



Club Estates East HOA Board Meeting January 8, 2024

Do not use any water on Thursday morning January 11th from 8:00 to 11:00 a.m. We have a water leak in front of Jim and Sherry Kerr's unit. The leak detection company will be evaluating the problem. If someone uses water it messes up their test. Please put water aside to flush your toilet, wash your hands etc. Also, please take care when walking in this area. We suggest you put a piece of masking tape over your faucets and toilet handle so that you don't forget.

President Gail Newberry called the meeting to order at 3:30. Board members Vicki Sharp-Zook, Rose Doherty, Vickey Khalifa and Nancy Robrecht were present. There were 4 guests. The minutes were approved as read.

Upcoming dates:

- Potluck: Friday, Jan 19, 5:30 pm. Various yummy soups will be provided but we need someone to bring a pot of vegetable soup. Call Rosa Maldonado to volunteer. Please bring bread, rolls or desserts. Sign up by Wed, Jan 17th.
- MK Memorial: Sat, Jan 20; 2:00 to 6:00 PM. Program at 2:15 PM. Volunteers are needed to provide charcuterie trays, sweets, appetizers, drink, and paper goods, as well as to set up and to clean up. Please RSVP as soon as possible by text or phone to Nancy Robrecht at 503-927-7023.

Reminders:

- If you use the TV for a special event, please be sure you reset everything to its original settings. It is frustrating for others to have to figure out why it is not working.
- Please do not leave any food or drink items in the refrigerator. If you are in charge of an event, you are responsible to make sure the refrigerator is empty when you leave.
- NO soliciting is allowed on the CEE property. That includes all types, sales, religious, girl scouts & more. NO OWNER can give permission for family or friends to solicit on CEE property.
- Our food pantry is looking like old mother Hubbard's cupboard. We encourage you to check your inventory for things you might not be going to use and donate them before they go out of date.
- If the PVC pipes burst in the freezing weather due to residents not removing their outdoor hoses or release plugs, the cost of the repair will be charged to the owner.

Financial report by Vicki Sharp-Zook:

- December 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: \$146,194
 - Operating accounts: \$ 29,598
 - Total in bank accounts: \$ 175,792
- Donation balances:
 - Clubhouse: \$874
 - Copier: \$229
 - Pool: \$152
- We were over budget by \$100 in October in the following expenses:
 - Landscape Contract
 - Garbage/Recycling
 - Water
 - We had some unexpected repairs to the siding in courtyard one.
- Our gross income was over budget by \$932, and our expenses were under budget by \$2893. Our net income was over budget by \$3,846.

Maintenance/Clubhouse report by Rose Doherty:

- The clubhouse was used 21 times by different groups between Dec 1 to 31.
- Paul and Ellen Childer's unit is for sale by owner. There is 1 owner waiting for either a shed or garage. 3 people are on the waiting list for a condo.
- De-icer in zip lock bags is available in the clubhouse lobby. Please take one per household and sign your name on the list. If you are unable to pick up a bag, ask a neighbor or let Gail or Rose know and they will deliver one.
- Chimneys: **All Around Chimney Repair will be on site on Thursday, January 24th from 2:30 to 4:00 p.m.** to inspect 25 chimneys and fireplaces. Those who have signed up for this inspection need to be home or make arrangements for access to your unit at that time. If you are unable to be present, a friend, family member or neighbor can be there in place of you. These inspections normally cost \$70 but AAC is offering to do them for free if they can make only one trip to CEE. Call Nancy Robrecht with questions or concerns.
- Lighting: The updated lights in the clubhouse have been a huge improvement. We're hoping that Vicki SZ will be able to give us an update on our electrical savings sometime in the upcoming months, once a few bills come in & we can track the costs from 2023 to 2024.

- Condo Repair: The unit with the rotted exterior wall has been repaired. It will be painted when the weather allows. The exterior walls of condos that have these types of AC units are mostly in good shape, but there are a few questions on a couple of them. When Frame to Finish (FtF) returns to paint the wall, we'll double check the exterior walls for moisture again. There is no date set for this chore at this time.
- Shop area flooding: The catch basin in front of the shop door, behind the clubhouse is slow to drain, due to debris. I've been keeping an eye on it & I feel no additional action needs to be taken at this time. It can wait until the yearly cleaning is scheduled. In addition a hole has been drilled through the curbing outside of the shop area to stop water from backing up & flooding the shop. The drain hole seems to have resolved the flooding issue in the shop area. Yay!
- Gordy Whipps is our volunteer for using the CEE snow blower, if more wintery conditions occur.
- The Light Brigade was at it again & replaced more batteries in the parking area security lights. If you notice that security lights are not functioning in & around your parking area, please submit a maintenance slip w/the location, in the clubhouse black box, outside the office.
- Congratulations to Cat Zublin for winning the Christmas cactus lottery.

Edith Hilpertshauser died on Dec 20th, 2023. She was a long time resident at CEE & lived at 12685.

A big thank you to Rose's friend Mark who spent time with individual board members helping us figure out computer issues.

Grounds report by Vickey Khalifa:

- Our landscapers are coming every other week through the winter. Please don't ask them to trim your bushes on the spot. Turn in a yellow slip.
- Notes from Barb: East Multnomah Soil and Water Conservation District is having their native plant sale this month. Ordering begins on January 17th and pick up will be on February 17th. Barb Spencer is happy to counsel with you about what plants would be appropriate in your flower garden. This is a great opportunity to fill in those bare spots. You probably received a flyer in the mail. Go to emswcdplantsale.com for more information.
- The area to the right of the clubhouse entrance is going to be redone. The evergreen tree will be removed because it is encroaching on the sidewalk and the roof. Other plants will be removed and pruned and natives planted. Decorative rocks will be put around the trees and compost laid. Thank you to our beautification group for working on this

- If you want your rhododendrons trimmed at a specific time, please follow these instructions: Put a red flag by your rhododendrons now. Remove the red flag and put in a yellow slip when you want them trimmed. Rhododendrons flower more abundantly when they are trimmed at appropriate times of the year.

Security Report: One security incident was reported. A homeless man tried to sleep by the clubhouse and then went through garbage cans.

Audit: No discrepancies were found performing the audit for the month of November 2023.
Diane Jacobson

Old Business: included in the reports above.

New Business:

- Our present librarian, Vicki Sharp-Zook is no longer able to serve in that capacity. We need a new volunteer to take over the library management. Call her with questions and to volunteer.
- State farm has raised our homeowners insurance significantly. We need several volunteers to help us research alternatives. Linda Osborn is going to check with her broker.
- We discussed the option of allowing limited access for dogs in our clubhouse. Please share your input with a board member.

The meeting was adjourned at 4:40. Respectfully submitted, Nancy Robrecht, secretary

Club Estates East Condominium, an Association of Owners

Balance Sheet

As of December 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1100 Operating Checking	3,066.49
1102 Cash on hand	70.94
1120 Annual Operating MM	8,974.28
1130 Prepayments HOA	17,486.19
1200 RESERVE ACCOUNTS	
1203 Reserve Money Market USB	84,766.85
Total 1200 RESERVE ACCOUNTS	84,766.85
Total Bank Accounts	\$114,364.75
Accounts Receivable	
1300 Accounts Receivable	28,451.19
Total Accounts Receivable	\$28,451.19
Other Current Assets	
1310 US Bank CD 2014	61,427.48
1320 Undeposited Funds	72.00
Total Other Current Assets	\$61,499.48
Total Current Assets	\$204,315.42
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	\$248,806.98
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2301 Powell Villa Ace Hardware	-1.03
2305 Home Depot	54.28
Total Credit Cards	\$53.25
Total Current Liabilities	\$53.25

	TOTAL
Long-Term Liabilities	
2501 Deferred Income	149,567.17
2502 HOA Prepayments	18,952.00
Total Long-Term Liabilities	\$168,519.17
Total Liabilities	\$168,572.42
Equity	
3007 DONATIONS TOTAL	-1,255.89
3008 Clubhouse Balance	874.24
3009 Copy Machine Balance	229.35
3010 Swimming Pool Balance	152.00
3011 Landscape	0.30
Total 3007 DONATIONS TOTAL	0.00
3020 ANNUAL OPERATING	
3021 Annual Oper. Bal. Available	-8,974.28
3023 Reserve/Maint. Plan Update	1,575.00
3024 Accounting /Tax Preparation	444.94
3025 Legal Services	1,012.06
3026 Annual Insurance Payment	90.88
3027 Gutter / Roof Cleaning	990.71
3028 Sprinkler Startup	2,079.12
3029 Catch Basin Cleaning	1,098.91
3031 Sewer Line Cleanout	1,344.69
3032 Swimming Pool License	-25.50
3035 Fire Extinguisher	55.79
3036 Club House HVAC	208.02
3037 OR Corporate Tax	99.66
Total 3020 ANNUAL OPERATING	0.00
3040 OPERATING ITEMS	
3041 For Transfer To Reserve	1,950.00
Total 3040 OPERATING ITEMS	1,950.00
3100 RESERVE ITEMS	
3101 For Transfer from Operating	-1,950.00
Total 3100 RESERVE ITEMS	-1,950.00
3901 *Retained Earnings	85,325.42
Net Income	-5,090.86
Total Equity	\$80,234.56
TOTAL LIABILITIES AND EQUITY	\$248,806.98

Note

Informational Purposes

Club Estates East Condominium, an Association of Owners
Budget vs. Actuals: FY_2023_2024 - FY24 P&L

April 2023 - March 2024

	Dec 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%	158,315.00	211,394.00	-53,079.00	74.89%
4005 Bank Interest Revenue	2.64		2.64		109.55	0.00	109.55	
4006 Shed Rental	200.00	200.00	0.00	100.00%	1,760.00	2,360.00	-600.00	74.58%
4007 Garage Rental	540.00	540.00	0.00	100.00%	4,860.00	6,480.00	-1,620.00	75.00%
4010 MISCELLANEOUS INCOME			0.00		0.00	0.00	0.00	
4016 Late Fee			0.00		41.00	0.00	41.00	
Total 4010 MISCELLANEOUS INCOME	\$ 0.00	\$ 0.00	\$ 0.00		\$ 41.00	\$ 0.00	\$ 41.00	
Total 4001 OPERATING INCOME	\$ 18,435.64	\$ 18,433.00	\$ 2.64	100.01%	\$ 165,085.55	\$ 220,234.00	-\$ 55,148.45	74.96%
4070 DONATION			0.00		0.00	0.00	0.00	
4071 Clubhouse Donations	193.00	230.16	-37.16	83.85%	1,770.91	2,761.92	-991.01	64.12%
4072 Copy Donations		5.00	-5.00	0.00%	52.80	60.08	-7.28	87.88%
4074 Pool Donations		0.00	0.00		175.55	35.00	140.55	501.57%
4075 Landscaping			0.00		60.00	0.00	60.00	
Total 4070 DONATION	\$ 193.00	\$ 235.16	-\$ 42.16	82.07%	\$ 2,059.26	\$ 2,857.00	-\$ 797.74	72.08%
4080 REIMBURSEMENT INCOME			0.00		0.00	0.00	0.00	
4083 Unit 10	488.25		488.25		2,120.43	0.00	2,120.43	
4085 Returned Check Charges	30.00		30.00		105.00	0.00	105.00	
Total 4080 REIMBURSEMENT INCOME	\$ 518.25	\$ 0.00	\$ 518.25		\$ 2,225.43	\$ 0.00	\$ 2,225.43	
4090 RESERVE INCOME			0.00		0.00	0.00	0.00	
4091 Reserve Assessment	6,080.00	6,080.00	0.00	100.00%	54,645.00	72,885.00	-18,240.00	74.97%
4093 Reserve Interest Revenue	536.73	83.34	453.39	644.02%	2,818.70	1,000.00	1,818.70	281.87%
4094 Reserve Transfer Fee			0.00		1,950.00	0.00	1,950.00	
Total 4090 RESERVE INCOME	\$ 6,616.73	\$ 6,163.34	\$ 453.39	107.36%	\$ 59,413.70	\$ 73,885.00	-\$ 14,471.30	80.41%
Total 4000 INCOME	\$ 25,763.62	\$ 24,831.50	\$ 932.12	103.75%	\$ 228,783.94	\$ 296,976.00	-\$ 68,192.06	77.04%

	Dec 2023				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
Total Income	\$ 25,763.62	\$ 24,831.50	\$ 932.12	103.75%	\$ 228,783.94	\$ 296,976.00	-\$ 68,192.06	77.04%
Gross Profit	\$ 25,763.62	\$ 24,831.50	\$ 932.12	103.75%	\$ 228,783.94	\$ 296,976.00	-\$ 68,192.06	77.04%
Expenses								
5000 MISCELLANEOUS EXPENSES			0.00		0.00	0.00	0.00	
5025 Returned CheckFees	30.00		30.00		90.00	0.00	90.00	
5027 Unit 10 Upgrade Expenses	65.53		65.53		1,679.59	0.00	1,679.59	
Total 5000 MISCELLANEOUS EXPENSES	\$ 95.53	\$ 0.00	\$ 95.53		\$ 1,769.59	\$ 0.00	\$ 1,769.59	
5070 DONATION SPENDING			0.00		0.00	0.00	0.00	
5071 Clubhouse Carpet			0.00		50.00	0.00	50.00	
5073 Clubhouse Improvements			0.00		206.09	0.00	206.09	
5074 Clubhouse Cleaning	100.00	147.40	-47.40	67.84%	800.00	1,768.00	-968.00	45.25%
5075 Clubhouse Restroom			0.00		50.00	0.00	50.00	
5077 Decoration Storage	30.00		30.00		270.00	0.00	270.00	
5079 Clubhouse Repairs			0.00		70.00	0.00	70.00	
5080 Clubhouse Supplies	113.18		113.18		158.17	0.00	158.17	
5081 Landscaping Expense			0.00		59.70	0.00	59.70	
5082 Clubhouse Bottled Water			0.00		20.98	0.00	20.98	
5083 Medical Shed Stg	40.00		40.00		320.00	0.00	320.00	
5085 Pool Expenses			0.00		1,170.97	0.00	1,170.97	
Total 5070 DONATION SPENDING	\$ 283.18	\$ 147.40	\$ 135.78	192.12%	\$ 3,175.91	\$ 1,768.00	\$ 1,407.91	179.63%
5100 OPERATING EXPENSE			0.00		0.00	0.00	0.00	
5101 MAINTENANCE		1,414.83	-1,414.83	0.00%	0.00	16,978.00	-16,978.00	0.00%
5103 Tree Pruning			0.00		1,360.00	0.00	1,360.00	
5108 Tree Disease Control			0.00		643.00	0.00	643.00	
5110 Irrigation Repairs			0.00		1,787.25	0.00	1,787.25	
5130 Landscape Supplies / Extras			0.00		234.84	0.00	234.84	
5131 Tree Removal			0.00		945.00	0.00	945.00	
5132 Tree Replacement			0.00		49.99	0.00	49.99	
Total 5130 Landscape Supplies / Extras	\$ 0.00	\$ 0.00	\$ 0.00		\$ 1,229.83	\$ 0.00	\$ 1,229.83	
5161 Streets/Parking			0.00		9.98	0.00	9.98	
5164 Storm Drain			0.00		10.00	0.00	10.00	

	Dec 2023				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
5201 General Maintenance/Repair	166.50		166.50		1,309.55	0.00	1,309.55	
5202 Roofs - Repair			0.00		45.00	0.00	45.00	
5203 Gutters/Downspouts	37.50		37.50		187.60	0.00	187.60	
5205 Exterior Walls			0.00		35.00	0.00	35.00	
5206 Foundation	25.68		25.68		40.68	0.00	40.68	
5207 Patio Gate	22.50		22.50		200.98	0.00	200.98	
5216 Patio Shed			0.00		1,014.68	0.00	1,014.68	
5234 Carport Maintenance			0.00		50.00	0.00	50.00	
5240 Sewer			0.00		800.00	0.00	800.00	
5246 Painting			0.00		141.40	0.00	141.40	
5251 Pest Control	60.00		60.00		339.99	0.00	339.99	
Total 5101 MAINTENANCE	\$ 312.18	\$ 1,414.83	-\$ 1,102.65	22.06%	\$ 9,204.94	\$ 16,978.00	-\$ 7,773.06	54.22%
5300 CLUBHOUSE		391.25	-391.25	0.00%	0.00	4,695.00	-4,695.00	0.00%
5312 Clubhouse Gas	195.42		195.42		1,074.83	0.00	1,074.83	
5315 Heating / HVAC Systems			0.00		329.50	0.00	329.50	
5316 Windows, Doors & Locks			0.00		43.82	0.00	43.82	
5318 Lighting and Fans			0.00		48.97	0.00	48.97	
5319 Chimney Maintenance			0.00		70.00	0.00	70.00	
Total 5300 CLUBHOUSE	\$ 195.42	\$ 391.25	-\$ 195.83	49.95%	\$ 1,567.12	\$ 4,695.00	-\$ 3,127.88	33.38%
5325 SWIMMING POOL		0.00	0.00		0.00	5,228.00	-5,228.00	0.00%
5327 Pool Supplies			0.00		83.44	0.00	83.44	
5328 Pool Repairs			0.00		577.44	0.00	577.44	
5330 Pool Telephone			0.00		16.46	0.00	16.46	
5335 Pool Facility, Cleaning Basic			0.00		20.00	0.00	20.00	
5338 Pool Facility, Supplies			0.00		28.50	0.00	28.50	
5339 Pool Solar Cover			0.00		229.96	0.00	229.96	
5342 Pool Gas	16.61		16.61		2,006.59	0.00	2,006.59	
5345 Pool Chemicals			0.00		1,294.86	0.00	1,294.86	
Total 5325 SWIMMING POOL	\$ 16.61	\$ 0.00	\$ 16.61		\$ 4,257.25	\$ 5,228.00	-\$ 970.75	81.43%
5401 Landscape Contract	2,828.00	2,481.17	346.83	113.98%	29,115.00	29,774.00	-659.00	97.79%
5403 Garbage / Recycling	2,520.13	2,192.50	327.63	114.94%	21,602.31	26,310.00	-4,707.69	82.11%

	Dec 2023				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
5404 Water	1,264.36	1,768.08	-503.72	71.51%	26,923.60	21,217.00	5,706.60	126.90%
5405 Sewer and Storm Water	4,109.55	4,372.42	-262.87	93.99%	40,718.54	52,469.00	-11,750.46	77.60%
5406 Area Lighting	128.82	137.00	-8.18	94.03%	1,372.35	1,644.00	-271.65	83.48%
5407 Electricity	257.61	296.08	-38.47	87.01%	2,128.73	3,553.00	-1,424.27	59.91%
5408 Property Insurance	2,459.33	2,459.34	-0.01	100.00%	22,133.97	29,512.00	-7,378.03	75.00%
5510 OFFICE		276.25	-276.25	0.00%	0.00	3,315.00	-3,315.00	0.00%
5511 Computer Expenses	90.00		90.00		889.99	0.00	889.99	
5512 Telephone and Internet	158.89		158.89		1,333.95	0.00	1,333.95	
5514 Office Supplies			0.00		255.54	0.00	255.54	
5515 Bank Charges			0.00		7.57	0.00	7.57	
5516 Web Site			0.00		119.88	0.00	119.88	
Total 5510 OFFICE	\$ 248.89	\$ 276.25	-\$ 27.36	90.10%	\$ 2,606.93	\$ 3,315.00	-\$ 708.07	78.64%
5610 ANNUAL OPERATING EXP			0.00		0.00	0.00	0.00	
5622 PROFESSIONAL SERVICES			0.00		0.00	0.00	0.00	
5623 Reserve Study		0.00	0.00		400.00	2,100.00	-1,700.00	19.05%
5624 Accounting /Tax Preparation		0.00	0.00		1,400.00	1,383.69	16.31	101.18%
5625 Legal Services		165.75	-165.75	0.00%	1,742.40	1,989.00	-246.60	87.60%
Total 5622 PROFESSIONAL SERVICES	\$ 0.00	\$ 165.75	-\$ 165.75	0.00%	\$ 3,542.40	\$ 5,472.69	-\$ 1,930.29	64.73%
5626 Annual Insurance Payment		0.00	0.00		192.00	199.68	-7.68	96.15%
5627 Gutter / Roof Cleaning		0.00	0.00		4,950.00	3,744.00	1,206.00	132.21%
5628 Sprinkler Setup		0.00	0.00		3,580.00	2,329.60	1,250.40	153.67%
5629 Catch Basin Cleaning		0.00	0.00		2,307.98	2,044.12	263.86	112.91%
5630 Club House HVAC		0.00	0.00		620.00	416.00	204.00	149.04%
5631 Sewer Line Cleanout		0.00	0.00		1,300.00	1,866.80	-566.80	69.64%
5632 Fire/Safety Systems		0.00	0.00		90.00	95.68	-5.68	94.06%
5633 OR Corporate Tax		0.00	0.00		150.00	166.48	-16.48	90.10%
5634 Pool License	450.00	468.00	-18.00	96.15%	450.00	468.00	-18.00	96.15%
Total 5610 ANNUAL OPERATING EXP	\$ 450.00	\$ 633.75	-\$ 183.75	71.01%	\$ 17,182.38	\$ 16,803.05	\$ 379.33	102.26%
Total 5100 OPERATING EXPENSE	\$ 14,790.90	\$ 16,422.67	-\$ 1,631.77	90.06%	\$ 178,813.12	\$ 211,498.05	-\$ 32,684.93	84.55%
7100 RESERVE EXPENSE ITEMS			0.00		0.00	0.00	0.00	
7106 Siding Inspection & Repair	1,763.78		1,763.78		2,718.04	0.00	2,718.04	

	Dec 2023				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
7110 Tree Replacement		0.00	0.00		0.00	1,993.00	-1,993.00	0.00%
7112 Patio Wall		0.00	0.00		6,410.00	4,835.00	1,575.00	132.57%
7114 Patio Sheds - Repairs		0.00	0.00		623.46	250.00	373.46	249.38%
7117 Carport Roof - Replacement		0.00	0.00		23,802.00	25,000.00	-1,198.00	95.21%
7156 Dry Wells			0.00		8,625.00	0.00	8,625.00	
7160 Street/Parking Repairs		0.00	0.00		0.00	4,000.00	-4,000.00	0.00%
7162 Retaining Wall		3,256.00	-3,256.00	0.00%	0.00	3,256.00	-3,256.00	0.00%
7166 Storm Drains & Down Spouts			0.00		7,998.68	0.00	7,998.68	
Total 7100 RESERVE EXPENSE ITEMS	\$ 1,763.78	\$ 3,256.00	-\$ 1,492.22	54.17%	\$ 50,177.18	\$ 39,334.00	\$ 10,843.18	127.57%
8061 Bank Service Charges			0.00		44.00	0.00	44.00	
Total Expenses	\$ 16,933.39	\$ 19,826.07	-\$ 2,892.68	85.41%	\$ 233,979.80	\$ 252,600.05	-\$ 18,620.25	92.63%
Net Operating Income	\$ 8,830.23	\$ 5,005.43	\$ 3,824.80	176.41%	-\$ 5,195.86	\$ 44,375.95	-\$ 49,571.81	-11.71%
Other Income								
Late Fee Income	21.00		21.00		45.00	0.00	45.00	
Total Other Income	\$ 21.00	\$ 0.00	\$ 21.00		\$ 45.00	\$ 0.00	\$ 45.00	
Other Expenses								
Reconciliation Discrepancies			0.00		-60.00	0.00	-60.00	
Total Other Expenses	\$ 0.00	\$ 0.00	\$ 0.00		-\$ 60.00	\$ 0.00	-\$ 60.00	
Net Other Income	\$ 21.00	\$ 0.00	\$ 21.00		\$ 105.00	\$ 0.00	\$ 105.00	
Net Income	\$ 8,851.23	\$ 5,005.43	\$ 3,845.80	176.83%	-\$ 5,090.86	\$ 44,375.95	-\$ 49,466.81	-11.47%

Note

Informational Purposes

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

December 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		2.64		\$2.64
4006 Shed Rental		200.00		\$200.00
4007 Garage Rental		540.00		\$540.00
Total 4001 OPERATING INCOME		18,435.64		\$18,435.64
4070 DONATION				\$0.00
4071 Clubhouse Donations	193.00			\$193.00
Total 4070 DONATION	193.00			\$193.00
4080 REIMBURSEMENT INCOME				\$0.00
4083 Unit 10		488.25		\$488.25
4085 Returned Check Charges		30.00		\$30.00
Total 4080 REIMBURSEMENT INCOME		518.25		\$518.25
4090 RESERVE INCOME				\$0.00
4091 Reserve Assessment			6,080.00	\$6,080.00
4093 Reserve Interest Revenue			536.73	\$536.73
Total 4090 RESERVE INCOME			6,616.73	\$6,616.73
Total 4000 INCOME	193.00	18,953.89	6,616.73	\$25,763.62
Total Income	\$193.00	\$18,953.89	\$6,616.73	\$25,763.62
GROSS PROFIT	\$193.00	\$18,953.89	\$6,616.73	\$25,763.62
Expenses				
5000 MISCELLANEOUS EXPENSES				\$0.00
5025 Returned CheckFees		30.00		\$30.00
5027 Unit 10 Upgrade Expenses		65.53		\$65.53
Total 5000 MISCELLANEOUS EXPENSES		95.53		\$95.53
5070 DONATION SPENDING				\$0.00
5074 Clubhouse Cleaning	100.00			\$100.00
5077 Decoration Storage	30.00			\$30.00
5080 Clubhouse Supplies	113.18			\$113.18
5083 Medical Shed Stg	40.00			\$40.00
Total 5070 DONATION SPENDING	283.18			\$283.18

	DONATION	OPERATING	RESERVE	TOTAL
5100 OPERATING EXPENSE				\$0.00
5101 MAINTENANCE				\$0.00
5201 General Maintenance/Repair		166.50		\$166.50
5203 Gutters/Downspouts		37.50		\$37.50
5206 Foundation		25.68		\$25.68
5207 Patio Gate		22.50		\$22.50
5251 Pest Control		60.00		\$60.00
Total 5101 MAINTENANCE		312.18		\$312.18
5300 CLUBHOUSE				\$0.00
5312 Clubhouse Gas		195.42		\$195.42
Total 5300 CLUBHOUSE		195.42		\$195.42
5325 SWIMMING POOL				\$0.00
5342 Pool Gas		16.61		\$16.61
Total 5325 SWIMMING POOL		16.61		\$16.61
5401 Landscape Contract		2,828.00		\$2,828.00
5403 Garbage / Recycling		2,520.13		\$2,520.13
5404 Water		1,264.36		\$1,264.36
5405 Sewer and Storm Water		4,109.55		\$4,109.55
5406 Area Lighting		128.82		\$128.82
5407 Electricity		257.61		\$257.61
5408 Property Insurance		2,459.33		\$2,459.33
5510 OFFICE				\$0.00
5511 Computer Expenses		90.00		\$90.00
5512 Telephone and Internet		158.89		\$158.89
Total 5510 OFFICE		248.89		\$248.89
5610 ANNUAL OPERATING EXP				\$0.00
5634 Pool License		450.00		\$450.00
Total 5610 ANNUAL OPERATING EXP		450.00		\$450.00
Total 5100 OPERATING EXPENSE		14,790.90		\$14,790.90
7100 RESERVE EXPENSE ITEMS				\$0.00
7106 Siding Inspection & Repair			1,763.78	\$1,763.78
Total 7100 RESERVE EXPENSE ITEMS			1,763.78	\$1,763.78
Total Expenses	\$283.18	\$14,886.43	\$1,763.78	\$16,933.39
NET OPERATING INCOME	\$ -90.18	\$4,067.46	\$4,852.95	\$8,830.23
Other Income				
Late Fee Income		21.00		\$21.00
Total Other Income	\$0.00	\$21.00	\$0.00	\$21.00
NET OTHER INCOME	\$0.00	\$21.00	\$0.00	\$21.00
NET INCOME	\$ -90.18	\$4,088.46	\$4,852.95	\$8,851.23

Note

Informational Purposes

Club Estates East Condominium, an Association of Owners

Payment Detail

December 2023

	TOTAL
Antonio Urzua	2,828.00
Arrow Sanitary Service	2,520.13
Comcast	158.89
Frame & Finish	1,763.78
Handyman Halsey	187.50
Home Depot	99.00
Intuit	90.00
Multnomah Environ. Health	450.00
NW Natural	212.03
Patsy Ruffner	213.18
Portland General Electric	430.30
Portland Water Bureau	5,373.91
State Farm	2,480.99
Terry Robrecht	25.68
US Bank	30.00
TOTAL	\$16,863.39

Note

Informational Purposes