

## Treasurer's report – For August 2020

### **Bank Reconciliation**

- Two checks not cleared – August Water and May/June Landscaping

### **Reserves Account**

- Cash Balance \$124,523.75
- \$310,000 invested in CD's with various maturities through July 2021
- Transfers:
  - \$3,520 January - August payback of Solar Panel Loan
  - \$8,824 monthly to reserves
  - \$350.00 bottle drop

### **Balance Sheet:**

- Vendor payables \$5,670:
  - November – August AT&T telephone (gate) accrued per budget \$838
  - July – August Landscaping accrued per budget \$4,832

### **P&L:**

- August HOA payments are current
- YTD Total Expense through August is 100.1% of budget
- Net Operating Income through August \$66,215.57
- Net Other Income through August (Reserves) \$18,595.72

### **PGE Account Recap:**

- Excess generation 5,954 less usage 1,753 = net excess generation 4,201kWh.
- Total carryover for this year's annual billing cycle is 12,287 kWh.

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>
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
	<b>361,299.75</b>	<b>36,669.00</b>	<b>397,968.75</b>
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
	<b>364,490.03</b>	<b>44,002.00</b>	<b>408,492.03</b>
Transfer to reserves for Energy Trust Rebate Security Garage lightin	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
	<b>370,299.81</b>	<b>51,335.00</b>	<b>421,634.81</b>
Bottle Drop Revenue	350.00	-	350.00
August Earnings / Income	194.94	-	194.94
August Reserves	1,491.00	-	1,491.00
August Tax & Insurance Set Aside	-	7,333.00	7,333.00
January - August 2020 Transfer for Solar Panel - year 2 repayment	3,520.00	-	3,520.00
	<b>375,855.75</b>	<b>58,668.00</b>	<b>434,523.75</b>

**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: \$124,523.75**

## West Hayden Island Moorage Owners Association

## Balance Sheet

As of August 31, 2020

	Aug 31, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1145 · US Bank	19,889.75
1150 · Schwab	434,523.75
Total Checking/Savings	454,413.50
Total Current Assets	454,413.50
Fixed Assets	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
<b>TOTAL ASSETS</b>	<b>3,872,263.50</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2300 · Vendor payables	5,670.00
Total Accounts Payable	5,670.00
Total Current Liabilities	5,670.00
Total Liabilities	5,670.00
Equity	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	34,420.42
Net Income	84,811.29
Total Equity	3,866,593.50
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,872,263.50</b>

## West Hayden Island Moorage Owners Association

## Profit &amp; Loss Budget vs. Actual

August 2020

	Aug 20	Budget	\$ Over Bud...	% of Budget
<b>Ordinary Income/Expense</b>				
Income				
4100 · Operating assessments	18,109.00	18,109.00	0.00	100.0%
4250 · Penalties	0.00	0.00	0.00	0.0%
<b>Total Income</b>	<b>18,109.00</b>	<b>18,109.00</b>	<b>0.00</b>	<b>100.0%</b>
<b>Gross Profit</b>	<b>18,109.00</b>	<b>18,109.00</b>	<b>0.00</b>	<b>100.0%</b>
Expense				
6100 · Operating				
6110 · Electricity	63.06	63.00	0.06	100.1%
6115 · Electricity - Solar Loan	3,520.00	3,520.00	0.00	100.0%
6120 · Garbage	418.00	418.00	0.00	100.0%
6130 · Telephone	83.00	83.00	0.00	100.0%
6140 · Water	6,770.15	5,125.00	1,645.15	132.1%
<b>Total 6100 · Operating</b>	<b>10,854.21</b>	<b>9,209.00</b>	<b>1,645.21</b>	<b>117.9%</b>
6200 · Repairs & Maint				
6210 · Landscaping	2,416.00	2,416.00	0.00	100.0%
6215 · Beautification Committee	0.00	0.00	0.00	0.0%
6220 · Gate Maintenance	0.00	250.00	-250.00	0.0%
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	0.00	500.00	-500.00	0.0%
6242 · Work party	0.00	0.00	0.00	0.0%
6245 · Security				
6247 · Fire prevention maintena...	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%
<b>Total 6245 · Security</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Total 6200 · Repairs &amp; Maint</b>	<b>2,416.00</b>	<b>3,166.00</b>	<b>-750.00</b>	<b>76.3%</b>
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	91.95	125.00	-33.05	73.6%
6330 · Real Property Taxes	0.00	0.00	0.00	0.0%
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	21.00	-21.00	0.0%
6370 · Legal Services	0.00	0.00	0.00	0.0%
6380 · Accounting Services	0.00	0.00	0.00	0.0%
6396 · Miscellaneous	0.00	0.00	0.00	0.0%
6300 · Administrative - Other	44.00	0.00	44.00	100.0%
<b>Total 6300 · Administrative</b>	<b>135.95</b>	<b>146.00</b>	<b>-10.05</b>	<b>93.1%</b>
<b>Total Expense</b>	<b>13,406.16</b>	<b>12,521.00</b>	<b>885.16</b>	<b>107.1%</b>
<b>Net Ordinary Income</b>	<b>4,702.84</b>	<b>5,588.00</b>	<b>-885.16</b>	<b>84.2%</b>
<b>Other Income/Expense</b>				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	1,491.00	1,491.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	3,520.00	3,520.00	0.00	100.0%
5300 · Reserves bank interest	194.94	200.00	-5.06	97.5%
5500 · Reserves - Owner Fines	0.00	0.00	0.00	0.0%
5600 · Reserves Bottle Drop	350.00	0.00	350.00	100.0%
<b>Total 5000 · Reserves Income</b>	<b>5,555.94</b>	<b>5,211.00</b>	<b>344.94</b>	<b>106.6%</b>
<b>Total Other Income</b>	<b>5,555.94</b>	<b>5,211.00</b>	<b>344.94</b>	<b>106.6%</b>

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

	Aug 20	Budget	\$ Over Bud...	% of Budget
Other Expense				
7000 · Reserve expenses				
7200 · Security	0.00	0.00	0.00	0.0%
Total 7000 · Reserve expenses	0.00	0.00	0.00	0.0%
Total Other Expense	0.00	0.00	0.00	0.0%
Net Other Income	5,555.94	5,211.00	344.94	106.6%
Net Income	10,258.78	10,799.00	-540.22	95.0%

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

	Jan - Aug 20	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Income				
4100 · Operating assessments	144,874.00	144,874.00	0.00	100.0%
4250 · Penalties	35.00	0.00	35.00	100.0%
<b>Total Income</b>	<b>144,909.00</b>	<b>144,874.00</b>	<b>35.00</b>	<b>100.0%</b>
<b>Gross Profit</b>	<b>144,909.00</b>	<b>144,874.00</b>	<b>35.00</b>	<b>100.0%</b>
Expense				
6100 · Operating				
6110 · Electricity	456.81	504.00	-47.19	90.6%
6115 · Electricity - Solar Loan	3,520.00	3,520.00	0.00	100.0%
6120 · Garbage	3,350.27	3,344.00	6.27	100.2%
6130 · Telephone	668.00	668.00	0.00	100.0%
6140 · Water	42,971.18	41,000.00	1,971.18	104.8%
<b>Total 6100 · Operating</b>	<b>50,966.26</b>	<b>49,036.00</b>	<b>1,930.26</b>	<b>103.9%</b>
6200 · Repairs & Maint				
6210 · Landscaping	21,244.00	19,336.00	1,908.00	109.9%
6215 · Beautification Committee	210.00	300.00	-90.00	70.0%
6220 · Gate Maintenance	68.00	1,500.00	-1,432.00	4.5%
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	1,428.34	4,000.00	-2,571.66	35.7%
6242 · Work party	0.00	0.00	0.00	0.0%
6245 · Security				
6247 · Fire prevention maintenance	951.00	950.00	1.00	100.1%
6249 · Security - Other	0.00	0.00	0.00	0.0%
6245 · Security - Other	0.00	0.00	0.00	0.0%
<b>Total 6245 · Security</b>	<b>951.00</b>	<b>950.00</b>	<b>1.00</b>	<b>100.1%</b>
<b>Total 6200 · Repairs &amp; Maint</b>	<b>23,901.34</b>	<b>26,086.00</b>	<b>-2,184.66</b>	<b>91.6%</b>
6300 · Administrative				
6310 · Fees and Licenses	50.00	50.00	0.00	100.0%
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	867.90	1,000.00	-132.10	86.8%
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	762.33	416.00	346.33	183.3%
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%
<b>Total 6300 · Administrative</b>	<b>3,825.83</b>	<b>3,473.00</b>	<b>352.83</b>	<b>110.2%</b>
<b>Total Expense</b>	<b>78,693.43</b>	<b>78,595.00</b>	<b>98.43</b>	<b>100.1%</b>
<b>Net Ordinary Income</b>	<b>66,215.57</b>	<b>66,279.00</b>	<b>-63.43</b>	<b>99.9%</b>
<b>Other Income/Expense</b>				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	11,926.00	11,926.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	3,520.00	3,520.00	0.00	100.0%
5300 · Reserves bank interest	4,518.19	1,600.00	2,918.19	282.4%
5500 · Reserves - Owner Fines	100.00	0.00	100.00	100.0%
5600 · Reserves Bottle Drop	1,350.00	900.00	450.00	150.0%
<b>Total 5000 · Reserves Income</b>	<b>21,414.19</b>	<b>17,946.00</b>	<b>3,468.19</b>	<b>119.3%</b>
<b>Total Other Income</b>	<b>21,414.19</b>	<b>17,946.00</b>	<b>3,468.19</b>	<b>119.3%</b>

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

	Jan - Aug 20	Budget	\$ Over Budget	% of Budget
Other Expense				
7000 · Reserve expenses				
7200 · Security	2,556.87	0.00	2,556.87	100.0%
7500 · Pump Repair	261.60			
Total 7000 · Reserve expenses	2,818.47	0.00	2,818.47	100.0%
Total Other Expense	2,818.47	0.00	2,818.47	100.0%
Net Other Income	18,595.72	17,946.00	649.72	103.6%
Net Income	84,811.29	84,225.00	586.29	100.7%



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

August 13, 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

8/12/2020      36121

7/14/2020      30167

05954      kWh

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

Service Period      Meter Readings      Excess Generation

8/12/2020      77920      Applied

7/14/2020      76167

01753      kWh      1753

**0 Net kWh Billed**

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

Service Period      Meter Readings      Excess Generation

1/15/2020      67488      Applied

12/13/2019      67198

00290      kWh      290

**0 Net kWh Billed**

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

Service Period      Meter Readings      Excess Generation

8/12/2020      61387      Applied

7/14/2020      61089

00298      kWh      298

**0 Net kWh Billed**



Your excess generation for this bill period is 5,954 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 4,201 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 12,287 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