

Treasurer's report – For September 2020

Bank Reconciliation

- Three checks not cleared – Portland Water Bureau, NW Pumps, and ABC Fire Extinguishers

Reserves Account

- Cash Balance \$133,982.86
- Total Bottle drop revenue \$1,646
- \$310,000 invested in CD's with various maturities through July 2021
- Transfers:
 - \$440 September payback of Solar Panel Loan
 - \$8,824 monthly to reserves
 - \$0 bottle drop

Balance Sheet:

- Vendor payables \$8,169.00:
 - November – September AT&T telephone (gate) accrued per budget \$921
 - July – September Landscaping accrued per budget \$7,248

P&L:

- September HOA payments are current
- YTD Total Expense through September is 102.5% of budget
- Net Operating Income through September \$57,595.36
- Net Other Income through September (Reserves) \$20,721.83

PGE Account Recap:

- Excess generation 5,649 kWh less usage 2,390 = net excess generation 3,259 kWh.
- Total carryover for this year's annual billing cycle is 14,774 kWh.

West Hayden Island Moorage Owners Association
Reconciliation Detail
1145 · US Bank, Period Ending 09/30/2020

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						34,249.90
Cleared Transactions						
Checks and Payments - 13 items						
Check	07/31/2020		American Landscapi...	X	-7,590.00	-7,590.00
Check	08/30/2020		Portland Water Bure...	X	-6,770.15	-14,360.15
Check	09/01/2020		Oregon Department ...	X	-10,650.72	-25,010.87
Check	09/14/2020		Portland Disposal & ...	X	-418.00	-25,428.87
Check	09/15/2020		Charles Schwab	X	-440.00	-25,868.87
Check	09/15/2020		US Bank	X	-108.40	-25,977.27
Check	09/17/2020		Northwest Pump & ...	X	-750.00	-26,727.27
Deposit	09/21/2020		US Bank	X	-8,824.00	-35,551.27
Check	09/24/2020		Liberty Mutual	X	-3,379.00	-38,930.27
Check	09/29/2020		Portland Water Bure...	X	-428.40	-39,358.67
Check	09/29/2020		PGE	X	-21.02	-39,379.69
Check	09/29/2020		PGE	X	-21.02	-39,400.71
Check	09/29/2020		PGE	X	-21.02	-39,421.73
Total Checks and Payments					-39,421.73	-39,421.73
Deposits and Credits - 4 items						
Deposit	09/01/2020			X	350.00	350.00
Deposit	09/01/2020			X	1,400.00	1,750.00
Deposit	09/13/2020			X	17,850.00	19,600.00
Deposit	09/29/2020		US Bank	X	88.00	19,688.00
Total Deposits and Credits					19,688.00	19,688.00
Total Cleared Transactions					-19,733.73	-19,733.73
Cleared Balance					-19,733.73	14,516.17
Uncleared Transactions						
Checks and Payments - 3 items						
Check	09/29/2020		Portland Water Bure...		-7,679.63	-7,679.63
Check	09/29/2020		Northwest Pump & ...		-326.00	-8,005.63
Check	09/29/2020		ABC Fire Extinguish...		-75.00	-8,080.63
Total Checks and Payments					-8,080.63	-8,080.63
Total Uncleared Transactions					-8,080.63	-8,080.63
Register Balance as of 09/30/2020					-27,814.36	6,435.54
Ending Balance					-27,814.36	6,435.54

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

	Taxes & Insurance Set		
	Reserves	Aside	Total
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 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
	370,299.81	51,335.00	421,634.81
August 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
	375,855.75	58,668.00	434,523.75
September Bottle Drop Revenue	-	-	-
September Earnings / Income	195.11	-	195.11
September Reserves	1,491.00	-	1,491.00
September Tax & Insurance Set Aside	-	7,333.00	7,333.00
September 2020 Transfer for Solar Panel - year 2 repayment	440.00	-	440.00
	377,981.86	66,001.00	443,982.86

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: \$133,982.86

Bottle drop revenue - ongoing total \$1,646

West Hayden Island Moorage Owners Association

10/04/20

Balance Sheet

Accrual Basis

As of September 30, 2020

	Sep 30, 20
ASSETS	
Current Assets	
Checking/Savings	
1145 · US Bank	6,435.54
1150 · Schwab	443,982.86
Total Checking/Savings	450,418.40
Total Current Assets	450,418.40
Fixed Assets	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
TOTAL ASSETS	3,868,268.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2300 · Vendor payables	8,169.00
Total Accounts Payable	8,169.00
Total Current Liabilities	8,169.00
Total Liabilities	8,169.00
Equity	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	34,420.42
Net Income	78,317.19
Total Equity	3,860,099.40
TOTAL LIABILITIES & EQUITY	3,868,268.40

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

10/04/20

Accrual Basis

September 2020

	Sep 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Operating assessments	18,109.00	18,109.00	0.00	100.0%
4250 · Penalties	0.00	0.00	0.00	0.0%
Total Income	18,109.00	18,109.00	0.00	100.0%
Gross Profit	18,109.00	18,109.00	0.00	100.0%
Expense				
6100 · Operating				
6110 · Electricity	63.06	63.00	0.06	100.1%
6115 · Electricity - Solar Loan	440.00	440.00	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	8,108.03	5,125.00	2,983.03	158.2%
Total 6100 · Operating	9,112.09	6,129.00	2,983.09	148.7%
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	1,076.00	500.00	576.00	215.2%
6242 · Work party	0.00	800.00	-800.00	0.0%
6245 · Security				
6247 · Fire prevention maintenance	75.00	250.00	-175.00	30.0%
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	75.00	250.00	-175.00	30.0%
Total 6200 · Repairs & Maint	3,567.00	4,216.00	-649.00	84.6%
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	10,650.72	10,400.00	250.72	102.4%
6325 · Bank fees	108.40	125.00	-16.60	86.7%
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	3,379.00	3,379.00	0.00	100.0%
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	-88.00	0.00	-88.00	100.0%
Total 6300 · Administrative	14,050.12	13,925.00	125.12	100.9%
Total Expense	26,729.21	24,270.00	2,459.21	110.1%
Net Ordinary Income	-8,620.21	-6,161.00	-2,459.21	139.9%
Other Income/Expense				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	1,491.00	1,491.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	440.00	440.00	0.00	100.0%
5300 · Reserves bank interest	195.11	200.00	-4.89	97.6%
5500 · Reserves - Owner Fines	0.00	0.00	0.00	0.0%
5600 · Reserves Bottle Drop	0.00	0.00	0.00	0.0%
Total 5000 · Reserves Income	2,126.11	2,131.00	-4.89	99.8%
Total Other Income	2,126.11	2,131.00	-4.89	99.8%

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

	Sep 20	Budget	\$ Over Budget	% 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	2,126.11	2,131.00	-4.89	99.8%
Net Income	-6,494.10	-4,030.00	-2,464.10	161.1%

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

10/04/20

Accrual Basis

January through September 2020

	Jan - Sep 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Operating assessments	162,983.00	162,983.00	0.00	100.0%
4250 · Penalties	35.00	0.00	35.00	100.0%
Total Income	163,018.00	162,983.00	35.00	100.0%
Gross Profit	163,018.00	162,983.00	35.00	100.0%
Expense				
6100 · Operating				
6110 · Electricity	519.87	567.00	-47.13	91.7%
6115 · Electricity - Solar Loan	3,960.00	3,960.00	0.00	100.0%
6120 · Garbage	3,768.27	3,762.00	6.27	100.2%
6130 · Telephone	751.00	751.00	0.00	100.0%
6140 · Water	51,079.21	46,125.00	4,954.21	110.7%
Total 6100 · Operating	60,078.35	55,165.00	4,913.35	108.9%
6200 · Repairs & Maint				
6210 · Landscaping	23,660.00	21,752.00	1,908.00	108.8%
6215 · Beautification Committee	210.00	300.00	-90.00	70.0%
6220 · Gate Maintenance	68.00	1,750.00	-1,682.00	3.9%
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	2,504.34	4,500.00	-1,995.66	55.7%
6242 · Work party	0.00	800.00	-800.00	0.0%
6245 · Security				
6247 · Fire prevention maintenance	1,026.00	1,200.00	-174.00	85.5%
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	1,026.00	1,200.00	-174.00	85.5%
Total 6200 · Repairs & Maint	27,468.34	30,302.00	-2,833.66	90.6%
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	10,650.72	10,400.00	250.72	102.4%
6325 · Bank fees	976.30	1,125.00	-148.70	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	3,636.00	3,636.00	0.00	100.0%
6360 · Supplies & Postage	762.33	437.00	325.33	174.4%
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	-88.00	0.00	-88.00	100.0%
Total 6300 · Administrative	17,875.95	17,398.00	477.95	102.7%
Total Expense	105,422.64	102,865.00	2,557.64	102.5%
Net Ordinary Income	57,595.36	60,118.00	-2,522.64	95.8%
Other Income/Expense				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	13,417.00	13,417.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	3,960.00	3,960.00	0.00	100.0%
5300 · Reserves bank interest	4,713.30	1,800.00	2,913.30	261.9%
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%
Total 5000 · Reserves Income	23,540.30	20,077.00	3,463.30	117.3%
Total Other Income	23,540.30	20,077.00	3,463.30	117.3%

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West Hayden Island Moorage Owners Association

10/04/20

Profit & Loss Budget vs. Actual

Accrual Basis

January through September 2020

	Jan - Sep 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	20,721.83	20,077.00	644.83	103.2%
Net Income	78,317.19	80,195.00	-1,877.81	97.7%



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

September 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
9/14/2020	41770
8/12/2020	36121
	<hr/>
	05649 kWh

Energy Consumed (Net Meter Service Account ID: 392882000)

Service Period	Meter Readings	Excess Generation
9/14/2020	80310	Applied
8/12/2020	77920	
	<hr/>	
	02390 kWh	2390
		0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation
1/15/2020	67871	Applied
12/13/2019	67488	
	<hr/>	
	00383 kWh	383
		0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation
9/14/2020	61776	Applied
8/12/2020	61387	
	<hr/>	
	00389 kWh	389
		0 Net kWh Billed

Your excess generation for this bill period is 5,649 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 3,259 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 14,774 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