

2023 10 09 CEE HOA Board Meeting Minutes

Reminder: Our annual Talent Show will be held on Friday, October 20 after our monthly potluck. Please let Terry and Nancy Robrecht, our hosts, know if you have a talent you would like to share. We have room for a couple more numbers. Please sign up by Wednesday, Oct 18 if you are coming to the potluck. The potluck will begin at 5:30.

President Gail Newberry called the meeting to order at 3:30 PM. Board members Nancy Robrecht, Rose Doherty, Vicki Sharp-Zook and Vickey Khalifa were present. There were 8 residents in attendance.

The minutes of the Sept 11, 2023 Board Meeting were read and approved.

Treasurer Vicki Sharp-Zook gave the financial report.

- September financial reports have been posted in the clubhouse and delivered to board members. They will be posted on the website: clubestatee.org
- Bank account balances:

Reserve account:	\$128,499
Operating accounts:	\$ 23,084
Total in bank accounts:	\$151,583
- Donation balances:

Clubhouse:	\$1,691
Copier:	\$ 211
Pool:	\$ 150

We are over budget by \$100 in the following expenses:

- o Swimming Pool – due to algae contamination and heating costs
- o Donation spending – installed a second handrail
- o Landscape Contract
- o Garbage/Recycling – pricing was increased o Water/Sewer/Storm Water

Overall, for the month of September, our gross income was over budget by \$511 and our expenses were over budget by \$8,088.

Our treasurer regularly receives donations with no indication of what they are for. This is an accounting problem. Please label all donations with your name and what the donation is for. All unmarked donations under \$5 will automatically be put into the clubhouse donation fund. If your donation is over \$5 you can expect to be contacted.

Rose Doherty gave the following grounds report:

- The clubhouse was used 19 times by 276 people from Sept 1 to 30. (Note: We are no longer going to record numbers of people at events.)
- An offer has been accepted for 12355 & the sale is still pending, no new details to share at this time. Owner details to follow once the sale occurs.
- 12445 condo (1 bedroom) has sold. Susan DeFrancesco (ph # 505-417-1994) will be moving in, in late Oct. Please update your phone directories & stop to say hi, if you see her out & about CEE.
- No new condos are going on the market at this time.
- There are 3 owners waiting for either a shed or garage
- 3 people are on the waiting list for a condo.

Reminders:

- REMOVE PLUGS FROM OUTDOOR FAUCETS, this makes sure that your outdoor pipes don't freeze & break over the winter. This applies only if you have an elevated faucet.
- COVER UP CRAWL SPACE W/THE WOOD PANELS PROVIDED
- All dogs MUST BE ON A LEASH when outside of your condo or patio area. Thank you to everyone who follows this rule and is a responsible pet owner.
- Do NOT leave any pet food outside for any reason. One of our owners has experienced a rodent infestation in their condo & had to call in exterminators. Any food left outside, no matter how well meaning it is, brings unwanted critters into our community & homes. Mice, rats, raccoons & more are unwanted guests. Please respect our community rules concerning this issue.
- Diagram of clubhouse furniture layout is now posted under the event calendar in the hallway, after using the clubhouse for any weekly CEE activity, reset furniture, close curtains (this is for both security reasons & to help stop sun damage to carpet, furniture, etc).
- To the lucky folks that have garages please remember to TURN OFF THE LIGHTS IN YOUR GARAGE, when you leave the area. As we all know energy costs are going up & having lights on 24/7 is a waste of our CEE \$.
- Reminder to check the clubhouse front door whenever you enter or exit the building. Our clubhouse door was inadvertently left unlatched in late Sept. For everyone's safety, please always double check.
- We're including a Garbage 101 handout in this month's minutes, please read through them. Thanks in advance for your compliance. These are guidelines, not rules. We realize that various circumstances necessitate moving garbage cans at various times. Let's all give our neighbors help and slack.
- Chimney reminder: If you have a chimney please have it professionally evaluated & any repairs made asap. Thanks to all of you who have taken care of your chimney responsibility. Note: Tip Top Chimney seems to unresponsive right now. All Around Chimney was the other company we recommended last month.)
- If you have served in the military and want your picture included in our veteran's display, please submit your photo to the CEE office.

Pool stuff:

- CEE has signed a contract w/David P. Knight, a pool company to open & close, plus test our pool during the summer months.
- CEE is still looking for anyone who would like to step up & help CEE manage the pool through the winter months & oversee the pool testing company during the summer. That would be an immense help, plz let us know. Terry R. is available to train his replacement.

The mesh blowout was NOT completed due to one of the team being ill & not wanting to be around anyone while they were sick. At this time the project still needs to be done, but weather & time constraints will make it difficult to reschedule. Will update when it can be completed.

Clubhouse & Main St Updates:

- PGE Energy Trust has approved our clubhouse lighting upgrade. There has been no date set for the changes at this time, but look forward to a brighter clubhouse sometime this winter.
- The clubhouse thermostats now have instructions on how to change room temps posted above each one.
- Our new street light head install has been delayed, but is scheduled for 10/30. I've contacted w/my PGE connection & he's reached out to the PGE schedulers. He's requested that they look for an earlier opening, but no response yet. I've also informed him that several of our current street lights seem to

pop off & on many times a night. He advised that the issue should be corrected when the new light heads are installed. Now we just have to wait until the changes can be completed.

- Two ceiling lights have been donated to the CEE Clubhouse. They will be installed over the puzzle and fireplace areas. Thank you to those who made this possible.
- Gordie Whipps took the 911 flag that was hung in our clubhouse. We hope to paint the clubhouse walls soon and rearrange or add to art work in the hall.
- The clubhouse reservation cleaning checklist has been updated to include the information from our by-laws that if anything is soiled, broken, stolen, etc, the resident who reserved the clubhouse is responsible for paying for the cleaning or replacement. Also, the reserving resident must sign the cleaning checklist.

Sept Security Report:

- 6-Sep Camera picked up a prowler around 2:50. Walked along garages and appeared to be stuffing something in his backpack. He headed to the outside courtyard and on the west side by pool. It looked like he was going to hop the fence or was putting something in the corner there.
- 14-Sep Last night we had a man wandering in our community from about 9:45 till 10:50. He went down the first set driveways on the north and south. He moved the mat from the front of the clubhouse to the side where he sat and looked like he charged his phone.
- 17-Sep An Owner confronted a father and son claiming they were going to look in the recycle bins for cans. She informed them they were trespassing on private property and they left. Linda O. coincidentally saw the same pair at the 122nd entrance.
- 23-Sep 1:50 AM A front door Ring cam picked up a person in a hoodie and wearing a backpack.

The monthly audit by Diane Jacobsen found no discrepancies.

Vickey Khalifa gave the following report on the grounds.

- The landscapers will continue to trim bushes. They will rake as the leaves begin to fall. They will still mow as needed.
- Thank you to those who have let me know you want to be on the Do Not Go Into My Flower Beds list. Also to those who have put red flags on bushes they don't want the landscapers to trim. Please do these two things if they apply to you.
- The sprinkler system was turned off on October 9, 2023. It was also blown out to prevent lines from freezing. It will be turned on next spring and sprinkler valves replaced as needed.

Old Business:

- We are required by law to take a census every 2 years and keep that information on file. A census will be done sometime over the next 2 months, either by phone or in person. Expect to be contacted.
- Thank you to all of you who returned your volunteer sheets and volunteered to help with various CEE projects. Vickey will be contacting the people who want to help beautify our front and circle areas. Gail will be contacting those who offered to help with the census. Someone will contact those who want to help paint our clubhouse. (We still need a volunteer.) Other offers to help will be contacted soon. We appreciate your help very much.
- The deadline on the closing date for the Keidel unit has been extended to late October. We are keeping our fingers crossed that HUD gets its act together and approves the sale before then.
- Thank you to Linda Osborne for working to update our website. Gail has written a new "about" section. A long time resident is going to provide us with some history of CEE. New photos have been submitted and included. We are excited about this and will let you know when it is ready to view. We welcome any pictures but ask that they be landscape oriented.

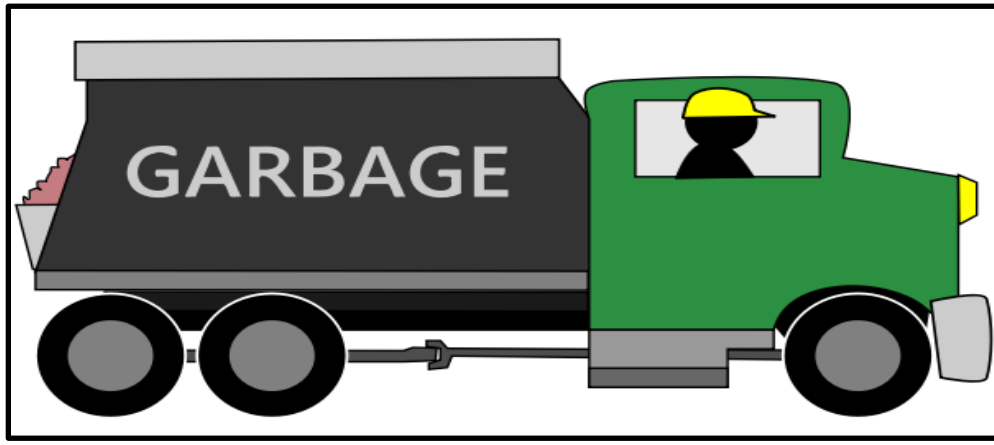
- Rose Maldonado, our potluck coordinator, needs volunteers for next year’s potlucks. Please call her about helping with our monthly potlucks.

New Business:

- Vicki Sharp-Zook, as our clubhouse librarian, would like input on what kinds of books people want in our library. Please fill out the attached paper with your preferences and put it in the black box by the office door.
- We considered putting a locking cover over the outlet on the outside west side of the clubhouse to deter homeless people from entering our property and charging their phones there.
- Rose recently had a repairman evaluate a swampy smell coming from her mini-split. It turns out it was an easy fix, which he showed her how to do. If you experience that smell, contact Rose. She bought the cleaning fluid and is happy to share it and her knowledge with you.
- One of our owners experienced a massive bathroom faucet leak. If you have original or just old fixtures in your condo, you may want to have them looked into in case they are close to failing. Remember, if you do experience a leak, you can shut the water off under your sink.
- A group of our residents are starting a donation campaign to buy flowers and plants to beautify our front area, the turn around circle and perhaps even individual flower gardens. If you wish to donate, please put your donation in an envelope, label it clearly as “Landscaping Donation” and put it in the white box in the library.

People to call:

Board President	Gail Newberry	503-777-1606
Board Grounds	Vickey Khalifa	503-998-3681
Board Clubhouse/Housing/ Vice President	Rose Doherty	971-500- 2710 cee-maintenance@rose.pdx
Board Secretary	Nancy Robrecht	503-927-7023
Board Treasurer	Vicki Sharp-Zook	503-577-2856
Pool	Need a pool manager	
Potlucks	Rosa Maldonado	503-254-6608
Security Incidents	Linda Osborne	206-356-7000
Security Cameras	Rose Doherty	971-322-4486
Food Pantry & Medical Equipment	Vickey Khalifa	503-998-3681



CEE Garbage/Recycling Guidelines

- Garbage Day is Tuesday. Sometimes holidays or bad weather change our pickup date. .
- Try to put your cans out Monday after 3 pm and retrieve them by noon on Tuesday. This is a guideline, not a rule. We understand that circumstances don't always allow for the above times to be observed. It's OK to ask your neighbors to help.
- The recycle/glass truck comes about 6 am. The garbage truck comes about 9.
- Put your recycle bins (usually have a black lid) on the east side of the street (towards the back gate) and the garbage cans on the west side of the street (towards SE 122nd St.). (You might remember this by noting that both rEcycle and East have a long E sound.)
- Allow at least 18" between cans. Orient your cans as the arrow indicates, with the wheels away from the curb. These things make it easier for the garbage collectors. Place the bins as close to the curb as possible for ease of sidewalk use.
- All recycling and garbage must fit in the bin with the lid closed. If the lid is not closed, THEY WILL CHARGE US EXTRA. No recycling, including large pieces of cardboard, can be outside of the bin.
- Glass can be in the yellow bins or any kind of container. They will leave the container.
- Marking your cans with your address makes it easier to know which cans are yours. Also, someone might even bring them back to your unit for you.
- Sharing with neighbors saves us \$25 a month. Sometimes even three households can share. If you are interested, talk to your neighbors. If you do share, please let Vicki SZ know, so she can contact the garbage people. They will come pick up your extra cans.

Club Estates East Condominium, an Association of Owners

Balance Sheet

As of September 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1100 Operating Checking	1,433.08
1102 Cash on hand	70.94
1120 Annual Operating MM	5,220.75
1130 Prepayments HOA	16,358.77
1200 RESERVE ACCOUNTS	
1203 Reserve Money Market USB	67,785.09
Total 1200 RESERVE ACCOUNTS	67,785.09
Total Bank Accounts	\$90,868.63
Accounts Receivable	
1300 Accounts Receivable	27,158.17
Total Accounts Receivable	\$27,158.17
Other Current Assets	
1310 US Bank CD 2014	60,713.44
1320 Undeposited Funds	609.00
Total Other Current Assets	\$61,322.44
Total Current Assets	\$179,349.24
Fixed Assets	
1610 Computer Equipment	1,236.40
1620 Dishwasher	4,072.71
1630 Equipment	104,491.00
1640 IMPROVEMENTS	
1642 Accum. Depreciation	-119,510.00
1644 Improvements - other	54,201.45
Total 1640 IMPROVEMENTS	-65,308.55
Total Fixed Assets	\$44,491.56
TOTAL ASSETS	\$223,840.80
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2301 Powell Villa Ace Hardware	-1.03
Total Credit Cards	\$ -1.03
Total Current Liabilities	\$ -1.03

Club Estates East Condominium, an Association of Owners

Balance Sheet

As of September 30, 2023

	TOTAL
Long-Term Liabilities	
2501 Deferred Income	149,567.17
2502 HOA Prepayments	19,441.00
Total Long-Term Liabilities	\$169,008.17
Total Liabilities	\$169,007.14
Equity	
3007 DONATIONS TOTAL	-1,052.77
3008 Clubhouse Balance	691.42
3009 Copy Machine Balance	211.35
3010 Swimming Pool Balance	150.00
Total 3007 DONATIONS TOTAL	0.00
3020 ANNUAL OPERATING	
3021 Annual Oper. Bal. Available	-5,220.75
3023 Reserve/Maint. Plan Update	1,050.00
3024 Accounting /Tax Preparation	99.01
3025 Legal Services	512.03
3026 Annual Insurance Payment	40.96
3027 Gutter / Roof Cleaning	54.71
3028 Sprinkler Startup	1,496.73
3029 Catch Basin Cleaning	587.89
3031 Sewer Line Cleanout	877.98
3032 Swimming Pool License	307.50
3035 Fire Extinguisher	31.88
3036 Club House HVAC	104.01
3037 OR Corporate Tax	58.05
Total 3020 ANNUAL OPERATING	0.00
3040 OPERATING ITEMS	
3041 For Transfer To Reserve	750.00
Total 3040 OPERATING ITEMS	750.00
3100 RESERVE ITEMS	
3101 For Transfer from Operating	-750.00
Total 3100 RESERVE ITEMS	-750.00
3901 *Retained Earnings	85,325.42
Net Income	-30,491.76
Total Equity	\$54,833.66
TOTAL LIABILITIES AND EQUITY	\$223,840.80

Note

Informational Purposes

Club Estates East Condominium, an Association of Owners

Budget vs. Actuals: FY_2023_2024 - FY24 P&L

September 2023

	SEP 2023				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income								
4000 INCOME					\$0.00	\$0.00	\$0.00	0.00%
4001 OPERATING INCOME					\$0.00	\$0.00	\$0.00	0.00%
4002 Operating Assessment	17,693.00	17,693.00	0.00	100.00 %	\$17,693.00	\$17,693.00	\$0.00	100.00 %
4005 Bank Interest Revenue	1.92		1.92		\$1.92	\$0.00	\$1.92	0.00%
4006 Shed Rental	200.00	200.00	0.00	100.00 %	\$200.00	\$200.00	\$0.00	100.00 %
4007 Garage Rental	540.00	540.00	0.00	100.00 %	\$540.00	\$540.00	\$0.00	100.00 %
4010 MISCELLANEOUS INCOME					\$0.00	\$0.00	\$0.00	0.00%
4016 Late Fee	23.00		23.00		\$23.00	\$0.00	\$23.00	0.00%
Total 4010 MISCELLANEOUS INCOME	23.00		23.00		\$23.00	\$0.00	\$23.00	0.00%
Total 4001 OPERATING INCOME	18,457.92	18,433.00	24.92	100.14 %	\$18,457.92	\$18,433.00	\$24.92	100.14 %
4070 DONATION					\$0.00	\$0.00	\$0.00	0.00%
4071 Clubhouse Donations	228.00	230.16	-2.16	99.06 %	\$228.00	\$230.16	\$ -2.16	99.06 %
4072 Copy Donations	5.00	5.00	0.00	100.00 %	\$5.00	\$5.00	\$0.00	100.00 %
4074 Pool Donations	2.00	0.00	2.00		\$2.00	\$0.00	\$2.00	0.00%
Total 4070 DONATION	235.00	235.16	-0.16	99.93 %	\$235.00	\$235.16	\$ -0.16	99.93 %
4090 RESERVE INCOME					\$0.00	\$0.00	\$0.00	0.00%
4091 Reserve Assessment	6,080.00	6,080.00	0.00	100.00 %	\$6,080.00	\$6,080.00	\$0.00	100.00 %
4093 Reserve Interest Revenue	490.12	83.33	406.79	588.17 %	\$490.12	\$83.33	\$406.79	588.17 %
Total 4090 RESERVE INCOME	6,570.12	6,163.33	406.79	106.60 %	\$6,570.12	\$6,163.33	\$406.79	106.60 %
Total 4000 INCOME	25,263.04	24,831.49	431.55	101.74 %	\$25,263.04	\$24,831.49	\$431.55	101.74 %
Billable Expense Income	78.95		78.95		\$78.95	\$0.00	\$78.95	0.00%
Total Income	\$25,341.99	\$24,831.49	\$510.50	102.06 %	\$25,341.99	\$24,831.49	\$510.50	102.06 %
GROSS PROFIT	\$25,341.99	\$24,831.49	\$510.50	102.06 %	\$25,341.99	\$24,831.49	\$510.50	102.06 %
Expenses								
5000 MISCELLANEOUS EXPENSES					\$0.00	\$0.00	\$0.00	0.00%
5027 Unit 10 Upgrade Expenses	78.95		78.95		\$78.95	\$0.00	\$78.95	0.00%
Total 5000 MISCELLANEOUS EXPENSES	78.95		78.95		\$78.95	\$0.00	\$78.95	0.00%
5070 DONATION SPENDING					\$0.00	\$0.00	\$0.00	0.00%
5073 Clubhouse Improvements	120.00		120.00		\$120.00	\$0.00	\$120.00	0.00%
5074 Clubhouse Cleaning		147.33	-147.33		\$0.00	\$147.33	\$ -147.33	0.00%
5077 Decoration Storage	30.00		30.00		\$30.00	\$0.00	\$30.00	0.00%
5083 Medical Shed Stg	40.00		40.00		\$40.00	\$0.00	\$40.00	0.00%
5085 Pool Expenses	500.00		500.00		\$500.00	\$0.00	\$500.00	0.00%
Total 5070 DONATION SPENDING	690.00	147.33	542.67	468.34 %	\$690.00	\$147.33	\$542.67	468.34 %
5100 OPERATING EXPENSE					\$0.00	\$0.00	\$0.00	0.00%
5101 MAINTENANCE		1,414.83	-1,414.83		\$0.00	\$1,414.83	\$ -1,414.83	0.00%
5108 Tree Disease Control	200.00		200.00		\$200.00	\$0.00	\$200.00	0.00%
5130 Landscape Supplies / Extras					\$0.00	\$0.00	\$0.00	0.00%
5131 Tree Removal	395.00		395.00		\$395.00	\$0.00	\$395.00	0.00%
Total 5130 Landscape Supplies / Extras	395.00		395.00		\$395.00	\$0.00	\$395.00	0.00%
Total 5101 MAINTENANCE	595.00	1,414.83	-819.83	42.05 %	\$595.00	\$1,414.83	\$ -819.83	42.05 %
5300 CLUBHOUSE		391.25	-391.25		\$0.00	\$391.25	\$ -391.25	0.00%
5312 Clubhouse Gas	17.99		17.99		\$17.99	\$0.00	\$17.99	0.00%
Total 5300 CLUBHOUSE	17.99	391.25	-373.26	4.60 %	\$17.99	\$391.25	\$ -373.26	4.60 %
5325 SWIMMING POOL		871.33	-871.33		\$0.00	\$871.33	\$ -871.33	0.00%
5328 Pool Repairs	400.00		400.00		\$400.00	\$0.00	\$400.00	0.00%
5342 Pool Gas	632.15		632.15		\$632.15	\$0.00	\$632.15	0.00%
5345 Pool Chemicals	144.64		144.64		\$144.64	\$0.00	\$144.64	0.00%
Total 5325 SWIMMING POOL	1,176.79	871.33	305.46	135.06 %	\$1,176.79	\$871.33	\$305.46	135.06 %
5401 Landscape Contract	2,828.00	2,481.17	346.83	113.98 %	\$2,828.00	\$2,481.17	\$346.83	113.98 %
5403 Garbage / Recycling	2,520.13	2,192.50	327.63	114.94 %	\$2,520.13	\$2,192.50	\$327.63	114.94 %
5404 Water	5,656.48	1,768.08	3,888.40	319.92 %	\$5,656.48	\$1,768.08	\$3,888.40	319.92 %
5405 Sewer and Storm Water	4,727.10	4,372.42	354.68	108.11 %	\$4,727.10	\$4,372.42	\$354.68	108.11 %
5406 Area Lighting	158.45	137.00	21.45	115.66 %	\$158.45	\$137.00	\$21.45	115.66 %
5407 Electricity	316.21	296.09	20.12	106.80 %	\$316.21	\$296.09	\$20.12	106.80 %
5408 Property Insurance	2,459.33	2,459.33	0.00	100.00 %	\$2,459.33	\$2,459.33	\$0.00	100.00 %
5510 OFFICE		276.25	-276.25		\$0.00	\$276.25	\$ -276.25	0.00%
5511 Computer Expenses	90.00		90.00		\$90.00	\$0.00	\$90.00	0.00%
5512 Telephone and Internet	158.39		158.39		\$158.39	\$0.00	\$158.39	0.00%
5514 Office Supplies	13.20		13.20		\$13.20	\$0.00	\$13.20	0.00%
Total 5510 OFFICE	261.59	276.25	-14.66	94.69 %	\$261.59	\$276.25	\$ -14.66	94.69 %

Club Estates East Condominium, an Association of Owners

Budget vs. Actuals: FY_2023_2024 - FY24 P&L

September 2023

	SEP 2023				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5610 ANNUAL OPERATING EXP					\$0.00	\$0.00	\$0.00	0.00%
5622 PROFESSIONAL SERVICES					\$0.00	\$0.00	\$0.00	0.00%
5625 Legal Services		165.75	-165.75		\$0.00	\$165.75	\$ -165.75	0.00%
Total 5622 PROFESSIONAL SERVICES		165.75	-165.75		\$0.00	\$165.75	\$ -165.75	0.00%
Total 5610 ANNUAL OPERATING EXP		165.75	-165.75		\$0.00	\$165.75	\$ -165.75	0.00%
Total 5100 OPERATING EXPENSE	20,717.07	16,826.00	3,891.07	123.13 %	\$20,717.07	\$16,826.00	\$3,891.07	123.13 %
7100 RESERVE EXPENSE ITEMS					\$0.00	\$0.00	\$0.00	0.00%
7112 Patio Wall	6,410.00	4,835.00	1,575.00	132.57 %	\$6,410.00	\$4,835.00	\$1,575.00	132.57 %
Total 7100 RESERVE EXPENSE ITEMS	6,410.00	4,835.00	1,575.00	132.57 %	\$6,410.00	\$4,835.00	\$1,575.00	132.57 %
Total Expenses	\$27,896.02	\$21,808.33	\$6,087.69	127.91 %	\$27,896.02	\$21,808.33	\$6,087.69	127.91 %
NET OPERATING INCOME	\$ -2,554.03	\$3,023.16	\$ -5,577.19	-84.48 %	\$ -2,554.03	\$3,023.16	\$ -5,577.19	-84.48 %
NET INCOME	\$ -2,554.03	\$3,023.16	\$ -5,577.19	-84.48 %	\$ -2,554.03	\$3,023.16	\$ -5,577.19	-84.48 %

Note
Informational Purposes

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

September 2023

	DONATION	OPERATING	RESERVE	TOTAL
Income				
4000 INCOME				\$0.00
4001 OPERATING INCOME				\$0.00
4002 Operating Assessment		17,693.00		\$17,693.00
4005 Bank Interest Revenue		1.92		\$1.92
4006 Shed Rental		200.00		\$200.00
4007 Garage Rental		540.00		\$540.00
4010 MISCELLANEOUS INCOME				\$0.00
4016 Late Fee		23.00		\$23.00
Total 4010 MISCELLANEOUS INCOME		23.00		\$23.00
Total 4001 OPERATING INCOME		18,457.92		\$18,457.92
4070 DONATION				\$0.00
4071 Clubhouse Donations	228.00			\$228.00
4072 Copy Donations	5.00			\$5.00
4074 Pool Donations	2.00			\$2.00
Total 4070 DONATION	235.00			\$235.00
4090 RESERVE INCOME				\$0.00
4091 Reserve Assessment			6,080.00	\$6,080.00
4093 Reserve Interest Revenue			490.12	\$490.12
Total 4090 RESERVE INCOME			6,570.12	\$6,570.12
Total 4000 INCOME	235.00	18,457.92	6,570.12	\$25,263.04
Billable Expense Income		78.95		\$78.95
Total Income	\$235.00	\$18,536.87	\$6,570.12	\$25,341.99
GROSS PROFIT	\$235.00	\$18,536.87	\$6,570.12	\$25,341.99
Expenses				
5000 MISCELLANEOUS EXPENSES				\$0.00
5027 Unit 10 Upgrade Expenses		78.95		\$78.95
Total 5000 MISCELLANEOUS EXPENSES		78.95		\$78.95
5070 DONATION SPENDING				\$0.00
5073 Clubhouse Improvements	120.00			\$120.00
5077 Decoration Storage	30.00			\$30.00
5083 Medical Shed Stg	40.00			\$40.00
5085 Pool Expenses	500.00			\$500.00
Total 5070 DONATION SPENDING	690.00			\$690.00

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

September 2023

	DONATION	OPERATING	RESERVE	TOTAL
5100 OPERATING EXPENSE				\$0.00
5101 MAINTENANCE				\$0.00
5108 Tree Disease Control		200.00		\$200.00
5130 Landscape Supplies / Extras				\$0.00
5131 Tree Removal		395.00		\$395.00
Total 5130 Landscape Supplies / Extras		395.00		\$395.00
Total 5101 MAINTENANCE		595.00		\$595.00
5300 CLUBHOUSE				\$0.00
5312 Clubhouse Gas		17.99		\$17.99
Total 5300 CLUBHOUSE		17.99		\$17.99
5325 SWIMMING POOL				\$0.00
5328 Pool Repairs		400.00		\$400.00
5342 Pool Gas		632.15		\$632.15
5345 Pool Chemicals		144.64		\$144.64
Total 5325 SWIMMING POOL		1,176.79		\$1,176.79
5401 Landscape Contract		2,828.00		\$2,828.00
5403 Garbage / Recycling		2,520.13		\$2,520.13
5404 Water		5,656.48		\$5,656.48
5405 Sewer and Storm Water		4,727.10		\$4,727.10
5406 Area Lighting		158.45		\$158.45
5407 Electricity		316.21		\$316.21
5408 Property Insurance		2,459.33		\$2,459.33
5510 OFFICE				\$0.00
5511 Computer Expenses		90.00		\$90.00
5512 Telephone and Internet		158.39		\$158.39
5514 Office Supplies		13.20		\$13.20
Total 5510 OFFICE		261.59		\$261.59
Total 5100 OPERATING EXPENSE		20,717.07		\$20,717.07
7100 RESERVE EXPENSE ITEMS				\$0.00
7112 Patio Wall			6,410.00	\$6,410.00
Total 7100 RESERVE EXPENSE ITEMS			6,410.00	\$6,410.00
Total Expenses	\$690.00	\$20,796.02	\$6,410.00	\$27,896.02
NET OPERATING INCOME	\$ -455.00	\$ -2,259.15	\$160.12	\$ -2,554.03
NET INCOME	\$ -455.00	\$ -2,259.15	\$160.12	\$ -2,554.03

Note

Informational Purposes

Club Estates East Condominium, an Association of Owners

Payment Detail

September 2023

	TOTAL
4-Belt Concrete & Masonry LLC	500.00
Amazon	15.99
Amone Lavaka	80.00
Antonio Urzua	3,223.00
Arrow Sanitary Service	2,520.13
CareFree Pool & Spa Supply	128.65
CLEAResult Consulting	120.00
Comcast	158.39
Ethan Hafoka	80.00
Intuit	90.00
LaVern's Rock Works	6,410.00
Lavinia Faleta	80.00
NW Natural	650.14
Ofa Lavaka	80.00
Portland General Electric	510.29
Portland Water Bureau	10,383.58
SavATree	200.00
State Farm	2,502.65
Susana Faleta	80.00
United States Postal Service	13.20
TOTAL	\$27,826.02

Note

Informational Purposes