



Club Estates East HOA Board Meeting December 11, 2023

We are sad to report that MK Moen passed away on Nov 16th. There will be a Celebration of Life for her on Sat, Jan 20th from 2-6pm. More info will be posted on the CEE FB page & also on the clubhouse door, closer to the date. Volunteers are needed to provide finger foods for refreshments. Please call or text Nancy Robrecht at 503-927-7023 to RSVP or volunteer to help.

President Gail Newberry called the meeting to order at 3:30. Board members Vicki Sharp-Zook, Vickey Khalifa and Nancy Robrecht were present. Rose Doherty attended by phone. There were 6 guests. The minutes were approved as read.

Announcements:

- **Garbage pickup will be on Wednesday 12/27 & 1/3 the week of Christmas and New Year's Day.**
- Christmas cookie exchange and finger food feast: Sunday, December 17th 2-4 pm. There will be no traditional potluck event in Dec. See the flyer in your mailbox for instructions. Sign up in the clubhouse or call Mary Asmus at 216-392-5241
- Rose D. will be offsite from Dec 21st to early January. President Gail Newberry will be checking yellow slips and dealing with emergencies.
- Monthly dues and office business can be deposited in the Clubhouse Mailbox at 12260 SE Main St. Yellow slips should still be put in the black box.

Financial report by Vicki Sharp-Zook:

- November 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: \$141,612
 - Operating accounts: \$ 29,848
 - Total in bank accounts: \$171,460
- November donation balances are as follows:
 - Clubhouse: Nov \$341 Total: \$ 1,259
 - Copier: \$ 229

- Pool: \$ 152 (thank you to a resident for a generous donation)
- For your information, these are routine monthly costs:
 - Landscaping \$2828
 - Garbage Arrow Sanitary \$2520
 - Comcast \$159
 - Handyman Halsey \$30/hour
 - Intuit \$90
 - NW Natural Gas \$66
 - PGE \$349
 - State Farm \$2481
- We are over budget for the month of November by \$100 in the following expenses:
 - Landscape Contract (monthly contract is \$350/mo over budget)
 - Garbage/Recycling (we are within budget for the year)
 - Water
- Nov gross income over budget by \$571
- Nov expenses are over budget by \$319.
- Nov net income is over budget by \$252.
- Yearly operating expenses over budget \$2526
- Yearly reserve account spending over budget \$9000

Maintenance/Clubhouse report by Rose Doherty

- The clubhouse was used 21 times in November.
- No new condos are for sale. 1 owner is waiting for a shed or garage. 3 people are on the waiting list for a condo.
- Knight Pool will take over the pool testing mid Dec.
- Chimney: CEE has sent out a letter to our owners who have chimneys. Thank you to those who have responded. If you have not followed through, please do so ASAP. All Around Chimney (AAC) has offered to inspect up to 20 fireplaces for free. Plz add your name to the list posted in the clubhouse, if your chimney hasn't been inspected in the last 5 years. Plz sign up before the end of the year, so we can contact AAC to come out in early Jan '24 to do all the chimney inspections in one day. If you do have a fireplace and did not get a letter, maybe we missed you. Please let us know.
- Area Lighting is the contractor who installed the new lights in & around our clubhouse. Work was completed on Dec 7th & 8th. They also installed the 2 lights that were donated to CEE for use above the puzzle & fireplace areas. Plz come down to see the new look, but overall expect a brighter clubhouse inside & out, (this includes the shop, poolside bathrooms, garage area & exterior lights, as well

as the interior lighting in every area). This upgrade will hopefully save us 50-60% on the clubhouse electrical bill. Thank you to Rose for making this happen.

- Our Thanksgiving Potluck on Sat, Nov 18th & was a big hit. It was also a big hit w/Covid being an uninvited guest. So far we've had a number of folks that attended who've gotten it. If you have tested positive for Covid, please let us know. However, if you are feeling under the weather, please stay home from community events in the future. Thank you to Lisa for keeping this tradition going. Congratulations to all the pie contest winners.
- Air conditioning units: CEE has 18 AC units that were installed by cutting an opening into an exterior wall many years ago. One of these units completely failed & an exterior wall rotted. Frame to Finish repaired the damaged wall on Dec 10. Rose's plans to inspect the other AC units fell through due to illness, but will be happening in the near future. To avoid further exterior wall damage CEE may decide that these older AC units need to be removed sometime in the future. This will take time & of course will NOT be done w/out owner approval, especially if the AC units are still being used. CEE will be delivering a letter to the owners w/these AC units if damage is noted or not & asking if you still use the AC unit. Please return the paperwork w/your reply. If you have an AC unit, but didn't receive an AC CEE letter, plz contact the Board.
- The catch basin in front of the shop door, behind the clubhouse, became clogged w/debris, but before we could have it cleared by professionals, it resolved itself. Thank heavens for small miracles. Water is still backing up & flooding the shop. We're going to finish drilling a drain hole this week, which hopefully will help fix the problem.
- CEE will be placing de-icing crystals in each courtyard. Court Captains will be asking for volunteers to spread the de-icer when needed. Please help if you're able to do so. A big shout out to Terry R for helping me get the snow blower up & running for this winter season & to Gordy W for operating it if it snows.
- There was an informal vote about allowing donated exercise equipment to be used in the clubhouse. That vote turned down the offer of the exercise equipment, due to lack of space & other concerns.
- Many thanks to the volunteers who helped make CEE better this month! Lots of folks helped w/post Potluck cleanup, Connie K, Jan H, Rosa M, Crystal C, Gail N, Mary A. My apologies if I've left anyone off the list. In addition the BlueGrass (BG) group has donated a 50 year old Xmas cactus which is just about to bloom for the holiday. Mary Parker has volunteered to care for the plant, however whether it stays in the clubhouse, is still to be decided. If you have interest in taking possession of this plant after the holidays, let us know & if it's decided to send it to a loving home, it'll arrive sometime in the New Year. BG also gifted CEE 2 puzzles

for our puzzlers to puzzle over. Jeannene J has also donated a lovely, (artificial) poinsettia to the clubhouse. In addition, the chat group gals put up Xmas decorations in our clubhouse, just after the Thanksgiving weekend. A shout out to Jose, a friend of Vickey K, who paid for and built shelves in our medical supply shed. Thanks to everyone for your continuing help & donations.

Grounds report by Vickey Khalifa:

1. Landscapers will be coming every other week until spring. Right now they are dealing with leaves.
2. If you need any bushes trimmed, let Vicki know.
3. They don't dig up bushes of any sort.
4. Notes from Barb: Native plants (plants naturally from Oregon) are better for our yards than plants originally from other areas. Here are five reasons why.
 - a. There is no need for pesticides or after planting fertilizers;
 - b. They need less water;
 - c. Many varieties take over weeds with beautiful flowers and /or fruit;
 - d. They require less maintenance, which is good news for our backs, our ears, our wallets, and our lungs;
 - e. Native plants support pollinators by feeding and attracting birds, bees, and butterflies.

There are several sales throughout the year where you can buy native plants at reduced prices. Watch for information for the next sale in Portland in the January minutes. There are books in the Clubhouse library with information about native plants. Time to make a plan!

Security Report by Linda Osborne: There were no security incidents in the month of November. We believe our locking mailboxes, security cameras and adding a locking cover to the exterior outlet have helped to stem security issues & made our community safer. We want to ensure that all security incidents are recorded, so please let Linda know if you observe or experience anything.

Audit by Diane Jacobsen: No discrepancies were found performing the audit for the month of October 2023.

The meeting was adjourned at 4:20. Respectfully submitted, Nancy Robrecht, secretary

Club Estates East Condominium, an Association of Owners

Balance Sheet

As of November 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1100 Operating Checking	2,379.77
1102 Cash on hand	70.94
1120 Annual Operating MM	8,022.94
1130 Prepayments HOA	18,689.64
1200 RESERVE ACCOUNTS	
1203 Reserve Money Market USB	79,842.22
Total 1200 RESERVE ACCOUNTS	79,842.22
Total Bank Accounts	\$109,005.51
Accounts Receivable	
1300 Accounts Receivable	26,192.94
Total Accounts Receivable	\$26,192.94
Other Current Assets	
1310 US Bank CD 2014	61,191.16
Total Other Current Assets	\$61,191.16
Total Current Assets	\$196,389.61
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	\$240,881.17
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2301 Powell Villa Ace Hardware	-1.03
2305 Home Depot	59.70
Total Credit Cards	\$58.67
Total Current Liabilities	\$58.67

	TOTAL
Long-Term Liabilities	
2501 Deferred Income	149,567.17
2502 HOA Prepayments	20,157.00
Total Long-Term Liabilities	\$169,724.17
Total Liabilities	\$169,782.84
Equity	
3007 DONATIONS TOTAL	-1,570.57
3008 Clubhouse Balance	1,188.92
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	-8,022.94
3023 Reserve/Maint. Plan Update	1,400.00
3024 Accounting /Tax Preparation	329.63
3025 Legal Services	845.22
3026 Annual Insurance Payment	74.24
3027 Gutter / Roof Cleaning	678.71
3028 Sprinkler Startup	1,884.99
3029 Catch Basin Cleaning	928.57
3031 Sewer Line Cleanout	1,189.12
3032 Swimming Pool License	385.50
3035 Fire Extinguisher	47.82
3036 Club House HVAC	173.35
3037 OR Corporate Tax	85.79
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	-14,227.09
Total Equity	\$71,098.33
TOTAL LIABILITIES AND EQUITY	\$240,881.17

Note

Informational Purposes

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

April - November, 2023

	Nov 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%	140,412.00	158,315.00	-17,903.00	88.69%
4005 Bank Interest Revenue	2.57		2.57		106.91	0.00	106.91	
4006 Shed Rental	200.00	200.00	0.00	100.00%	1,560.00	1,760.00	-200.00	88.64%
4007 Garage Rental	540.00	540.00	0.00	100.00%	4,320.00	4,860.00	-540.00	88.89%
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	\$ 18,435.57	\$ 18,433.00	\$ 2.57	100.01%	\$ 146,439.91	\$ 164,935.00	-\$ 18,495.09	88.79%
4070 DONATION			0.00		0.00	0.00	0.00	
4071 Clubhouse Donations	341.00	230.16	110.84	148.16%	1,577.91	2,071.44	-493.53	76.17%
4072 Copy Donations	1.00	5.00	-4.00	20.00%	52.80	45.00	7.80	117.33%
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	\$ 342.00	\$ 235.16	\$ 106.84	145.43%	\$ 1,866.26	\$ 2,151.44	-\$ 285.18	86.74%
4080 REIMBURSEMENT INCOME			0.00		0.00	0.00	0.00	
4083 Unit 10			0.00		1,632.18	0.00	1,632.18	
4085 Returned Check Charges	15.00		15.00		75.00	0.00	75.00	
Total 4080 REIMBURSEMENT INCOME	\$ 15.00	\$ 0.00	\$ 15.00		\$ 1,707.18	\$ 0.00	\$ 1,707.18	
4090 RESERVE INCOME			0.00		0.00	0.00	0.00	
4091 Reserve Assessment	6,080.00	6,080.00	0.00	100.00%	48,490.00	54,645.00	-6,155.00	88.74%
4093 Reserve Interest Revenue	530.39	83.33	447.06	636.49%	2,281.97	749.98	1,531.99	304.27%
4094 Reserve Transfer Fee			0.00		1,950.00	0.00	1,950.00	
Total 4090 RESERVE INCOME	\$ 6,610.39	\$ 6,163.33	\$ 447.06	107.25%	\$ 52,721.97	\$ 55,394.98	-\$ 2,673.01	95.17%
Total 4000 INCOME	\$ 25,402.96	\$ 24,831.49	\$ 571.47	102.30%	\$ 202,735.32	\$ 222,481.42	-\$ 19,746.10	91.12%

	Nov 2023				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
Total Income	\$ 25,402.96	\$ 24,831.49	\$ 571.47	102.30%	\$ 202,735.32	\$ 222,481.42	-\$ 19,746.10	91.12%
Gross Profit	\$ 25,402.96	\$ 24,831.49	\$ 571.47	102.30%	\$ 202,735.32	\$ 222,481.42	-\$ 19,746.10	91.12%
Expenses								
5000 MISCELLANEOUS EXPENSES			0.00		0.00	0.00	0.00	
5025 Returned CheckFees	15.00		15.00		60.00	0.00	60.00	
5027 Unit 10 Upgrade Expenses	51.88		51.88		1,614.06	0.00	1,614.06	
Total 5000 MISCELLANEOUS EXPENSES	\$ 66.88	\$ 0.00	\$ 66.88		\$ 1,674.06	\$ 0.00	\$ 1,674.06	
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		147.30	-147.30	0.00%	700.00	1,326.01	-626.01	52.79%
5075 Clubhouse Restroom			0.00		50.00	0.00	50.00	
5077 Decoration Storage	30.00		30.00		240.00	0.00	240.00	
5079 Clubhouse Repairs	70.00		70.00		70.00	0.00	70.00	
5080 Clubhouse Supplies			0.00		44.99	0.00	44.99	
5081 Landscaping Expense	59.70		59.70		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		280.00	0.00	280.00	
5085 Pool Expenses			0.00		1,170.97	0.00	1,170.97	
Total 5070 DONATION SPENDING	\$ 199.70	\$ 147.30	\$ 52.40	135.57%	\$ 2,892.73	\$ 1,326.01	\$ 1,566.72	218.15%
5100 OPERATING EXPENSE			0.00		0.00	0.00	0.00	
5101 MAINTENANCE		1,414.83	-1,414.83	0.00%	0.00	12,733.50	-12,733.50	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	

	Nov 2023				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
5201 General Maintenance/Repair	175.00		175.00		1,143.05	0.00	1,143.05	
5202 Roofs - Repair			0.00		45.00	0.00	45.00	
5203 Gutters/Downspouts			0.00		150.10	0.00	150.10	
5205 Exterior Walls			0.00		35.00	0.00	35.00	
5206 Foundation			0.00		15.00	0.00	15.00	
5207 Patio Gate	17.50		17.50		178.48	0.00	178.48	
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		279.99	0.00	279.99	
Total 5101 MAINTENANCE	\$ 192.50	\$ 1,414.83	-\$ 1,222.33	13.61%	\$ 8,892.76	\$ 12,733.50	-\$ 3,840.74	69.84%
5300 CLUBHOUSE		391.25	-391.25	0.00%	0.00	3,521.25	-3,521.25	0.00%
5312 Clubhouse Gas	49.26		49.26		879.41	0.00	879.41	
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	70.00		70.00		70.00	0.00	70.00	
Total 5300 CLUBHOUSE	\$ 119.26	\$ 391.25	-\$ 271.99	30.48%	\$ 1,371.70	\$ 3,521.25	-\$ 2,149.55	38.95%
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	16.59		16.59		1,989.98	0.00	1,989.98	
5345 Pool Chemicals			0.00		1,294.86	0.00	1,294.86	
Total 5325 SWIMMING POOL	\$ 16.59	\$ 0.00	\$ 16.59		\$ 4,240.64	\$ 5,228.00	-\$ 987.36	81.11%
5401 Landscape Contract	2,828.00	2,481.17	346.83	113.98%	26,287.00	22,330.53	3,956.47	117.72%
5403 Garbage / Recycling	2,520.13	2,192.50	327.63	114.94%	19,082.18	19,732.50	-650.32	96.70%

	Nov 2023				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
5404 Water	2,086.18	1,768.08	318.10	117.99%	25,659.24	15,912.76	9,746.48	161.25%
5405 Sewer and Storm Water	4,411.16	4,372.42	38.74	100.89%	36,608.99	39,351.78	-2,742.79	93.03%
5406 Area Lighting	134.39	137.00	-2.61	98.09%	1,243.53	1,233.00	10.53	100.85%
5407 Electricity	183.90	296.08	-112.18	62.11%	1,871.12	2,664.76	-793.64	70.22%
5408 Property Insurance	2,459.33	2,459.33	0.00	100.00%	19,674.64	22,133.98	-2,459.34	88.89%
5510 OFFICE		276.25	-276.25	0.00%	0.00	2,486.25	-2,486.25	0.00%
5511 Computer Expenses	90.00		90.00		799.99	0.00	799.99	
5512 Telephone and Internet	158.89		158.89		1,175.06	0.00	1,175.06	
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%	\$ 2,358.04	\$ 2,486.25	-\$ 128.21	94.84%
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	0.00	400.00	
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	1,491.75	250.65	116.80%
Total 5622 PROFESSIONAL SERVICES	\$ 0.00	\$ 165.75	-\$ 165.75	0.00%	\$ 3,542.40	\$ 2,875.44	\$ 666.96	123.20%
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		0.00	468.00	-468.00	0.00%
Total 5610 ANNUAL OPERATING EXP	\$ 0.00	\$ 165.75	-\$ 165.75	0.00%	\$ 16,732.38	\$ 14,205.80	\$ 2,526.58	117.79%
Total 5100 OPERATING EXPENSE	\$ 15,200.33	\$ 15,954.66	-\$ 754.33	95.27%	\$ 164,022.22	\$ 161,534.11	\$ 2,488.11	101.54%
7100 RESERVE EXPENSE ITEMS			0.00		0.00	0.00	0.00	
7106 Siding Inspection & Repair	954.26		954.26		954.26	0.00	954.26	

	Nov 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		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	\$ 954.26	\$ 0.00	\$ 954.26		\$ 48,413.40	\$ 39,334.00	\$ 9,079.40	123.08%
8061 Bank Service Charges			0.00		44.00	0.00	44.00	
Total Expenses	\$ 16,421.17	\$ 16,101.96	\$ 319.21	101.98%	\$ 217,046.41	\$ 202,194.12	\$ 14,852.29	107.35%
Net Operating Income	\$ 8,981.79	\$ 8,729.53	\$ 252.26	102.89%	-\$ 14,311.09	\$ 20,287.30	-\$ 34,598.39	-70.54%
Other Income								
Late Fee Income	6.00		6.00		24.00	0.00	24.00	
Total Other Income	\$ 6.00	\$ 0.00	\$ 6.00		\$ 24.00	\$ 0.00	\$ 24.00	
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		\$ 84.00	\$ 0.00	\$ 84.00	
Net Income	\$ 8,987.79	\$ 8,729.53	\$ 258.26	102.96%	-\$ 14,227.09	\$ 20,287.30	-\$ 34,514.39	-70.13%

Note

Informational Purposes

Friday, Dec 08, 2023 07:41:39 PM GMT-8 - Accrual Basis

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

November 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		2.57		\$2.57
4006 Shed Rental		200.00		\$200.00
4007 Garage Rental		540.00		\$540.00
Total 4001 OPERATING INCOME		18,435.57		\$18,435.57
4070 DONATION				\$0.00
4071 Clubhouse Donations	341.00			\$341.00
4072 Copy Donations	1.00			\$1.00
Total 4070 DONATION	342.00			\$342.00
4080 REIMBURSEMENT INCOME				\$0.00
4085 Returned Check Charges		15.00		\$15.00
Total 4080 REIMBURSEMENT INCOME		15.00		\$15.00
4090 RESERVE INCOME				\$0.00
4091 Reserve Assessment			6,080.00	\$6,080.00
4093 Reserve Interest Revenue			530.39	\$530.39
Total 4090 RESERVE INCOME			6,610.39	\$6,610.39
Total 4000 INCOME	342.00	18,450.57	6,610.39	\$25,402.96
Total Income	\$342.00	\$18,450.57	\$6,610.39	\$25,402.96
GROSS PROFIT	\$342.00	\$18,450.57	\$6,610.39	\$25,402.96
Expenses				
5000 MISCELLANEOUS EXPENSES				\$0.00
5025 Returned CheckFees		15.00		\$15.00
5027 Unit 10 Upgrade Expenses		51.88		\$51.88
Total 5000 MISCELLANEOUS EXPENSES		66.88		\$66.88
5070 DONATION SPENDING				\$0.00
5077 Decoration Storage	30.00			\$30.00
5079 Clubhouse Repairs	70.00			\$70.00
5081 Landscaping Expense	59.70			\$59.70
5083 Medical Shed Stg	40.00			\$40.00
Total 5070 DONATION SPENDING	199.70			\$199.70
5100 OPERATING EXPENSE				\$0.00
5101 MAINTENANCE				\$0.00
5201 General Maintenance/Repair		175.00		\$175.00
5207 Patio Gate		17.50		\$17.50
Total 5101 MAINTENANCE		192.50		\$192.50

	DONATION	OPERATING	RESERVE	TOTAL
5300 CLUBHOUSE				\$0.00
5312 Clubhouse Gas		49.26		\$49.26
5319 Chimney Maintenance		70.00		\$70.00
Total 5300 CLUBHOUSE		119.26		\$119.26
5325 SWIMMING POOL				\$0.00
5342 Pool Gas		16.59		\$16.59
Total 5325 SWIMMING POOL		16.59		\$16.59
5401 Landscape Contract		2,828.00		\$2,828.00
5403 Garbage / Recycling		2,520.13		\$2,520.13
5404 Water		2,086.18		\$2,086.18
5405 Sewer and Storm Water		4,411.16		\$4,411.16
5406 Area Lighting		134.39		\$134.39
5407 Electricity		183.90		\$183.90
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
Total 5100 OPERATING EXPENSE		15,200.33		\$15,200.33
7100 RESERVE EXPENSE ITEMS				\$0.00
7106 Siding Inspection & Repair			954.26	\$954.26
Total 7100 RESERVE EXPENSE ITEMS			954.26	\$954.26
Total Expenses	\$199.70	\$15,267.21	\$954.26	\$16,421.17
NET OPERATING INCOME	\$142.30	\$3,183.36	\$5,656.13	\$8,981.79
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	\$142.30	\$3,189.36	\$5,656.13	\$8,987.79

Note

Informational Purposes

Club Estates East Condominium, an Association of Owners

Payment Detail

November 2023

	TOTAL
All Around Chimney Repair, LLC	70.00
Antonio Urzua	2,828.00
Arrow Sanitary Service	2,520.13
Comcast	158.89
Frame & Finish	954.26
Handyman Halsey	262.50
Home Depot	59.70
Intuit	90.00
NW Natural	65.85
Portland General Electric	348.51
Portland Water Bureau	6,497.34
State Farm	2,480.99
US Bank	15.00
TOTAL	\$16,351.17

Note

Informational Purposes