

Club Estates East Board Meeting

July 10, 2023



The meeting was called to order at 3:30 PM by President Gail Newberry. Also present were board members Vickey Khalifa, Rose Doherty, Nancy Robrecht and Vicki Sharp-Zook. There were 12 guests. The minutes of the previous meeting were summarized and accepted.

(Pictured: Our new landscapers hard at work.)

Treasurer's report by Vicki Sharp-Zook:

- June financial reports have been posted in the clubhouse and delivered to board members. They will be posted on the website: clubestatee.org
- The balance sheet is a preliminary report. A revised report will be available in July after taxes have been prepared

and year end adjusting entries have been made.

- Bank account balances:
 - Reserve account: \$132,000
 - Operating accounts: \$ 30,579
 - Total in bank accounts: \$162,579
- The Accounts Receivable ledger amount is now \$24,456. This includes past due amounts and six accounts that are prepaid.
- Gail and I opened up a new Reserve Money Market account and a CD for the Reserve account. There is \$60,000 in the CD, with an interest rate of 4.69%. We also opened up a new money market account with an interest rate of 4.25% with a balance of \$25,000. The reserve accounts at KeyBank will be closed in July.
- Donation balances:
 - Clubhouse: \$2,281.00
 - Copier: \$205.00
 - Pool: \$35.00
- We are over budget by \$100 in the following expenses:
 - Maintenance: Irrigation Repairs
 - Landscape Contract
 - Sprinkler Set
 - Catch Basin
- We have had some unexpected expenses: a dry well was replaced in June and a catch basin was replaced last week. The cost to replace these items will be over \$18,000.
- Our gross income is under budget by \$86.00, and our expenses are over budget by \$7,826.

Audit: No discrepancies were found by the financial auditor, Diane Jacobsen, for May 2023.

Maintenance Report by Rose Doherty:

- The clubhouse was used 18 times by 183 people, as of June 28th, 2023
- The pool was used 44 times by 180 people on 22 days.
- The same 2 condos are for sale, no new ones going on the market at this time.
- There are 3 owners waiting for either a shed or garage
- There are 2 people on the waiting list for a condo.
- **Carport Roofs:** Superior Roofing (SR) finished the 5 carport re-roofing project. The job was completed in 3 days, rather than 5, which was a nice surprise. An employee came back to check for add'l metal pieces & roofing materials that were left behind. They returned over the course of 2 days & we also had each roof checked out by an SR estimator to make sure the job was done correctly. Another set will be done in 2024 & we will be finished in the summer of 2025.
- **Dry well replacement:** The dry well & gutter replace/repair (Hancock's courtyard) was completed on June 19th. Unfortunately, the contract w/Sanitech did not required them to return the grounds/landscaping to its prior condition, they left a bit of a mess. They did send return on June 29th to cover some exposed areas with tanbark.
- **Catch Basin Replacement:** River City Environmental (RCE) replacied & repaired the clogged catch basin in our back SE parking area behind 12660 on July 6th.. They have not finished the repaving yet.
- **Roof and Gutter Cleaning: Thur/Fri July 27-28:**
 - Crystal Clean Windows (CCW) has been hired to clean & treat our tile roofs w/moss treatment. They will also be cleaning our gutters & doing light gutter repairs. (larger gutter issues will be highlighted & brought to CEE's attention).
 - The job may take only one day, but expect two.
 - I'll send out notices of what to expect prior to the scheduled days. However don't be surprised to hear equipment noises and folks walking on the roof. The crew will use our outdoor water faucets.
 - Please **move or cover anything important near or under your gutters.** It will be a messy & watery job, so make sure that your stuff is safely put away.
 - The cost will be approx \$5500, but that includes all the CEE gutters, including the carport ones.
 - If you have a gutter attached to your patio cover, it is your responsibility to keep that cleaned. It will NOT be done on the above dates).
 - CCW does offer add'l services that our owners might want to schedule for themselves. I'll include that info & various \$\$ in the handout. It will NOT be done on the day the roofs & gutters are being cleaned. Still if you want your patio cover or windows cleaned (inside or out), your patio cement pad power washed, etc CCW does do those services. If there's enough interest in getting those services done on another day, I will try to coordinate that w/CCW so they can take care of those add'l jobs in one day. The add'l jobs would be the owners responsibility, not CEE. I'll have a sign up sheet posted in the clubhouse for folks to sign up around July 27th.
- **Wood panels:** We currently have 86 wood panels located in patio areas. These have been being replaced over the past few years. My estimate is that we originally had >320 wood panels. Unfortunately they do deteriorate over time. CEE will be replacing 10 wood panels this

summer & those panels have been chosen. Work will be scheduled for a date in Aug, however that day has not been chosen yet. The work will be done by LaVern Rock Works (LRW) & will probably take a day or two. The cost is \$350 per panel. If you'd like to get your own panel replaced, I'm happy to help book that add'l work, however you would be required to pay LRW for that yourself. By replacing this 10, we'll be down to 76 panels. We'll get all of the panels replaced over the next 7-8 years, at our current rate.

- **Pool Retaining Wall:** LRW has also looked at our pool retaining wall & has declared it structurally safe this year, but suggested that we seal any pool deck cracks & that the retaining wall be checked yearly looking for any add'l problems or deterioration.
- **Tile Roofs:** We are still waiting to hear from Bliss Roofing (BR) about our tile roofs. We may have some bigger issues that will have to be dealt w/sooner rather than later. BR is currently trying to gather the past work they've completed at CEE & give us an estimate on the amount of work that might need to be completed. I've asked that BR try to give CEE a tiered repair estimate on what needs to be done now vs what we can put off until next year(s), etc, this includes roof repair. We do need to keep in mind that gutters & fascia may need to be repaired or replaced also.

Security Report by Linda Osborne: There were no security incidents reported in June.

Grounds Report by Vicki Khalifa:

- **Facebook:** Please remember to check the Club Estates East Facebook page regularly.
- **Yard Debris Cans:** Remember that the yard debris cans in the back, by the gate, belong to the residents in the last courtyard. Each courtyard should buy their own debris cans or use paper bags.
- **New Trees:** All of our new trees have been planted, staked and mulched.
- **Sprinklers:** Several malfunctioning sprinkler water valves have been replaced. Although our system is old, Sunrise Sprinklers, our sprinkler company, tells us that overall it is in good shape.
- **Tree spraying:** On July 6th Savatree sprayed preventive organic fungicide on our new and younger trees. This is the first of 3 annual treatments. Vicki gave notice of this spraying on Facebook. If you do not use FB and want to be notified of future sprayings, please contact her.
- **Landscaping:** We are pleased with Antonio Urzua Landscape Maintenance, our new landscapers. They will alternate weeks of mowing and edging with trimming bushes.
- **Special garden treatments:**
 - Put a red flag next to all bushes that you don't want the landscapers to trim.
 - Vicki maintains a "Do no touch" list of all residents that don't want the landscapers to do anything in their garden areas. If you have any questions about your status on that list, please call her.
 - The landscapers will spray weed killer on your garden areas if you call Vicki to request this service.
- **Trees in garden areas:** Tree roots in our garden areas are causing problems to our foundations, plumbing and electrical lines. Tree tops cause damage to our gutters. We have become aware of several trees that need to be removed from garden areas. If you have such a tree,

please have it removed. As you plant your garden area, remember that trees are not allowed within 10' of your unit.

Old Business:

- **Bylaws:** The board continues to hammer out the details of the changes we want to make to our bylaws. As soon as the lawyer finalizes the changes, we will schedule informational meetings at the clubhouse for owners to discuss and ask questions about the changes. After these meetings, we will schedule a special HOA meeting to vote on the new bylaws.

New Business:

- **Pool Handrail:** Terry Robrecht presented information on installing a second hand rail to help us get in and out of the pool at the stairs. He will continue to gather information.
- **Rosa Maldonado** has taken over organizing & ordering supplies for our clubhouse. Rosa is also still organizing CEE's monthly potluck. If you want to volunteer for hosting a potluck or helping her w/her clubhouse endeavors, please reach out to her. Also tell her thanks the next time you see her around our community. The clubhouse supply closet has been rekeyed, to give Rosa and Patsy easier access.

The meeting was adjourned at 5:00 PM. Respectfully submitted, Nancy Robrecht

Announcements:

- **Summer Barbecue Potluck:** Saturday, July 29th. 4:00 PM hosted by Gordy and Nancy Whipps. Hot dogs and hamburgers provided. Sign up for side dishes in the clubhouse. The CEE Singers will be singing. This is Nancy Robrecht's 75th birthday. Come and help her celebrate.
- **Tai Chi:** Thursday mornings at 10 am in the clubhouse
- **Board Meeting:** Monday, August 14th at 3:30 in the office.
- **Needed:** We need a potluck host for August. Please call Rosa Maldonado to volunteer.

People to call:

Board President	Gail Newberry	503-777-1606
Board Grounds	Vickey Khalifa	503-998-3681
Board Maintenance	Rose Doherty	971-500- 2710
	cee-maintenance@rose.pdx	
Board Secretary & Choir	Nancy Robrecht	503-927-7023
Board Treasurer/Vice President	Vicki Sharp-Zook	503-577-2856
Pool	Terry Robrecht	503-425-9158
Potlucks/Clubhouse manager	Rosa Maldonado	503-254-6608
Security Incidents	Linda Osborne	206-356-7000
Security Cameras	Rose Doherty	971-322-4486
Food Pantry & Medical Equipment	Vickey Khalifa	503-998-368

Club Estates East Condominium, an Association of Owners

Balance Sheet

As of June 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1100 Operating Checking	21,475.04
1102 Cash on hand	70.94
1120 Annual Operating MM	7,704.00
1130 Prepayments HOA	10,006.68
1200 RESERVE ACCOUNTS	
1201 Reserve Checking	40,102.59
1202 Reserve Money Market	21,899.41
1203 Reserve Money Market USB	10,000.00
Total 1200 RESERVE ACCOUNTS	72,002.00
Total Bank Accounts	\$111,258.66
Accounts Receivable	
1300 Accounts Receivable	24,456.15
Total Accounts Receivable	\$24,456.15
Other Current Assets	
1310 US Bank CD 2014	60,000.00
1320 Undeposited Funds	0.00
1350 Prepaid Fed Tax	0.00
Total Other Current Assets	\$60,000.00
Total Current Assets	\$195,714.81
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	\$240,206.37

Club Estates East Condominium, an Association of Owners

Balance Sheet

As of June 30, 2023

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Credit Cards	
2301 Powell Villa Ace Hardware	0.00
2302 Paint Supply Companies	0.00
2303 Carefree Pool and Spa Supply	0.00
2304 Pacific Lamp Wholesale, Inc.	0.00
2305 Home Depot	79.93
2306 Sherwin Williams	0.00
Total Credit Cards	\$79.93
Other Current Liabilities	
Oregon Department of Revenue Payable	0.00
Out Of Scope Agency Payable	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$79.93
Long-Term Liabilities	
2052 HOA Prepayments	24,358.00
2501 Deferred Income	-5,144.60
Total Long-Term Liabilities	\$19,213.40
Total Liabilities	\$19,293.33
Equity	
3000 Opening Balance Equity	0.00
3007 DONATIONS TOTAL	-2,520.44
3008 Clubhouse Balance	2,280.89
3009 Copy Machine Balance	204.55
3010 Swimming Pool Balance	35.00
Total 3007 DONATIONS TOTAL	0.00
3011 Area Lighting Project	0.00

Club Estates East Condominium, an Association of Owners

Balance Sheet

As of June 30, 2023

	TOTAL
3020 ANNUAL OPERATING	
3021 Annual Oper. Bal. Available	-7,704.00
3022 Carpet Cleaning	0.00
3023 Reserve/Maint. Plan Update	525.00
3024 Accounting /Tax Preparation	1,153.08
3025 Legal Services	-286.56
3026 Annual Insurance Payment	-8.96
3027 Gutter / Roof Cleaning	4,068.71
3028 Sprinkler Startup	914.34
3029 Catch Basin Cleaning	76.87
3030 Insurance Deductible	0.00
3031 Sewer Line Cleanout	411.27
3032 Swimming Pool License	190.50
3033 Secretary of State - License	0.00
3034 Pool BackFlow	0.00
3035 Fire Extinguisher	7.97
3036 Club House HVAC	485.34
3037 OR Corporate Tax	166.44
Total 3020 ANNUAL OPERATING	0.00
3040 OPERATING ITEMS	
3041 For Transfer To Reserve	750.00
3045 Intercustomer Clearing	0.00
Total 3040 OPERATING ITEMS	750.00
3100 RESERVE ITEMS	
3101 For Transfer from Operating	-750.00
Total 3100 RESERVE ITEMS	-750.00
3901 *Retained Earnings	240,037.19
Net Income	-19,124.15
Total Equity	\$220,913.04
TOTAL LIABILITIES AND EQUITY	\$240,206.37

Club Estates East Condominium, an Association of Owners

Budget vs. Actuals: FY_2023_2024 - FY24 P&L

June 2023

	JUN 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	17,505.00	17,693.00	-188.00	98.94 %	\$17,505.00	\$17,693.00	\$ -188.00	98.94 %
4005 Bank Interest Revenue	2.20		2.20		\$2.20	\$0.00	\$2.20	0.00%
4006 Shed Rental	200.00	200.00	0.00	100.00 %	\$200.00	\$200.00	\$0.00	100.00 %
4007 Garage Rental	540.00	540.00	0.00	100.00 %	\$540.00	\$540.00	\$0.00	100.00 %
Total 4001 OPERATING INCOME	18,247.20	18,433.00	-185.80	98.99 %	\$18,247.20	\$18,433.00	\$ -185.80	98.99 %
4070 DONATION					\$0.00	\$0.00	\$0.00	0.00%
4071 Clubhouse	77.10	230.16	-153.06	33.50 %	\$77.10	\$230.16	\$ -153.06	33.50 %
4072 Copy Donations	8.00	5.00	3.00	160.00 %	\$8.00	\$5.00	\$3.00	160.00 %
4074 Swimming Pool	23.55	0.00	23.55		\$23.55	\$0.00	\$23.55	0.00%
Total 4070 DONATION	108.65	235.16	-126.51	46.20 %	\$108.65	\$235.16	\$ -126.51	46.20 %
4080 REIMBURSEMENT INCOME					\$0.00	\$0.00	\$0.00	0.00%
4085 Returned Check Charges	15.00		15.00		\$15.00	\$0.00	\$15.00	0.00%
Total 4080 REIMBURSEMENT INCOME	15.00		15.00		\$15.00	\$0.00	\$15.00	0.00%
4090 RESERVE INCOME					\$0.00	\$0.00	\$0.00	0.00%
4091 Reserve Assessment	6,012.00	6,080.00	-68.00	98.88 %	\$6,012.00	\$6,080.00	\$ -68.00	98.88 %
4093 Reserve Interest Revenue	0.90	83.33	-82.43	1.08 %	\$0.90	\$83.33	\$ -82.43	1.08 %
Total 4090 RESERVE INCOME	6,012.90	6,163.33	-150.43	97.56 %	\$6,012.90	\$6,163.33	\$ -150.43	97.56 %
Total 4000 INCOME	24,383.75	24,831.49	-447.74	98.20 %	\$24,383.75	\$24,831.49	\$ -447.74	98.20 %
Billable Expense Income	105.47		105.47		\$105.47	\$0.00	\$105.47	0.00%
Total Income	\$24,489.22	\$24,831.49	\$ -342.27	98.62 %	\$24,489.22	\$24,831.49	\$ -342.27	98.62 %
GROSS PROFIT	\$24,489.22	\$24,831.49	\$ -342.27	98.62 %	\$24,489.22	\$24,831.49	\$ -342.27	98.62 %
Expenses								
5000 MISCELLANEOUS EXPENSES					\$0.00	\$0.00	\$0.00	0.00%
5025 NSF Fees	15.00		15.00		\$15.00	\$0.00	\$15.00	0.00%
5027 Unit 10 Upgrade Expenses	80.53		80.53		\$80.53	\$0.00	\$80.53	0.00%
Total 5000 MISCELLANEOUS EXPENSES	95.53		95.53		\$95.53	\$0.00	\$95.53	0.00%
5070 DONATION SPENDING					\$0.00	\$0.00	\$0.00	0.00%
5074 Clubhouse Cleaning	100.00	147.33	-47.33	67.87 %	\$100.00	\$147.33	\$ -47.33	67.87 %
5075 Clubhouse Restroom	50.00		50.00		\$50.00	\$0.00	\$50.00	0.00%

Club Estates East Condominium, an Association of Owners

Budget vs. Actuals: FY_2023_2024 - FY24 P&L

June 2023

	JUN 2023				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5077 Decoration Storage	30.00		30.00		\$30.00	\$0.00	\$30.00	0.00%
5083 Medical Shed Stg	40.00		40.00		\$40.00	\$0.00	\$40.00	0.00%
Total 5070 DONATION SPENDING	220.00	147.33	72.67	149.32 %	\$220.00	\$147.33	\$72.67	149.32 %
5100 OPERATING EXPENSE					\$0.00	\$0.00	\$0.00	0.00%
5101 MAINTENANCE		1,414.84	-1,414.84		\$0.00	\$1,414.84	\$ -1,414.84	0.00%
5110 Irrigation Repairs	1,297.25		1,297.25		\$1,297.25	\$0.00	\$1,297.25	0.00%
5130 Landscape Supplies / Extras	14.99		14.99		\$14.99	\$0.00	\$14.99	0.00%
5164 Storm Drain	10.00		10.00		\$10.00	\$0.00	\$10.00	0.00%
5201 General Maintenance/Repair	127.87		127.87		\$127.87	\$0.00	\$127.87	0.00%
5205 Exterior Walls	5.00		5.00		\$5.00	\$0.00	\$5.00	0.00%
5206 Foundation	10.00		10.00		\$10.00	\$0.00	\$10.00	0.00%
5240 Sewer	375.00		375.00		\$375.00	\$0.00	\$375.00	0.00%
5246 Painting	5.00		5.00		\$5.00	\$0.00	\$5.00	0.00%
5251 Pest Control	35.00		35.00		\$35.00	\$0.00	\$35.00	0.00%
Total 5101 MAINTENANCE	1,880.11	1,414.84	465.27	132.88 %	\$1,880.11	\$1,414.84	\$465.27	132.88 %
5300 CLUBHOUSE		391.25	-391.25		\$0.00	\$391.25	\$ -391.25	0.00%
5312 Clubhouse Gas	60.78		60.78		\$60.78	\$0.00	\$60.78	0.00%
5316 Windows, Doors & Locks	43.82		43.82		\$43.82	\$0.00	\$43.82	0.00%
Total 5300 CLUBHOUSE	104.60	391.25	-286.65	26.73 %	\$104.60	\$391.25	\$ -286.65	26.73 %
5325 SWIMMING POOL		871.33	-871.33		\$0.00	\$871.33	\$ -871.33	0.00%
5327 Pool Supplies	25.79		25.79		\$25.79	\$0.00	\$25.79	0.00%
5328 Pool Repairs	76.63		76.63		\$76.63	\$0.00	\$76.63	0.00%
5338 Pool Facility, Supplies	28.50		28.50		\$28.50	\$0.00	\$28.50	0.00%
5339 Pool Solar Cover	229.96		229.96		\$229.96	\$0.00	\$229.96	0.00%
5345 Pool Chemicals	350.07		350.07		\$350.07	\$0.00	\$350.07	0.00%
Total 5325 SWIMMING POOL	710.95	871.33	-160.38	81.59 %	\$710.95	\$871.33	\$ -160.38	81.59 %
5401 Landscape Contract	2,860.00	2,481.17	378.83	115.27 %	\$2,860.00	\$2,481.17	\$378.83	115.27 %
5403 Garbage / Recycling	2,253.29	2,192.50	60.79	102.77 %	\$2,253.29	\$2,192.50	\$60.79	102.77 %
5404 Water	1,280.21	1,768.10	-487.89	72.41 %	\$1,280.21	\$1,768.10	\$ -487.89	72.41 %
5405 Sewer and Storm Water	3,957.45	4,372.42	-414.97	90.51 %	\$3,957.45	\$4,372.42	\$ -414.97	90.51 %
5406 Area Lighting	158.52	137.00	21.52	115.71 %	\$158.52	\$137.00	\$21.52	115.71 %
5407 Electricity	210.39	296.09	-85.70	71.06 %	\$210.39	\$296.09	\$ -85.70	71.06 %
5408 Property Insurance	2,459.33	2,459.33	0.00	100.00 %	\$2,459.33	\$2,459.33	\$0.00	100.00 %

Club Estates East Condominium, an Association of Owners

Budget vs. Actuals: FY_2023_2024 - FY24 P&L

June 2023

	JUN 2023				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5510 OFFICE		276.25	-276.25		\$0.00	\$276.25	\$ -276.25	0.00%
5511 Computer Expenses	85.00		85.00		\$85.00	\$0.00	\$85.00	0.00%
5512 Telephone and Internet	157.55		157.55		\$157.55	\$0.00	\$157.55	0.00%
Total 5510 OFFICE	242.55	276.25	-33.70	87.80 %	\$242.55	\$276.25	\$ -33.70	87.80 %
5610 ANNUAL OPERATING EXP					\$0.00	\$0.00	\$0.00	0.00%
5622 PROFESSIONAL SERVICES					\$0.00	\$0.00	\$0.00	0.00%
5625 Legal Services		165.75	-165.75		\$0.00	\$165.75	\$ -165.75	0.00%
Total 5622 PROFESSIONAL SERVICES		165.75	-165.75		\$0.00	\$165.75	\$ -165.75	0.00%
5626 Annual Insurance Payment	192.00	199.68	-7.68	96.15 %	\$192.00	\$199.68	\$ -7.68	96.15 %
5628 Sprinkler Setup	3,580.00	2,329.60	1,250.40	153.67 %	\$3,580.00	\$2,329.60	\$1,250.40	153.67 %
5629 Catch Basin Cleaning	2,307.98	2,044.12	263.86	112.91 %	\$2,307.98	\$2,044.12	\$263.86	112.91 %
5631 Sewer Line Cleanout	1,300.00	1,866.80	-566.80	69.64 %	\$1,300.00	\$1,866.80	\$ -566.80	69.64 %
Total 5610 ANNUAL OPERATING EXP	7,379.98	6,605.95	774.03	111.72 %	\$7,379.98	\$6,605.95	\$774.03	111.72 %
Total 5100 OPERATING EXPENSE	23,497.38	23,266.23	231.15	100.99 %	\$23,497.38	\$23,266.23	\$231.15	100.99 %
7100 RESERVE EXPENSE ITEMS					\$0.00	\$0.00	\$0.00	0.00%
7117 Carport Roof - Replacement	23,802.00	25,000.00	-1,198.00	95.21 %	\$23,802.00	\$25,000.00	\$ -1,198.00	95.21 %
7156 Dry Wells	8,625.00		8,625.00		\$8,625.00	\$0.00	\$8,625.00	0.00%
Total 7100 RESERVE EXPENSE ITEMS	32,427.00	25,000.00	7,427.00	129.71 %	\$32,427.00	\$25,000.00	\$7,427.00	129.71 %
Total Expenses	\$56,239.91	\$48,413.56	\$7,826.35	116.17 %	\$56,239.91	\$48,413.56	\$7,826.35	116.17 %
NET OPERATING INCOME	\$ -31,750.69	\$ -23,582.07	\$ -8,168.62	134.64 %	\$ -31,750.69	\$ -23,582.07	\$ -8,168.62	134.64 %
Other Expenses								
Reconciliation Discrepancies	50.00		50.00		\$50.00	\$0.00	\$50.00	0.00%
Total Other Expenses	\$50.00	\$0.00	\$50.00	0.00%	\$50.00	\$0.00	\$50.00	0.00%
NET OTHER INCOME	\$ -50.00	\$0.00	\$ -50.00	0.00%	\$ -50.00	\$0.00	\$ -50.00	0.00%
NET INCOME	\$ -31,800.69	\$ -23,582.07	\$ -8,218.62	134.85 %	\$ -31,800.69	\$ -23,582.07	\$ -8,218.62	134.85 %

Note

Informational Purposes

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

June 2023

	DONATION	OPERATING	RESERVE	TOTAL
Income				
4000 INCOME				\$0.00
4001 OPERATING INCOME				\$0.00
4002 Operating Assessment		17,505.00		\$17,505.00
4005 Bank Interest Revenue		2.20		\$2.20
4006 Shed Rental		200.00		\$200.00
4007 Garage Rental		540.00		\$540.00
Total 4001 OPERATING INCOME		18,247.20		\$18,247.20
4070 DONATION				\$0.00
4071 Clubhouse	77.10			\$77.10
4072 Copy Donations	8.00			\$8.00
4074 Swimming Pool	23.55			\$23.55
Total 4070 DONATION	108.65			\$108.65
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			6,012.00	\$6,012.00
4093 Reserve Interest Revenue			0.90	\$0.90
Total 4090 RESERVE INCOME			6,012.90	\$6,012.90
Total 4000 INCOME	108.65	18,262.20	6,012.90	\$24,383.75
Billable Expense Income		105.47		\$105.47
Total Income	\$108.65	\$18,367.67	\$6,012.90	\$24,489.22
GROSS PROFIT	\$108.65	\$18,367.67	\$6,012.90	\$24,489.22
Expenses				
5000 MISCELLANEOUS EXPENSES				\$0.00
5025 NSF Fees		15.00		\$15.00
5027 Unit 10 Upgrade Expenses		47.66		\$47.66
Total 5000 MISCELLANEOUS EXPENSES		62.66		\$62.66
5070 DONATION SPENDING				\$0.00
5074 Clubhouse Cleaning	100.00			\$100.00
5075 Clubhouse Restroom	30.00	20.00		\$50.00
5077 Decoration Storage	30.00			\$30.00
5083 Medical Shed Stg	40.00			\$40.00
Total 5070 DONATION SPENDING	200.00	20.00		\$220.00

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

June 2023

	DONATION	OPERATING	RESERVE	TOTAL
5100 OPERATING EXPENSE				\$0.00
5101 MAINTENANCE				\$0.00
5110 Irrigation Repairs		1,297.25		\$1,297.25
5130 Landscape Supplies / Extras		14.99		\$14.99
5164 Storm Drain		10.00		\$10.00
5201 General Maintenance/Repair		127.87		\$127.87
5205 Exterior Walls		5.00		\$5.00
5206 Foundation		10.00		\$10.00
5240 Sewer		375.00		\$375.00
5246 Painting		5.00		\$5.00
5251 Pest Control		35.00		\$35.00
Total 5101 MAINTENANCE		1,880.11		\$1,880.11
5300 CLUBHOUSE				\$0.00
5312 Clubhouse Gas		60.78		\$60.78
5316 Windows, Doors & Locks		43.82		\$43.82
Total 5300 CLUBHOUSE		104.60		\$104.60
5325 SWIMMING POOL				\$0.00
5327 Pool Supplies		25.79		\$25.79
5328 Pool Repairs		76.63		\$76.63
5338 Pool Facility, Supplies		28.50		\$28.50
5339 Pool Solar Cover		229.96		\$229.96
5345 Pool Chemicals		350.07		\$350.07
Total 5325 SWIMMING POOL		710.95		\$710.95
5401 Landscape Contract		2,860.00		\$2,860.00
5403 Garbage / Recycling		2,253.29		\$2,253.29
5404 Water		1,280.21		\$1,280.21
5405 Sewer and Storm Water		3,957.45		\$3,957.45
5406 Area Lighting		158.52		\$158.52
5407 Electricity		243.26		\$243.26
5408 Property Insurance		2,459.33		\$2,459.33
5510 OFFICE				\$0.00
5511 Computer Expenses		85.00		\$85.00
5512 Telephone and Internet		157.55		\$157.55
Total 5510 OFFICE		242.55		\$242.55
5610 ANNUAL OPERATING EXP				\$0.00
5626 Annual Insurance Payment		192.00		\$192.00
5628 Sprinkler Setup		3,580.00		\$3,580.00
5629 Catch Basin Cleaning		2,307.98		\$2,307.98
5631 Sewer Line Cleanout		1,300.00		\$1,300.00
Total 5610 ANNUAL OPERATING EXP		7,379.98		\$7,379.98
Total 5100 OPERATING EXPENSE		23,530.25		\$23,530.25

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

June 2023

	DONATION	OPERATING	RESERVE	TOTAL
7100 RESERVE EXPENSE ITEMS				\$0.00
7117 Carport Roof - Replacement			23,802.00	\$23,802.00
7156 Dry Wells			8,625.00	\$8,625.00
Total 7100 RESERVE EXPENSE ITEMS			32,427.00	\$32,427.00
Total Expenses	\$200.00	\$23,612.91	\$32,427.00	\$56,239.91
NET OPERATING INCOME	\$ -91.35	\$ -5,245.24	\$ -26,414.10	\$ -31,750.69
Other Expenses				
Reconciliation Discrepancies		50.00		\$50.00
Total Other Expenses	\$0.00	\$50.00	\$0.00	\$50.00
NET OTHER INCOME	\$0.00	\$ -50.00	\$0.00	\$ -50.00
NET INCOME	\$ -91.35	\$ -5,295.24	\$ -26,414.10	\$ -31,800.69

Club Estates East Condominium, an Association of Owners

Payment Detail

June 2023

	TOTAL
Amazon	473.08
Arrow Sanitary Service	2,253.29
CareFree Pool & Spa Supply	173.20
Comcast	157.55
Guy Hancock	50.00
Home Depot	50.50
Intuit	85.00
Mountain View Landscapes	6,440.00
NW Natural	60.78
Onpoint Community Credit Union	15.00
Patsy Ruffner	100.00
Portland General Electric	401.78
Portland Water Bureau	5,237.66
ProDrain & Rooter Service	1,675.00
River City Environmental	2,307.98
Sanitech	8,625.00
State Farm	2,672.99
Sunrise Landscape	1,297.25
Superior Roofing	23,802.00
Terry Robrecht	53.99
Vickey Khalifa	14.99
Wayne Vickrey	272.87
TOTAL	\$56,219.91

Note

Informational Purposes