

Treasurer's report – For November 2020

Bank Reconciliation

- Four checks not cleared – September Landscaping, November Water, CW, and Larry
- **Reserves Account**
 - Cash Balance \$62,897.73
 - Total Bottle drop revenue \$1,646
 - \$310,000 invested in CD's with various maturities through July 2021
 - Transfers:
 - \$440 November payback of Solar Panel Loan
 - \$8,824 monthly to reserves
 - \$0 bottle drop
 - \$50K CD Matures 12/1/20 – will reinvest

Balance Sheet:

- Vendor payables \$7,842:
 - November – November AT&T telephone (gate) accrued per budget \$1,087
 - October and November Landscaping accrued \$6,755

P&L:

- November HOA payments are current
- YTD Total Expense through November is 105.3% of budget
- Net Operating loss through November (17,444)
- Net Other Income through November (Reserves) \$5,788

PGE Account Recap:

- Excess generation 2,669kWh less usage 2,232 = net excess generation 437 kWh.
- Total carryover for this year's annual billing cycle is 14,445 kWh.

West Hayden Island Moorage Owners Association

Reconciliation Detail

1145 · US Bank, Period Ending 11/30/2020

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						20,194.73
Cleared Transactions						
Checks and Payments - 15 items						
Check	10/19/2020		Reserve Data Analyst	X	-2,400.00	-2,400.00
Check	10/30/2020		West-Meyer Fence	X	-2,890.50	-5,290.50
Check	10/31/2020		US Bank	X	-88.00	-5,378.50
Check	11/06/2020		Slip #06 - Maiden, M...	X	-507.91	-5,886.41
Deposit	11/09/2020		Charles Schwab	X	-8,824.00	-14,710.41
Check	11/09/2020		Charles Schwab	X	-440.00	-15,150.41
Check	11/09/2020		Portland Disposal & ...	X	-418.00	-15,568.41
Check	11/10/2020		Portland Water Bure...	X	-4,942.62	-20,511.03
Check	11/13/2020		Tax Collector, Multn...	X	-42,075.88	-62,586.91
Check	11/13/2020		Tax Collector, Multn...	X	-12,646.05	-75,232.96
Check	11/13/2020		Water Metrics West	X	-240.00	-75,472.96
Check	11/14/2020		US Bank	X	-125.20	-75,598.16
Check	11/26/2020		PGE	X	-21.02	-75,619.18
Check	11/26/2020		PGE	X	-21.02	-75,640.20
Check	11/26/2020		PGE	X	-21.02	-75,661.22
Total Checks and Payments					-75,661.22	-75,661.22
Deposits and Credits - 10 items						
Deposit	11/03/2020			X	350.00	350.00
Deposit	11/04/2020		US Bank	X	100.00	450.00
Deposit	11/05/2020			X	350.00	800.00
Deposit	11/05/2020			X	350.00	1,150.00
Deposit	11/05/2020			X	350.00	1,500.00
Deposit	11/05/2020			X	350.00	1,850.00
Deposit	11/05/2020			X	350.00	2,200.00
Check	11/09/2020		Charles Schwab	X	54,000.00	56,200.00
Deposit	11/13/2020			X	17,500.00	73,700.00
Deposit	11/30/2020		US Bank	X	400.00	74,100.00
Total Deposits and Credits					74,100.00	74,100.00
Total Cleared Transactions					-1,561.22	-1,561.22
Cleared Balance					-1,561.22	18,633.51
Uncleared Transactions						
Checks and Payments - 4 items						
Check	11/20/2020		American Landscapi...		-7,478.00	-7,478.00
Check	11/20/2020		CW Taylor		-356.06	-7,834.06
Check	11/30/2020		Portland Water Bure...		-5,821.78	-13,655.84
Check	11/30/2020	1486	Larry Cheever		-313.00	-13,968.84
Total Checks and Payments					-13,968.84	-13,968.84
Total Uncleared Transactions					-13,968.84	-13,968.84
Register Balance as of 11/30/2020					-15,530.06	4,664.67
Ending Balance					-15,530.06	4,664.67

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

	Taxes & Insurance Set		
	Reserves	Aside	Total
2020	355,317.27	-	355,317.27
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
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
October Bottle Drop Revenue	-	-	-
October Earnings / Income	188.85	-	188.85
October Reserves	1,491.00	-	1,491.00
October Tax & Insurance Set Aside	-	7,333.00	7,333.00
Budgeted Transfer to US Bank for Insurance	-	(34,000.00)	(34,000.00)
Transfer to pay for reserve study	(2,400.00)	-	(2,400.00)
October 2020 Transfer for Solar Panel - year 2 repayment	440.00	-	440.00
	377,701.71	39,334.00	417,035.71
November Bottle Drop Revenue	-	-	-
November Earnings / Income	598.02	-	598.02
November Reserves	1,491.00	-	1,491.00
November Tax & Insurance Set Aside	-	7,333.00	7,333.00
Budgeted Transfer to US Bank for Property Taxes	-	(54,000.00)	(54,000.00)
November 2020 Transfer for Solar Panel - year 2 repayment	440.00	-	440.00
	380,230.73	(7,333.00)	372,897.73

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: \$62,897.73

Bottle drop revenue - ongoing total \$1,646

West Hayden Island Moorage Owners Association

12/01/20

Balance Sheet

Accrual Basis

As of November 30, 2020

	Nov 30, 20
ASSETS	
Current Assets	
Checking/Savings	
1145 · US Bank	4,664.67
1150 · Schwab	372,897.73
Total Checking/Savings	377,562.40
Total Current Assets	377,562.40
Fixed Assets	
2000 · Land and Bldgs	3,417,850.00
Total Fixed Assets	3,417,850.00
TOTAL ASSETS	3,795,412.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2300 · Vendor payables	7,842.00
Total Accounts Payable	7,842.00
Total Current Liabilities	7,842.00
Total Liabilities	7,842.00
Equity	
3200 · Reserves fund balance	299,739.58
3400 · Contribution to capital	3,447,622.21
3500 · Retained Earnings	34,420.42
Net Income	5,788.19
Total Equity	3,787,570.40
TOTAL LIABILITIES & EQUITY	3,795,412.40

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

12/01/20

Accrual Basis

November 2020

	Nov 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	400.00	0.00	400.00	100.0%
Total Income	18,509.00	18,109.00	400.00	102.2%
Gross Profit	18,509.00	18,109.00	400.00	102.2%
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	5,821.78	5,125.00	696.78	113.6%
Total 6100 · Operating	6,825.84	6,129.00	696.84	111.4%
6200 · Repairs & Maint				
6210 · Landscaping	4,569.00	2,416.00	2,153.00	189.1%
6215 · Beautification Committee	507.91	0.00	507.91	100.0%
6220 · Gate Maintenance	213.00	250.00	-37.00	85.2%
6230 · Pipes Maintenance	240.00	0.00	240.00	100.0%
6235 · Pump Repair	0.00	0.00	0.00	0.0%
6240 · General maintenance	356.06	500.00	-143.94	71.2%
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	5,885.97	3,166.00	2,719.97	185.9%
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	125.20	125.00	0.20	100.2%
6330 · Real Property Taxes	54,721.93	54,000.00	721.93	101.3%
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	0.00	0.00	0.00	0.0%
Total 6300 · Administrative	54,847.13	54,146.00	701.13	101.3%
Total Expense	67,558.94	63,441.00	4,117.94	106.5%
Net Ordinary Income	-49,049.94	-45,332.00	-3,717.94	108.2%
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	598.02	200.00	398.02	299.0%
5500 · Reserves - Owner Fines	0.00	0.00	0.00	0.0%
5600 · Reserves Bottle Drop	0.00	250.00	-250.00	0.0%
Total 5000 · Reserves Income	2,529.02	2,381.00	148.02	106.2%
Total Other Income	2,529.02	2,381.00	148.02	106.2%

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

	Nov 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	2,529.02	2,381.00	148.02	106.2%
Net Income	-46,520.92	-42,951.00	-3,569.92	108.3%

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

January through November 2020

	Jan - Nov 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4100 · Operating assessments	199,201.00	199,201.00	0.00	100.0%
4250 · Penalties	470.00	0.00	470.00	100.0%
Total Income	199,671.00	199,201.00	470.00	100.2%
Gross Profit	199,671.00	199,201.00	470.00	100.2%
Expense				
6100 · Operating				
6110 · Electricity	645.99	693.00	-47.01	93.2%
6115 · Electricity - Solar Loan	4,840.00	4,840.00	0.00	100.0%
6120 · Garbage	4,604.27	4,598.00	6.27	100.1%
6130 · Telephone	917.00	917.00	0.00	100.0%
6140 · Water	61,843.61	56,375.00	5,468.61	109.7%
Total 6100 · Operating	72,850.87	67,423.00	5,427.87	108.1%
6200 · Repairs & Maint				
6210 · Landscaping	30,645.00	26,584.00	4,061.00	115.3%
6215 · Beautification Committee	717.91	300.00	417.91	239.3%
6220 · Gate Maintenance	281.00	2,250.00	-1,969.00	12.5%
6230 · Pipes Maintenance	240.00	0.00	240.00	100.0%
6235 · Pump Repair	261.60	0.00	261.60	100.0%
6240 · General maintenance	5,750.90	5,500.00	250.90	104.6%
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	38,922.41	36,634.00	2,288.41	106.2%
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	1,210.25	1,375.00	-164.75	88.0%
6330 · Real Property Taxes	54,721.93	54,000.00	721.93	101.3%
6340 · Hayden Island Business Park	339.60	500.00	-160.40	67.9%
6350 · Insurance	36,058.00	34,000.00	2,058.00	106.1%
6360 · Supplies & Postage	762.33	479.00	283.33	159.2%
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	105,341.83	102,054.00	3,287.83	103.2%
Total Expense	217,115.11	206,111.00	11,004.11	105.3%
Net Ordinary Income	-17,444.11	-6,910.00	-10,534.11	252.4%
Other Income/Expense				
Other Income				
5000 · Reserves Income				
5100 · Reserves assessments	16,399.00	16,399.00	0.00	100.0%
5200 · Reserves - Reimb Solar Panel	4,840.00	4,840.00	0.00	100.0%
5300 · Reserves bank interest	5,500.17	2,200.00	3,300.17	250.0%
5500 · Reserves - Owner Fines	100.00	0.00	100.00	100.0%
5600 · Reserves Bottle Drop	1,350.00	1,150.00	200.00	117.4%
Total 5000 · Reserves Income	28,189.17	24,589.00	3,600.17	114.6%
Total Other Income	28,189.17	24,589.00	3,600.17	114.6%

West Hayden Island Moorage Owners Association

Profit & Loss Budget vs. Actual

January through November 2020

	Jan - Nov 20	Budget	\$ Over Budget	% of Budget
Other Expense				
7000 · Reserve expenses				
7200 · Security	2,556.87	0.00	2,556.87	100.0%
7900 · Miscellaneous	2,400.00			
Total 7000 · Reserve expenses	4,956.87	0.00	4,956.87	100.0%
Total Other Expense	4,956.87	0.00	4,956.87	100.0%
Net Other Income	23,232.30	24,589.00	-1,356.70	94.5%
Net Income	5,788.19	17,679.00	-11,890.81	32.7%



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

November 12, 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
11/11/2020	47510
10/13/2020	44841
	<hr/>
	02669 kWh

Energy Consumed (Net Meter Service Account ID: 392882000)

Service Period	Meter Readings	Excess Generation
11/11/2020	84724	Applied
10/13/2020	82492	
	<hr/>	
	02232 kWh	2232
		0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation
10/13/2020	68702	Applied
9/14/2020	68261	
	<hr/>	
	00441 kWh	441
		0 Net kWh Billed

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

Service Period	Meter Readings	Excess Generation
11/11/2020	62600	Applied
10/13/2020	62168	
	<hr/>	
	00432 kWh	432
		0 Net kWh Billed

Your excess generation for this bill period is 2,669 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 437 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 14,445 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