89.3%
6115 · Electricity - Solar Loan	0.0%
6120 · Garbage	100.2%
6130 · Telephone	100.0%
6140 · Water	100.9%
Total 6100 · Operating	100.7%
6200 · Repairs & Maint	
6210 · Landscaping	111.3%
6215 · Beautification Committee	70.0%
6220 · Gate Maintenance	5.4%
6230 · Pipes Maintenance	0.0%
6235 · Pump Repair	0.0%
6240 · General maintenance	40.8%
6242 · Work party	0.0%
6245 · Security	
6247 · Fire prevention maintenance	100.1%
6249 · Security - Other	0.0%
6245 · Security - Other	0.0%
Total 6245 · Security	100.1%
Total 6200 · Repairs & Maint	93.7%
6300 · Administrative	
6310 · Fees and Licenses	100.0%
6315 · Income Taxes	131.5%
6320 · Submerged Land Lease	0.0%
6325 · Bank fees	88.7%
6330 · Real Property Taxes	0.0%
6340 · Hayden Island Business Park	67.9%
6350 · Insurance	100.0%
6360 · Supplies & Postage	193.0%
6370 · Legal Services	0.0%
6380 · Accounting Services	100.0%
6396 · Miscellaneous	0.0%
6300 · Administrative - Other	100.0%
Total 6300 · Administrative	110.9%
Total Expense	98.8%
Net Ordinary Income	101.4%
Other Income/Expense	
Other Income	
5000 · Reserves Income	
5100 · Reserves assessments	100.0%
5200 · Reserves - Reimb Solar Panel	0.0%
5300 · Reserves bank interest	308.8%
5500 · Reserves - Owner Fines	100.0%
5600 · Reserves Bottle Drop	111.1%
Total 5000 · Reserves Income	124.5%
Total Other Income	124.5%

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

	% of Budget
Other Expense	
7000 · Reserve expenses	
7200 · Security	100.0%
7500 · Pump Repair	
Total 7000 · Reserve expenses	100.0%
Total Other Expense	100.0%
Net Other Income	102.4%
Net Income	101.5%



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

July 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

7/14/2020 30167

6/12/2020 25072

05095 kWh

Energy Consumed (Net Meter Service Account ID: 392882000)

Service Period Meter Readings Excess Generation

7/14/2020 76167 Applied

6/12/2020 74371

01796 kWh 1796

0 Net kWh Billed

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

Service Period Meter Readings Excess Generation

1/15/2020 67198 Applied

12/13/2019 66885

00313 kWh 313

0 Net kWh Billed

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

Service Period Meter Readings Excess Generation

7/14/2020 61089 Applied

6/12/2020 60769

00320 kWh 320

0 Net kWh Billed

Your excess generation for this bill period is 5,095 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 3,299 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 8,674 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