

CEE HOA Board Meeting

March 11, 2024

Vice President Vicki Sharp-Zook called the meeting to order at 3:50 in the absence of President Gail Newberry, who was sick. Other board members Rose, Nancy and Vicky Khalifa were present. We met in the large room because we had 20 visitors.

ANNOUNCEMENTS:

- **Community Potluck:** Friday, March 15 5:30 You are invited to wear green and bring an Irish dish to add to the festivities. BGail will be leading us in Irish songs.
- **PGE Help:** Prior to the potluck, at 3:30, a representative from PGE will be in the clubhouse to help owners apply for the PGE low income discount.
- **Movie Night:** Friday, March 22 6:30 We will be watching "What About Bob?" Families and friends are invited. Bring your own snacks and drinks.
- **Board Meeting:** Monday, March 25 3:30
- **By-law review:** Tentative dates Wednesday, March 27, 2:00 pm and Wednesday April 3, 7:00 pm
- **Annual Meeting:** Monday April 15th at 6:30.
- **Garage for rent:** Half of a garage is available to rent to a resident for \$30/mo.. You'd be sharing the garage space w/another owner. Please contact Rose D for more info.
- **CEE Wall of Art:** With the updated clubhouse look we're excited to be able to display our residents projects, art, knitting, etc. We're hoping to have a rotating display every month or two. If you're interested in displaying a project please let Rose D or Nancy R know.

The minutes were accepted as they are posted on the website.

GROUNDS REPORT by Vicky Khalifa:

- She's very pleased with the landscapers. They will be coming every week starting this Saturday.
- If you don't want them in your courtyard you must let Vicky know, otherwise the landscapers will trim your shrubs. Put a red flag next to individual bushes that you do not want trimmed.

- New trees have been planted. The big trees in front were ordered by mistake. Vicky is checking to see if they can be planted in the area outside the back gate.
- The sprinklers will be inspected, replaced, aimed and turned on in April
- 1000s of seeds, mostly perennials and natives, have been planted in our newly renovated circle area. Please only walk on the paving stones so that these new plants can flourish.
- As to the aging cherry blossom trees, because of Portland City restrictions about taking down trees, we will let them die a natural death before removing them.
- We appreciate all the work that has been done in the past in our circle. We know there have been many efforts to beautify it. Vicky hopes to work with the sprinkler contractors so that the plants in the circle can be watered effectively and all of this work will not be for naught.
- A letter was delivered to all owners about the landscaping improvements that have been done. Thank you to all of those who have worked to beautify our complex.

MAINTENANCE AND CLUBHOUSE REPORT by Rose Doherty:

- Clubhouse use: 22 times in Feb.
- 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.
- Water leak: The water leak repair in front of 12545 (Kerr) cost just over \$4,000. These leaks lead CEE to believe that our water system infrastructure is starting to fail & to help us figure out the best way to move forward we're looking into a plumbing study. We have received one estimate for this study for about \$9,100. We are hoping to get other bids. Once the study has been completed, we'll figure out how to move forward. Rose explained that because our pipes are aged and fragile, every time we turn water off and on, to an individual building or the entire community, we risk damaging our water main & the lateral pipes & valves to each building.
- Clubhouse update: CEE residents have donated several items which we've put to good use: a cabinet which holds seasonal decorations, PA system, vacuum, vases; bookcases for puzzles & food pantry; a flat

screen TV which has been connected to a DVD player, internet; and an antenna for use in the clubhouse.

These updates helped spur along reorganizing the kitchen & library & updating the clubhouse look & veteran display.

Sharon Wooten is looking for volunteers to help her deep clean the kitchen.

- A person climbed over our pool fence & turned on the exterior water faucet in the pool area. Unfortunately this act wasn't discovered for 11 hours. Due to this incident, locking faucet covers have been added to all clubhouse exterior faucets. The info to unlock them will be made available closer to summer.
- CEE is looking to clean out & organize the shop area by the pool. In addition Shelley K & Katherine D will create a list of CEE items that residents can borrow for their personal use. We desperately need volunteers to help in this endeavor. We would like to do it on a nice, sunny day before summer. Please reach out to Rose D if you're willing to help. This would truly address some much needed issues.

FINANCIAL REPORT by treasurer Vicki Sharp Zook:

- February 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 accounts: \$186,609
 - Operating accounts: \$ 25,200
 - Total in bank accounts: \$211,809
- February donation balances:
 - Clubhouse: \$ 804
 - Copier: \$ 259
 - Pool: \$ 152
- We are over budget by \$100 in the following expenses:
 - Garbage /Recycling
 - Water – caused by the pipe break we had in January
 - Sewer – caused by the pipe break we had in January
 - Electricity due to the 17.2% hike rate earlier this year

- The water company has completed their review of our water/sewer consumption when a pipe broke at 12545 in December and early January. They have refunded our account \$9,170.17.
- In 2022, COIT cleaned our clubhouse carpets, but did not bill us, until February 2024. I have paid the bill, and sent a note of how inappropriate it was for them not to bill us in a timely manner. So that was \$750.00 of an unplanned expenditure in February.
- Our gross income was \$25,280 compared to our budget of \$24, 832, and our operating expenses was \$25,981 compared to our budget of \$18,055.
- Total expenses for the operating and reserve accounts were \$32,171 compared to our budget of \$18,202.
- A PROPOSED budget for 2024/2025 will be distributed this week. As well as the PROPOSED HOA fees for 2024/2025. Gail and I are planning to hold a special meeting about this budget in the weeks to come. Please watch your emails, mailbox or answer a phone call from the court captain for date and time.

SECURITY REPORT: The pool breakin was the only security incident reported this month.

UNFINISHED BUSINESS:

- Nancy moved that we hire CMI as our professional management company. Rose seconded. Vicki S suggested that we table this motion until our board meeting in 2 weeks on March 25. We agreed to do this.
- A special home owners' meeting was held on Thursday, March 7, 2024 regarding the possibility of hiring a professional management company. Denise Bower and Brian Klaben from Community Management Inc. (CMI) were present to explain their services and answer questions. At this time, no contract has been signed and we are under no time obligation with CMI.

NEW BUSINESS: None

FROM THE FLOOR: Discussion about hiring a professional management company.

The meeting was adjourned at 4:50 pm.

Respectfully submitted, Nancy Robrecht, Secretary

Club Estates East Condominium, an Association of Owners

Balance Sheet

As of February 29, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1100 Operating Checking	332.54
1102 Cash on hand	70.94
1120 Annual Operating MM	10,977.13
1130 Prepayments HOA	13,819.86
1200 RESERVE ACCOUNTS	
1203 Reserve Money Market USB	124,928.73
Total 1200 RESERVE ACCOUNTS	124,928.73
Total Bank Accounts	\$150,129.20
Accounts Receivable	
1300 Accounts Receivable	-7,691.00
Total Accounts Receivable	\$ -7,691.00
Other Current Assets	
1310 US Bank CD 2014	61,680.56
1320 Undeposited Funds	75.00
Total Other Current Assets	\$61,755.56
Total Current Assets	\$204,193.76
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	\$248,685.32
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2301 Powell Villa Ace Hardware	-1.03
2305 Home Depot	55.49
Total Credit Cards	\$54.46
Total Current Liabilities	\$54.46

	TOTAL
Long-Term Liabilities	
2501 Deferred Income	149,567.17
2502 HOA Prepayments	16,542.00
Total Long-Term Liabilities	\$166,109.17
Total Liabilities	\$166,163.63
Equity	
3007 DONATIONS TOTAL	-1,215.92
3008 Clubhouse Balance	804.26
3009 Copy Machine Balance	259.36
3010 Swimming Pool Balance	152.00
3011 Landscape	0.30
Total 3007 DONATIONS TOTAL	0.00
3020 ANNUAL OPERATING	
3021 Annual Oper. Bal. Available	-10,977.13
3023 Reserve/Maint. Plan Update	1,125.00
3024 Accounting /Tax Preparation	675.56
3025 Legal Services	1,345.91
3026 Annual Insurance Payment	124.16
3027 Gutter / Roof Cleaning	1,614.71
3028 Sprinkler Startup	2,467.38
3029 Catch Basin Cleaning	1,439.59
3031 Sewer Line Cleanout	1,655.83
3032 Swimming Pool License	52.50
3035 Fire Extinguisher	71.73
3036 Club House HVAC	277.36
3037 OR Corporate Tax	127.40
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	-2,803.73
Total Equity	\$82,521.69
TOTAL LIABILITIES AND EQUITY	\$248,685.32

Note

Informational Purposes

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

April 2023 - March 2024

	Feb 2024				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%	193,920.00	211,394.00	-17,474.00	91.73%
4005 Bank Interest Revenue	2.45		2.45		29.88	0.00	29.88	
4006 Shed Rental	200.00	200.00	0.00	100.00%	2,160.00	2,360.00	-200.00	91.53%
4007 Garage Rental	540.00	540.00	0.00	100.00%	5,940.00	6,480.00	-540.00	91.67%
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	\$ 18,435.45	\$ 18,433.00	\$ 2.45	100.01%	\$ 202,090.88	\$ 220,234.00	-\$ 18,143.12	91.76%
4070 DONATION			0.00		0.00	0.00	0.00	
4071 Clubhouse Donations	397.00	230.16	166.84	172.49%	2,332.91	2,761.92	-429.01	84.47%
4072 Copy Donations	22.01	5.00	17.01	440.20%	82.81	60.08	22.73	137.83%
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	\$ 419.01	\$ 235.16	\$ 183.85	178.18%	\$ 2,651.27	\$ 2,857.00	-\$ 205.73	92.80%
4080 REIMBURSEMENT INCOME			0.00		0.00	0.00	0.00	
4083 Unit 10			0.00		2,120.43	0.00	2,120.43	
4085 Returned Check Charges			0.00		90.00	0.00	90.00	
Total 4080 REIMBURSEMENT INCOME	\$ 0.00	\$ 0.00	\$ 0.00		\$ 2,210.43	\$ 0.00	\$ 2,210.43	
4090 RESERVE INCOME			0.00		0.00	0.00	0.00	
4091 Reserve Assessment	6,080.00	6,080.00	0.00	100.00%	66,880.00	72,885.00	-6,005.00	91.76%
4093 Reserve Interest Revenue	345.23	83.34	261.89	414.24%	3,823.94	1,000.00	2,823.94	382.39%
4094 Reserve Transfer Fee			0.00		1,950.00	0.00	1,950.00	
Total 4090 RESERVE INCOME	\$ 6,425.23	\$ 6,163.34	\$ 261.89	104.25%	\$ 72,653.94	\$ 73,885.00	-\$ 1,231.06	98.33%
Total 4000 INCOME	\$ 25,279.69	\$ 24,831.50	\$ 448.19	101.80%	\$ 279,606.52	\$ 296,976.00	-\$ 17,369.48	94.15%
Billable Expense Income	15.00		15.00		15.00	0.00	15.00	

	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
Total Income	\$ 25,294.69	\$ 24,831.50	\$ 463.19	101.87%	\$ 279,621.52	\$ 296,976.00	-\$ 17,354.48	94.16%
Gross Profit	\$ 25,294.69	\$ 24,831.50	\$ 463.19	101.87%	\$ 279,621.52	\$ 296,976.00	-\$ 17,354.48	94.16%
Expenses								
5000 MISCELLANEOUS EXPENSES			0.00		0.00	0.00	0.00	
5025 Returned CheckFees	0.00		0.00		105.00	0.00	105.00	
5027 Unit 10 Upgrade Expenses	222.60		222.60		1,983.73	0.00	1,983.73	
Total 5000 MISCELLANEOUS EXPENSES	\$ 222.60	\$ 0.00	\$ 222.60		\$ 2,088.73	\$ 0.00	\$ 2,088.73	
5070 DONATION SPENDING			0.00		0.00	0.00	0.00	
5071 Clubhouse Carpet	375.00		375.00		425.00	0.00	425.00	
5073 Clubhouse Improvements			0.00		206.09	0.00	206.09	
5074 Clubhouse Cleaning		147.33	-147.33	0.00%	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		330.00	0.00	330.00	
5079 Clubhouse Repairs	30.00		30.00		100.00	0.00	100.00	
5080 Clubhouse Supplies			0.00		158.17	0.00	158.17	
5081 Landscaping Expense			0.00		59.70	0.00	59.70	
5082 Clubhouse Bottled Water	13.98		13.98		34.96	0.00	34.96	
5083 Medical Shed Stg	40.00		40.00		400.00	0.00	400.00	
5085 Pool Expenses			0.00		1,170.97	0.00	1,170.97	
Total 5070 DONATION SPENDING	\$ 488.98	\$ 147.33	\$ 341.65	331.89%	\$ 3,734.89	\$ 1,768.00	\$ 1,966.89	211.25%
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	
5133 Landscaping-Common Grounds			0.00		690.00	0.00	690.00	
Total 5130 Landscape Supplies / Extras	\$ 0.00	\$ 0.00	\$ 0.00		\$ 1,919.83	\$ 0.00	\$ 1,919.83	
5161 Streets/Parking			0.00		9.98	0.00	9.98	
5164 Storm Drain			0.00		10.00	0.00	10.00	
5170 Snow Removal/Supplies			0.00		83.53	0.00	83.53	
5201 General Maintenance/Repair	113.10		113.10		1,422.65	0.00	1,422.65	

	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
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	31.98		31.98		232.96	0.00	232.96	
5212 Plumbing	415.00		415.00		415.00	0.00	415.00	
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	52.50		52.50		392.49	0.00	392.49	
Total 5101 MAINTENANCE	\$ 612.58	\$ 1,414.83	-\$ 802.25	43.30%	\$ 10,591.05	\$ 16,978.00	-\$ 6,386.95	62.38%
5300 CLUBHOUSE		391.25	-391.25	0.00%	0.00	4,695.00	-4,695.00	0.00%
5307 Carpet/Floor Services	375.00		375.00		375.00	0.00	375.00	
5308 Outdoor Equipment Upkeep	15.00		15.00		15.00	0.00	15.00	
5312 Clubhouse Gas	484.64		484.64		1,911.13	0.00	1,911.13	
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	\$ 874.64	\$ 391.25	\$ 483.39	223.55%	\$ 2,793.42	\$ 4,695.00	-\$ 1,901.58	59.50%
5325 SWIMMING POOL		0.00	0.00		0.00	5,228.00	-5,228.00	0.00%
5327 Pool Supplies	59.22		59.22		142.66	0.00	142.66	
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	18.41		18.41		2,041.59	0.00	2,041.59	
5345 Pool Chemicals			0.00		1,299.81	0.00	1,299.81	
Total 5325 SWIMMING POOL	\$ 77.63	\$ 0.00	\$ 77.63		\$ 4,356.42	\$ 5,228.00	-\$ 871.58	83.33%
5401 Landscape Contract	1,414.00	2,481.17	-1,067.17	56.99%	31,943.00	29,774.00	2,169.00	107.28%
5403 Garbage / Recycling	2,572.51	2,192.50	380.01	117.33%	26,762.33	26,310.00	452.33	101.72%
5404 Water	4,942.68	1,768.08	3,174.60	279.55%	33,657.57	21,217.00	12,440.57	158.63%

	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
5405 Sewer and Storm Water	11,592.31	4,372.40	7,219.91	265.12%	57,653.01	52,469.00	5,184.01	109.88%
5406 Area Lighting	121.28	137.00	-15.72	88.53%	1,625.73	1,644.00	-18.27	98.89%
5407 Electricity	411.08	296.08	115.00	138.84%	2,809.98	3,553.00	-743.02	79.09%
5408 Property Insurance	2,900.33	2,459.34	440.99	117.93%	27,493.63	29,512.00	-2,018.37	93.16%
5510 OFFICE		276.25	-276.25	0.00%	0.00	3,315.00	-3,315.00	0.00%
5511 Computer Expenses	179.99		179.99		1,159.98	0.00	1,159.98	
5512 Telephone and Internet	162.47		162.47		1,655.31	0.00	1,655.31	
5514 Office Supplies	7.59		7.59		299.09	0.00	299.09	
5515 Bank Charges			0.00		7.57	0.00	7.57	
5516 Web Site	112.32		112.32		232.20	0.00	232.20	
Total 5510 OFFICE	\$ 462.37	\$ 276.25	\$ 186.12	167.37%	\$ 3,354.15	\$ 3,315.00	\$ 39.15	101.18%
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		2,100.00	-2,100.00	0.00%	1,200.00	2,100.00	-900.00	57.14%
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	\$ 2,265.75	-\$ 2,265.75	0.00%	\$ 4,342.40	\$ 5,472.69	-\$ 1,130.29	79.35%
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%
Total 5610 ANNUAL OPERATING EXP	\$ 0.00	\$ 2,265.75	-\$ 2,265.75	0.00%	\$ 17,982.38	\$ 16,803.05	\$ 1,179.33	107.02%
Total 5100 OPERATING EXPENSE	\$ 25,981.41	\$ 18,054.65	\$ 7,926.76	143.90%	\$ 221,022.67	\$ 211,498.05	\$ 9,524.62	104.50%
7100 RESERVE EXPENSE ITEMS			0.00		0.00	0.00	0.00	
7106 Siding Inspection & Repair			0.00		2,718.04	0.00	2,718.04	
7107 Structural Repairs-ie front porch railings	40.84		40.84		40.84	0.00	40.84	
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%

	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
7117 Carport Roof - Replacement		0.00	0.00		23,802.00	25,000.00	-1,198.00	95.21%
7120 Painting			0.00		0.00	0.00	0.00	
7135 Water Piping Repair/replacement	5,436.94		5,436.94		5,436.94	0.00	5,436.94	
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	
Total 7100 RESERVE EXPENSE ITEMS	\$ 5,477.78	\$ 0.00	\$ 5,477.78		\$ 55,654.96	\$ 39,334.00	\$ 16,320.96	141.49%
8061 Bank Service Charges			0.00		44.00	0.00	44.00	
Total Expenses	\$ 32,170.77	\$ 18,201.98	\$ 13,968.79	176.74%	\$ 282,545.25	\$ 252,600.05	\$ 29,945.20	111.85%
Net Operating Income	-\$ 6,876.08	\$ 6,629.52	-\$ 13,505.60	-103.72%	-\$ 2,923.73	\$ 44,375.95	-\$ 47,299.68	-6.59%
Other Income								
Late Fee Income	6.00		6.00		60.00	0.00	60.00	
Total Other Income	\$ 6.00	\$ 0.00	\$ 6.00		\$ 60.00	\$ 0.00	\$ 60.00	
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	\$ 6.00	\$ 0.00	\$ 6.00		\$ 120.00	\$ 0.00	\$ 120.00	
Net Income	-\$ 6,870.08	\$ 6,629.52	-\$ 13,499.60	-103.63%	-\$ 2,803.73	\$ 44,375.95	-\$ 47,179.68	-6.32%

Note

Informational Purposes

Saturday, Mar 09, 2024 01:31:44 PM GMT-8 - Accrual Basis

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

February 2024

	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		2.45		\$2.45
4006 Shed Rental		200.00		\$200.00
4007 Garage Rental		540.00		\$540.00
Total 4001 OPERATING INCOME		18,435.45		\$18,435.45
4070 DONATION				\$0.00
4071 Clubhouse Donations	397.00			\$397.00
4072 Copy Donations	22.01			\$22.01
Total 4070 DONATION	419.01			\$419.01
4090 RESERVE INCOME				\$0.00
4091 Reserve Assessment			6,080.00	\$6,080.00
4093 Reserve Interest Revenue			345.23	\$345.23
Total 4090 RESERVE INCOME			6,425.23	\$6,425.23
Total 4000 INCOME	419.01	18,435.45	6,425.23	\$25,279.69
Billable Expense Income		15.00		\$15.00
Total Income	\$419.01	\$18,450.45	\$6,425.23	\$25,294.69
GROSS PROFIT	\$419.01	\$18,450.45	\$6,425.23	\$25,294.69
Expenses				
5000 MISCELLANEOUS EXPENSES				\$0.00
5027 Unit 10		222.60		\$222.60
Total 5000 MISCELLANEOUS EXPENSES		222.60		\$222.60
5070 DONATION SPENDING				\$0.00
5071 Clubhouse Carpet	375.00			\$375.00
5077 Decoration Storage	30.00			\$30.00
5079 Clubhouse Repairs		30.00		\$30.00
5082 Clubhouse Bottled Water	13.98			\$13.98
5083 Medical Shed Stg	40.00			\$40.00
Total 5070 DONATION SPENDING	458.98	30.00		\$488.98
5100 OPERATING EXPENSE				\$0.00
5101 MAINTENANCE				\$0.00
5201 General Maintenance/Repair		113.10		\$113.10
5207 Patio Gate		31.98		\$31.98
5212 Plumbing		415.00		\$415.00
5251 Pest Control		52.50		\$52.50
Total 5101 MAINTENANCE		612.58		\$612.58

	DONATION	OPERATING	RESERVE	TOTAL
5300 CLUBHOUSE				\$0.00
5307 Carpet/Floor Services		375.00		\$375.00
5308 Outdoor Equipment Upkeep		15.00		\$15.00
5312 Clubhouse Gas		484.64		\$484.64
Total 5300 CLUBHOUSE		874.64		\$874.64
5325 SWIMMING POOL				\$0.00
5327 Pool Supplies		59.22		\$59.22
5342 Pool Gas		18.41		\$18.41
Total 5325 SWIMMING POOL		77.63		\$77.63
5401 Landscape Contract		1,414.00		\$1,414.00
5403 Garbage / Recycling		2,572.51		\$2,572.51
5404 Water		4,942.68		\$4,942.68
5405 Sewer and Storm Water		11,592.31		\$11,592.31
5406 Area Lighting		121.28		\$121.28
5407 Electricity		411.08		\$411.08
5408 Property Insurance		2,900.33		\$2,900.33
5510 OFFICE				\$0.00
5511 Computer Expenses		179.99		\$179.99
5512 Telephone and Internet		162.47		\$162.47
5514 Office Supplies		7.59		\$7.59
5516 Web Site		112.32		\$112.32
Total 5510 OFFICE		462.37		\$462.37
Total 5100 OPERATING EXPENSE		25,981.41		\$25,981.41
7100 RESERVE EXPENSE ITEMS				\$0.00
7107 Structural Repairs-ie front porch railings			40.84	\$40.84
7135 Water Piping Repair/replacement			5,436.94	\$5,436.94
Total 7100 RESERVE EXPENSE ITEMS			5,477.78	\$5,477.78
Total Expenses	\$458.98	\$26,234.01	\$5,477.78	\$32,170.77
NET OPERATING INCOME	\$ -39.97	\$ -7,783.56	\$947.45	\$ -6,876.08
Other Income				
Late Fee Income		6.00		\$6.00
Total Other Income	\$0.00	\$6.00	\$0.00	\$6.00
NET OTHER INCOME	\$0.00	\$6.00	\$0.00	\$6.00
NET INCOME	\$ -39.97	\$ -7,777.56	\$947.45	\$ -6,870.08

Note

InformationalPurposes

Club Estates East Condominium, an Association of Owners

Payment Detail

February 2024

	TOTAL
Amazon	59.22
American Leak Detection of OR	940.00
Antonio Urzua	1,414.00
Arrow Sanitary Service	2,572.51
Budget Services, LLC	475.00
COIT	750.00
Comcast	162.47
Division Ace Hardware	7.59
GoDaddy	112.32
Handyman Halsey	142.50
Home Depot	55.49
Intuit	90.00
Local Plumbing Co.	4,436.94
McAfee	89.99
NW Natural	503.05
Portland General Electric	731.96
Portland Water Bureau	16,534.99
Russell King	99.41
State Farm	2,923.33
US Bank	15.00
Not Specified	-15.00
TOTAL	\$32,100.77

Note

Informational Purposes