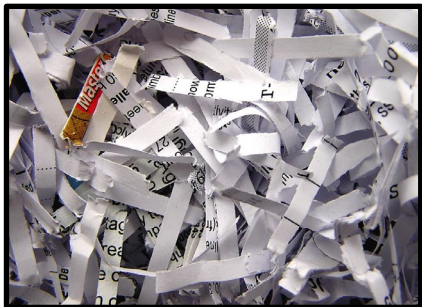


## Club Estates East HOA Board Meeting February 12, 2024



President Gail Newberry called the meeting to order at 3:30pm. Board members Vicki Sharp-Zook, Rose Doherty, Vickey Khalifa and Nancy Robrecht were present. There were 5 guests. The minutes were approved as read.

Please dispose of shreddings carefully!

We are sad to report that Jim Seward, Rose Plachta's husband, passed away on January 13, 2024. We offer our condolences to his family and friends.

### Upcoming dates:

- **Valentine Potluck: Friday, Feb 16, 5:30 pm. Music by pianist Kyle Lewis. Sign up by Wed, Feb 14th. Arrive at 5:15 to get a good seat.**
- **Envelope study:** J2 Consultants is doing an in depth inspection of our condos on Feb 20-21. Expect to see the inspection team on site.
- **Movie nights are back: Friday, Feb 23. 6:30 pm.** Since Nancy R is organizing this event, the movie will be her all time favorite, the original Parent Trap. Bring your own popcorn, treats and drinks and plan to help clean up. Sign up in the clubhouse.
- **Gutter cleaning:** Crystal Clear will be onsite Feb 26-28, Mon-Wed from 8-5. They will be walking on the roofs & carports, so please be aware. If you have any questions about the details, call Rose.
- **Extra board meeting:** Monday, Feb 26. 3:30pm Clubhouse office (For the time being the board is meeting every 2nd and 4th Mondays.)
- **Annual Meeting: Monday, April 15th. 6:30 pm**

### Reminders:

- Please dispose of shreddings appropriately and securely so that we don't have a mess of them all over our complex. To be recycled, they need to be in a paper bag, stapled or taped. To go in the garbage, they can be in a plastic bag. Or consider taking your papers somewhere to be shredded.
- If you have a fireplace that needs work done, please call All Around Chimney to schedule it.

### Financial report by Vicki Sharp-Zook:

- January financial reports have been posted in the clubhouse and delivered to board members. They will be posted on the website: [clubestatee.org](http://clubestatee.org)

- Bank account balances: Reserve accounts: \$185,662 Operating accounts: \$ 32,113  
Total in bank accounts: \$217,775
- January donation balances are as follows: Clubhouse: \$ 938 Copier: \$ 238  
Pool: \$ 152
- We are over budget by \$100 or more in the areas of landscape contract, garbage/  
recycling and sewer.
- Our gross income is over budget by \$741. Our expenses are over budget by \$343. Our  
net income is over budget by \$407.
- Electric usage/cost update: Outdoor lighting costs have been reduced by \$25 to \$36  
per month, depending on how many days of service were used. The amount of  
electricity the outdoor lights use is consistent, but it is hard to determine how much we  
are saving on the clubhouse electric bill. Some months we use more electricity than  
others. The days of service fluctuate between 29 and 33 for both the outdoor and  
clubhouse lights. PGE raised the cost of electricity by 17%.
- Because of the water leak, our water bill for this month was over \$16,000. I have  
contacted the water bureau and requested a review of our bill and will be paying  
\$5,000. I will update you in March on the water department's decision. In the past, the  
water bureau has reimbursed us for costs due to water leaks.
- Our US Bank CD matured in January. Our interest through January 2024 was \$1681.  
The CD has been renewed at a 5.05% APY, with an anticipated \$2400 in interest at  
time of maturity.

#### **Maintenance/Clubhouse report by Rose Doherty:**

- The clubhouse was used 21 times in January.
- Unit 12575, Paul and Ellen Childers, is for sale by owner. 1 owner is waiting for either  
a shed or garage. 3 people are on the waiting list for a condo.
- Chimneys: All Around Chimney (AAC) inspected 20 chimneys on 1/24/24. 3 chimneys  
need no repairs. 17 chimneys need wire brush moss cleaned off, 8 chimneys need a  
rain cap installed, 3 need to have the fireplace flue cleaned, and 5 need to have their  
mortar joints ground and tucked. AAC will be doing this work the week of July 8.  
Chimney owners: You are responsible to schedule with ACC.
- Winter weather issues: The distribution of deicer was a success. CEE has purchased  
twelve 50lb bags for future use. As per your comments, next time we will put more  
product in the bags. Please save heavy duty gallon containers like those that kitty litter  
come in for use in distributing the product. You can put such containers outside the  
shop door at 12260.
- Water leak: There were water leaks near the main sidewalk in front of 12545 (Kerr) &  
12350 (Wittorff). The final bill for the repair at 12545 hasn't been received yet; the  
repair at 12350 was approx \$500. These leaks lead CEE to believe that our water

system infrastructure is starting to fail. The CEE Board has been in communication w/2 plumbing companies to help figure out how to proceed as this will be a huge & costly endeavor. We're hoping to keep our pipes from leaking & treat each building before it becomes an emergency situation. A plan will be formulated soon & we'll keep you informed as things develop.

- Vacuum cleaner: There is now a vacuum cleaner in the library for folks to use after hosting an event. Thank you to Jeannene for donating a vacuum cleaner and to Patsy for disposing of the ones that were broken.
- Flag lowering: Recently our flag was destroyed because it caught on tree branches when it was lowered to half mast. The offending branches have been trimmed.
- Posting notices: Please do not post notices on the front door of the clubhouse. Doing so blocks the security camera's vision & makes it difficult to see someone's face. Please post notices on the smaller windows on either side of the glass door.

#### **Grounds report by Vickey Khalifa:**

- Our landscapers will start coming every week on March 8th.
- 5 to 9 new trees will be planted from February 19-23rd.
- This week the landscapers will work on the front area to the right of the clubhouse.
- Don't ask landscapers for extra favors. Work in individual flower beds will be done in the order that yellow slips are received. The landscapers want to please you if you ask them to do something, so please don't ask them.
- Notes from Barb: Flower seeds will be scattered in the circle landscape this month. A designated path will also be put in place. When grandkids are visiting, please explain the importance of walking on the path to preserve tiny new plants. There are people in the landscape group who can explain seed activity if you or the kids would like.

**Security Report by Linda Osborn:** Four trespassing incidents were reported in January. These incidents did not result in property damage or theft and were not reported to the authorities.

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

#### **Unfinished Business:**

- HUD has sold the loan for the vacant unit at 12355. The new lender has paid us \$30,131.19 to cover all of our past dues and costs. This was a welcome surprise! The

money was put in our reserve account. It will still be months before the new lender sells the unit, but hopefully the board, especially Gail, can quit worrying about it.

- Susan DeFrancesco has offered to be our new librarian. Expect to see some changes and upgrades. Thank you Susan!
- Dogs in clubhouse: Nancy moved that dogs be allowed in the clubhouse for short periods of time. Rose seconded the motion and it passed unanimously.

### **New Business:**

- Management company: To better meet our HOA's daily and future needs, the board is considering hiring an outside management company. Terry Robrecht has done extensive research and will be setting up interviews with representatives from different companies. These interviews will not be open to residents. We will keep you informed of developments. The cost for this service will be between \$19 and \$25 per unit per month.
- Suggested donation for events: Rose moved that we increase the suggested donation for use of the clubhouse from \$1 to \$2 per person per event. Due to rising costs, \$1 doesn't cover the basic monthly fees for the clubhouse. Each time the clubhouse garbage bin is emptied the cost is \$50, then there's our monthly cleaning fee, along w/utility bills. Nancy seconded the motion and it passed unanimously. This increase includes our potluck donations. If you regularly attend the potluck, consider adding \$2 per person to your monthly dues, whether you write a check or have autopay. Either way, please note in the memo section of your check how much is a donation.
- The board received a request for a waiver for the age restriction for purchasing a unit. Sadly, we cannot grant such exceptions.
- A motion was made, seconded and passed to meet as a board on Monday, Feb 26 at 3:30 pm.
- Upon study of ORS 100.420, the Oregon law regarding condominiums, Gail has discovered:
  - All board and executive meetings are required to be open to owners, except when we consult legal counsel, consider personnel matters, negotiate contracts with 3rd parties or consider collection of unpaid assessments
  - Hearings for violations of covenants and rules must be held in open board meetings. This may be embarrassing to specific owners, but the law is clear. (This means such will be in the minutes.)
  - The ORS law includes the requirement that HOA's with our level of income must have a "review" of the financials. We are researching the issue now and investigating the cost of this review. Waiving the review requires approval by 60% of our owners.

The meeting was adjourned at 4:45. Respectfully submitted, Nancy Robrecht, secretary

# Club Estates East Condominium, an Association of Owners

## Profit and Loss by Class

January 2024

	DONATION	OPERATING	RESERVE	TOTAL
<b>Income</b>				
4000 INCOME				\$0.00
4001 OPERATING INCOME				\$0.00
4002 Operating Assessment		17,912.00		\$17,912.00
4005 Bank Interest Revenue		2.57		\$2.57
4006 Shed Rental		200.00		\$200.00
4007 Garage Rental		540.00		\$540.00
<b>Total 4001 OPERATING INCOME</b>		<b>18,654.57</b>		<b>\$18,654.57</b>
4070 DONATION				\$0.00
4071 Clubhouse Donations	165.00			\$165.00
4072 Copy Donations	8.00			\$8.00
<b>Total 4070 DONATION</b>	<b>173.00</b>			<b>\$173.00</b>
4080 REIMBURSEMENT INCOME				\$0.00
4085 Returned Check Charges		15.00		\$15.00
<b>Total 4080 REIMBURSEMENT INCOME</b>		<b>15.00</b>		<b>\$15.00</b>
4090 RESERVE INCOME				\$0.00
4091 Reserve Assessment			6,155.00	\$6,155.00
4093 Reserve Interest Revenue			575.32	\$575.32
<b>Total 4090 RESERVE INCOME</b>			<b>6,730.32</b>	<b>\$6,730.32</b>
<b>Total 4000 INCOME</b>	<b>173.00</b>	<b>18,669.57</b>	<b>6,730.32</b>	<b>\$25,572.89</b>
<b>Total Income</b>	<b>\$173.00</b>	<b>\$18,669.57</b>	<b>\$6,730.32</b>	<b>\$25,572.89</b>
<b>GROSS PROFIT</b>	<b>\$173.00</b>	<b>\$18,669.57</b>	<b>\$6,730.32</b>	<b>\$25,572.89</b>
<b>Expenses</b>				
5000 MISCELLANEOUS EXPENSES				\$0.00
5025 Returned CheckFees		15.00		\$15.00
5027 Unit 10 Upgrade Expenses		81.54		\$81.54
<b>Total 5000 MISCELLANEOUS EXPENSES</b>		<b>96.54</b>		<b>\$96.54</b>
5070 DONATION SPENDING				\$0.00
5071 Clubhouse Carpet		50.00		\$50.00
5077 Decoration Storage	30.00			\$30.00
5083 Medical Shed Stg	40.00			\$40.00
<b>Total 5070 DONATION SPENDING</b>	<b>70.00</b>	<b>50.00</b>		<b>\$120.00</b>
5100 OPERATING EXPENSE				\$0.00
5101 MAINTENANCE				\$0.00
5170 Snow Removal/Supplies		83.53		\$83.53
<b>Total 5101 MAINTENANCE</b>		<b>83.53</b>		<b>\$83.53</b>

	DONATION	OPERATING	RESERVE	TOTAL
5300 CLUBHOUSE				\$0.00
5312 Clubhouse Gas		351.66		\$351.66
<b>Total 5300 CLUBHOUSE</b>		<b>351.66</b>		<b>\$351.66</b>
5325 SWIMMING POOL				\$0.00
5342 Pool Gas		16.59		\$16.59
5345 Pool Chemicals		4.95		\$4.95
<b>Total 5325 SWIMMING POOL</b>		<b>21.54</b>		<b>\$21.54</b>
5401 Landscape Contract		2,104.00		\$2,104.00
5403 Garbage / Recycling		2,587.51		\$2,587.51
5404 Water		1,791.29		\$1,791.29
5405 Sewer and Storm Water		5,342.16		\$5,342.16
5406 Area Lighting		132.10		\$132.10
5407 Electricity		270.17		\$270.17
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
5514 Office Supplies		35.96		\$35.96
<b>Total 5510 OFFICE</b>		<b>284.85</b>		<b>\$284.85</b>
5610 ANNUAL OPERATING EXP				\$0.00
5622 PROFESSIONAL SERVICES				\$0.00
5623 Reserve Study			800.00	\$800.00
<b>Total 5622 PROFESSIONAL SERVICES</b>			<b>800.00</b>	<b>\$800.00</b>
<b>Total 5610 ANNUAL OPERATING EXP</b>			<b>800.00</b>	<b>\$800.00</b>
<b>Total 5100 OPERATING EXPENSE</b>		<b>15,428.14</b>	<b>800.00</b>	<b>\$16,228.14</b>
<b>Total Expenses</b>	<b>\$70.00</b>	<b>\$15,574.68</b>	<b>\$800.00</b>	<b>\$16,444.68</b>
NET OPERATING INCOME	<b>\$103.00</b>	<b>\$3,094.89</b>	<b>\$5,930.32</b>	<b>\$9,128.21</b>
Other Income				
Late Fee Income		9.00		\$9.00
<b>Total Other Income</b>	<b>\$0.00</b>	<b>\$9.00</b>	<b>\$0.00</b>	<b>\$9.00</b>
NET OTHER INCOME	<b>\$0.00</b>	<b>\$9.00</b>	<b>\$0.00</b>	<b>\$9.00</b>
NET INCOME	<b>\$103.00</b>	<b>\$3,103.89</b>	<b>\$5,930.32</b>	<b>\$9,137.21</b>

**Note**  
InformationalPurposes

# Club Estates East Condominium, an Association of Owners

## Balance Sheet

As of January 31, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
1100 Operating Checking	6,447.28
1102 Cash on hand	70.94
1120 Annual Operating MM	9,575.68
1130 Prepayments HOA	16,018.61
1200 RESERVE ACCOUNTS	
1203 Reserve Money Market USB	123,981.28
<b>Total 1200 RESERVE ACCOUNTS</b>	<b>123,981.28</b>
<b>Total Bank Accounts</b>	<b>\$156,093.79</b>
Accounts Receivable	
1300 Accounts Receivable	-5,606.00
<b>Total Accounts Receivable</b>	<b>\$ -5,606.00</b>
Other Current Assets	
1310 US Bank CD 2014	61,680.56
1320 Undeposited Funds	75.00
<b>Total Other Current Assets</b>	<b>\$61,755.56</b>
<b>Total Current Assets</b>	<b>\$212,243.35</b>
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
<b>Total 1640 IMPROVEMENTS</b>	<b>-65,308.55</b>
<b>Total Fixed Assets</b>	<b>\$44,491.56</b>
<b>TOTAL ASSETS</b>	<b>\$256,734.91</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Credit Cards	
2301 Powell Villa Ace Hardware	-1.03
<b>Total Credit Cards</b>	<b>\$ -1.03</b>
<b>Total Current Liabilities</b>	<b>\$ -1.03</b>

	TOTAL
Long-Term Liabilities	
2501 Deferred Income	149,567.17
2502 HOA Prepayments	17,747.00
<b>Total Long-Term Liabilities</b>	<b>\$167,314.17</b>
<b>Total Liabilities</b>	<b>\$167,313.14</b>
Equity	
3007 DONATIONS TOTAL	-1,327.39
3008 Clubhouse Balance	937.74
3009 Copy Machine Balance	237.35
3010 Swimming Pool Balance	152.00
3011 Landscape	0.30
<b>Total 3007 DONATIONS TOTAL</b>	<b>0.00</b>
3020 ANNUAL OPERATING	
3021 Annual Oper. Bal. Available	-9,575.68
3023 Reserve/Maint. Plan Update	950.00
3024 Accounting /Tax Preparation	560.25
3025 Legal Services	1,178.96
3026 Annual Insurance Payment	107.52
3027 Gutter / Roof Cleaning	1,302.71
3028 Sprinkler Startup	2,273.25
3029 Catch Basin Cleaning	1,269.25
3031 Sewer Line Cleanout	1,500.26
3032 Swimming Pool License	13.50
3035 Fire Extinguisher	63.76
3036 Club House HVAC	242.69
3037 OR Corporate Tax	113.53
<b>Total 3020 ANNUAL OPERATING</b>	<b>0.00</b>
3040 OPERATING ITEMS	
3041 For Transfer To Reserve	1,950.00
<b>Total 3040 OPERATING ITEMS</b>	<b>1,950.00</b>
3100 RESERVE ITEMS	
3101 For Transfer from Operating	-1,950.00
<b>Total 3100 RESERVE ITEMS</b>	<b>-1,950.00</b>
3901 *Retained Earnings	85,325.42
Net Income	4,096.35
<b>Total Equity</b>	<b>\$89,421.77</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$256,734.91</b>

**Note**

Informational Purposes



# Club Estates East Condominium, an Association of Owners

## Payment Detail

January 2024

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	TOTAL
Antonio Urzua	2,104.00
Arrow Sanitary Service	2,587.51
CareFree Pool & Spa Supply	4.95
Comcast	158.89
Intuit	90.00
Kelly's Kleen Right Service	50.00
NW Natural	368.25
Onpoint Community Credit Union	15.00
Portland General Electric	460.81
Portland Water Bureau	7,133.45
Rose Doherty	83.53
Schwindt & CO	800.00
State Farm	2,482.33
Tax1099.com	22.76
United States Postal Service	13.20
<b>TOTAL</b>	<b>\$16,374.68</b>

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### Note

Informational Purposes

**Club Estates East Condominium, an Association of Owners**  
**Budget vs. Actuals: FY\_2023\_2024 - FY24 P&L**

April 2023 - January 2024

	Jan 2024				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
<b>Income</b>								
<b>4000 INCOME</b>			0.00		0.00	0.00	0.00	
<b>4001 OPERATING INCOME</b>			0.00		0.00	0.00	0.00	
<b>4002 Operating Assessment</b>	17,912.00	17,693.00	219.00	101.24%	176,227.00	176,008.00	219.00	100.12%
<b>4005 Bank Interest Revenue</b>	2.57		2.57		112.12	0.00	112.12	
<b>4006 Shed Rental</b>	200.00	200.00	0.00	100.00%	1,960.00	1,960.00	0.00	100.00%
<b>4007 Garage Rental</b>	540.00	540.00	0.00	100.00%	5,400.00	5,400.00	0.00	100.00%
<b>4010 MISCELLANEOUS INCOME</b>			0.00		0.00	0.00	0.00	
<b>4016 Late Fee</b>			0.00		41.00	0.00	41.00	
<b>Total 4010 MISCELLANEOUS INCOME</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>		<b>\$ 41.00</b>	<b>\$ 0.00</b>	<b>\$ 41.00</b>	
<b>Total 4001 OPERATING INCOME</b>	<b>\$ 18,654.57</b>	<b>\$ 18,433.00</b>	<b>\$ 221.57</b>	<b>101.20%</b>	<b>\$ 183,740.12</b>	<b>\$ 183,368.00</b>	<b>\$ 372.12</b>	<b>100.20%</b>
<b>4070 DONATION</b>			0.00		0.00	0.00	0.00	
<b>4071 Clubhouse Donations</b>	165.00	230.16	-65.16	71.69%	1,935.91	2,301.60	-365.69	84.11%
<b>4072 Copy Donations</b>	8.00	5.08	2.92	157.48%	60.80	50.08	10.72	121.41%
<b>4074 Pool Donations</b>		0.00	0.00		175.55	35.00	140.55	501.57%
<b>4075 Landscaping</b>			0.00		60.00	0.00	60.00	
<b>Total 4070 DONATION</b>	<b>\$ 173.00</b>	<b>\$ 235.24</b>	<b>-\$ 62.24</b>	<b>73.54%</b>	<b>\$ 2,232.26</b>	<b>\$ 2,386.68</b>	<b>-\$ 154.42</b>	<b>93.53%</b>
<b>4080 REIMBURSEMENT INCOME</b>			0.00		0.00	0.00	0.00	
<b>4083 Unit 10</b>			0.00		2,120.43	0.00	2,120.43	
<b>4085 Returned Check Charges</b>	15.00		15.00		120.00	0.00	120.00	
<b>Total 4080 REIMBURSEMENT INCOME</b>	<b>\$ 15.00</b>	<b>\$ 0.00</b>	<b>\$ 15.00</b>		<b>\$ 2,240.43</b>	<b>\$ 0.00</b>	<b>\$ 2,240.43</b>	
<b>4090 RESERVE INCOME</b>			0.00		0.00	0.00	0.00	
<b>4091 Reserve Assessment</b>	6,155.00	6,080.00	75.00	101.23%	60,800.00	60,725.00	75.00	100.12%
<b>4093 Reserve Interest Revenue</b>	575.32	83.34	491.98	690.33%	3,394.02	833.32	2,560.70	407.29%
<b>4094 Reserve Transfer Fee</b>			0.00		1,950.00	0.00	1,950.00	
<b>Total 4090 RESERVE INCOME</b>	<b>\$ 6,730.32</b>	<b>\$ 6,163.34</b>	<b>\$ 566.98</b>	<b>109.20%</b>	<b>\$ 66,144.02</b>	<b>\$ 61,558.32</b>	<b>\$ 4,585.70</b>	<b>107.45%</b>
<b>Total 4000 INCOME</b>	<b>\$ 25,572.89</b>	<b>\$ 24,831.58</b>	<b>\$ 741.31</b>	<b>102.99%</b>	<b>\$ 254,356.83</b>	<b>\$ 247,313.00</b>	<b>\$ 7,043.83</b>	<b>102.85%</b>

	Jan 2024				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
<b>Total Income</b>	<b>\$ 25,572.89</b>	<b>\$ 24,831.58</b>	<b>\$ 741.31</b>	<b>102.99%</b>	<b>\$ 254,356.83</b>	<b>\$ 247,313.00</b>	<b>\$ 7,043.83</b>	<b>102.85%</b>
<b>Gross Profit</b>	<b>\$ 25,572.89</b>	<b>\$ 24,831.58</b>	<b>\$ 741.31</b>	<b>102.99%</b>	<b>\$ 254,356.83</b>	<b>\$ 247,313.00</b>	<b>\$ 7,043.83</b>	<b>102.85%</b>
<b>Expenses</b>								
<b>5000 MISCELLANEOUS EXPENSES</b>			0.00		0.00	0.00	0.00	
<b>5025 Returned CheckFees</b>	15.00		15.00		105.00	0.00	105.00	
<b>5027 Unit 10 Upgrade Expenses</b>	81.54		81.54		1,761.13	0.00	1,761.13	
<b>Total 5000 MISCELLANEOUS EXPENSES</b>	<b>\$ 96.54</b>	<b>\$ 0.00</b>	<b>\$ 96.54</b>		<b>\$ 1,866.13</b>	<b>\$ 0.00</b>	<b>\$ 1,866.13</b>	
<b>5070 DONATION SPENDING</b>			0.00		0.00	0.00	0.00	
<b>5071 Clubhouse Carpet</b>	50.00		50.00		50.00	0.00	50.00	
<b>5073 Clubhouse Improvements</b>			0.00		206.09	0.00	206.09	
<b>5074 Clubhouse Cleaning</b>		147.33	-147.33	0.00%	800.00	1,473.34	-673.34	54.30%
<b>5075 Clubhouse Restroom</b>			0.00		50.00	0.00	50.00	
<b>5077 Decoration Storage</b>	30.00		30.00		300.00	0.00	300.00	
<b>5079 Clubhouse Repairs</b>			0.00		70.00	0.00	70.00	
<b>5080 Clubhouse Supplies</b>			0.00		158.17	0.00	158.17	
<b>5081 Landscaping Expense</b>			0.00		59.70	0.00	59.70	
<b>5082 Clubhouse Bottled Water</b>			0.00		20.98	0.00	20.98	
<b>5083 Medical Shed Stg</b>	40.00		40.00		360.00	0.00	360.00	
<b>5085 Pool Expenses</b>			0.00		1,170.97	0.00	1,170.97	
<b>Total 5070 DONATION SPENDING</b>	<b>\$ 120.00</b>	<b>\$ 147.33</b>	<b>-\$ 27.33</b>	<b>81.45%</b>	<b>\$ 3,245.91</b>	<b>\$ 1,473.34</b>	<b>\$ 1,772.57</b>	<b>220.31%</b>
<b>5100 OPERATING EXPENSE</b>			0.00		0.00	0.00	0.00	
<b>5101 MAINTENANCE</b>		1,414.83	-1,414.83	0.00%	0.00	14,148.33	-14,148.33	0.00%
<b>5103 Tree Pruning</b>			0.00		1,360.00	0.00	1,360.00	
<b>5108 Tree Disease Control</b>			0.00		643.00	0.00	643.00	
<b>5110 Irrigation Repairs</b>			0.00		1,787.25	0.00	1,787.25	
<b>5130 Landscape Supplies / Extras</b>			0.00		234.84	0.00	234.84	
<b>5131 Tree Removal</b>			0.00		945.00	0.00	945.00	
<b>5132 Tree Replacement</b>			0.00		49.99	0.00	49.99	
<b>Total 5130 Landscape Supplies / Extras</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>		<b>\$ 1,229.83</b>	<b>\$ 0.00</b>	<b>\$ 1,229.83</b>	
<b>5161 Streets/Parking</b>			0.00		9.98	0.00	9.98	
<b>5164 Storm Drain</b>			0.00		10.00	0.00	10.00	

	Jan 2024				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
5170 Snow Removal/Supplies	83.53		83.53		83.53	0.00	83.53	
5201 General Maintenance/Repair			0.00		1,309.55	0.00	1,309.55	
5202 Roofs - Repair			0.00		45.00	0.00	45.00	
5203 Gutters/Downspouts			0.00		187.60	0.00	187.60	
5205 Exterior Walls			0.00		35.00	0.00	35.00	
5206 Foundation			0.00		40.68	0.00	40.68	
5207 Patio Gate			0.00		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			0.00		339.99	0.00	339.99	
<b>Total 5101 MAINTENANCE</b>	<b>\$ 83.53</b>	<b>\$ 1,414.83</b>	<b>-\$ 1,331.30</b>	<b>5.90%</b>	<b>\$ 9,288.47</b>	<b>\$ 14,148.33</b>	<b>-\$ 4,859.86</b>	<b>65.65%</b>
<b>5300 CLUBHOUSE</b>		391.25	-391.25	0.00%	0.00	3,912.50	-3,912.50	0.00%
5312 Clubhouse Gas	351.66		351.66		1,426.49	0.00	1,426.49	
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	
<b>Total 5300 CLUBHOUSE</b>	<b>\$ 351.66</b>	<b>\$ 391.25</b>	<b>-\$ 39.59</b>	<b>89.88%</b>	<b>\$ 1,918.78</b>	<b>\$ 3,912.50</b>	<b>-\$ 1,993.72</b>	<b>49.04%</b>
<b>5325 SWIMMING POOL</b>		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	16.59		16.59		2,023.18	0.00	2,023.18	
5345 Pool Chemicals	4.95		4.95		1,299.81	0.00	1,299.81	
<b>Total 5325 SWIMMING POOL</b>	<b>\$ 21.54</b>	<b>\$ 0.00</b>	<b>\$ 21.54</b>		<b>\$ 4,278.79</b>	<b>\$ 5,228.00</b>	<b>-\$ 949.21</b>	<b>81.84%</b>
5401 Landscape Contract	2,104.00	2,481.17	-377.17	84.80%	31,219.00	24,811.70	6,407.30	125.82%

	Jan 2024				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
5403 Garbage / Recycling	2,587.51	2,192.50	395.01	118.02%	24,189.82	21,925.00	2,264.82	110.33%
5404 Water	1,791.29	1,768.08	23.21	101.31%	28,714.89	17,680.84	11,034.05	162.41%
5405 Sewer and Storm Water	5,342.16	4,372.42	969.74	122.18%	46,060.70	43,724.20	2,336.50	105.34%
5406 Area Lighting	132.10	137.00	-4.90	96.42%	1,504.45	1,370.00	134.45	109.81%
5407 Electricity	270.17	296.08	-25.91	91.25%	2,398.90	2,960.84	-561.94	81.02%
5408 Property Insurance	2,459.33	2,459.34	-0.01	100.00%	24,593.30	24,593.32	-0.02	100.00%
5510 OFFICE		276.25	-276.25	0.00%	0.00	2,762.50	-2,762.50	0.00%
5511 Computer Expenses	90.00		90.00		979.99	0.00	979.99	
5512 Telephone and Internet	158.89		158.89		1,492.84	0.00	1,492.84	
5514 Office Supplies	35.96		35.96		291.50	0.00	291.50	
5515 Bank Charges			0.00		7.57	0.00	7.57	
5516 Web Site			0.00		119.88	0.00	119.88	
<b>Total 5510 OFFICE</b>	<b>\$ 284.85</b>	<b>\$ 276.25</b>	<b>\$ 8.60</b>	<b>103.11%</b>	<b>\$ 2,891.78</b>	<b>\$ 2,762.50</b>	<b>\$ 129.28</b>	<b>104.68%</b>
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	800.00	0.00	800.00		1,200.00	0.00	1,200.00	
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	1,657.50	84.90	105.12%
<b>Total 5622 PROFESSIONAL SERVICES</b>	<b>\$ 800.00</b>	<b>\$ 165.75</b>	<b>\$ 634.25</b>	<b>482.65%</b>	<b>\$ 4,342.40</b>	<b>\$ 3,041.19</b>	<b>\$ 1,301.21</b>	<b>142.79%</b>
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		0.00	0.00		450.00	468.00	-18.00	96.15%
<b>Total 5610 ANNUAL OPERATING EXP</b>	<b>\$ 800.00</b>	<b>\$ 165.75</b>	<b>\$ 634.25</b>	<b>482.65%</b>	<b>\$ 17,982.38</b>	<b>\$ 14,371.55</b>	<b>\$ 3,610.83</b>	<b>125.12%</b>
<b>Total 5100 OPERATING EXPENSE</b>	<b>\$ 16,228.14</b>	<b>\$ 15,954.67</b>	<b>\$ 273.47</b>	<b>101.71%</b>	<b>\$ 195,041.26</b>	<b>\$ 177,488.78</b>	<b>\$ 17,552.48</b>	<b>109.89%</b>
7100 RESERVE EXPENSE ITEMS			0.00		0.00	0.00	0.00	

	Jan 2024				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
7106 Siding Inspection & Repair			0.00		2,718.04	0.00	2,718.04	
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		0.00	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	
<b>Total 7100 RESERVE EXPENSE ITEMS</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>		<b>\$ 50,177.18</b>	<b>\$ 39,334.00</b>	<b>\$ 10,843.18</b>	<b>127.57%</b>
8061 Bank Service Charges			0.00		44.00	0.00	44.00	
<b>Total Expenses</b>	<b>\$ 16,444.68</b>	<b>\$ 16,102.00</b>	<b>\$ 342.68</b>	<b>102.13%</b>	<b>\$ 250,374.48</b>	<b>\$ 218,296.12</b>	<b>\$ 32,078.36</b>	<b>114.69%</b>
<b>Net Operating Income</b>	<b>\$ 9,128.21</b>	<b>\$ 8,729.58</b>	<b>\$ 398.63</b>	<b>104.57%</b>	<b>\$ 3,982.35</b>	<b>\$ 29,016.88</b>	<b>-\$ 25,034.53</b>	<b>13.72%</b>
<b>Other Income</b>								
Late Fee Income	9.00		9.00		54.00	0.00	54.00	
<b>Total Other Income</b>	<b>\$ 9.00</b>	<b>\$ 0.00</b>	<b>\$ 9.00</b>		<b>\$ 54.00</b>	<b>\$ 0.00</b>	<b>\$ 54.00</b>	
<b>Other Expenses</b>								
Reconciliation Discrepancies			0.00		-60.00	0.00	-60.00	
<b>Total Other Expenses</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>		<b>-\$ 60.00</b>	<b>\$ 0.00</b>	<b>-\$ 60.00</b>	
<b>Net Other Income</b>	<b>\$ 9.00</b>	<b>\$ 0.00</b>	<b>\$ 9.00</b>		<b>\$ 114.00</b>	<b>\$ 0.00</b>	<b>\$ 114.00</b>	
<b>Net Income</b>	<b>\$ 9,137.21</b>	<b>\$ 8,729.58</b>	<b>\$ 407.63</b>	<b>104.67%</b>	<b>\$ 4,096.35</b>	<b>\$ 29,016.88</b>	<b>-\$ 24,920.53</b>	<b>14.12%</b>

### Note

Informational Purposes