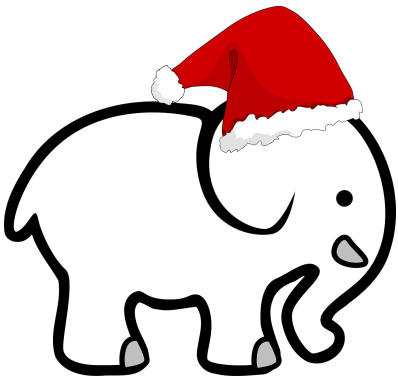


Club Estates East Board Meeting

June 12, 2023



Potluck Announcement: June's potluck is tonight, June 16th at 5:30 PM. It will include a white elephant gift exchange. Please bring a wrapped white elephant gift for each person who wants to participate.

GET OUT YOUR MARKERS AND SETTLE IN FOR A LONG READ.
There is lots of important information in the following pages.

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 5 guests. A motion was made, seconded and passed to accept the minutes of the previous meeting as summarized. It was noted that in an executive meeting, the board approved Vicki Sharp-Zook as the CEE Board Vice President.

Treasurer's report by Vicki Sharp-Zook:

- The May 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 and will be revised in July after taxes have been prepared and year end adjusting entries have been made.
- Bank account balances:
 - Reserve account: \$129,504
 - Operating accounts: \$76,630
 - Total in bank accounts: \$206,134
- The Accounts Receivable ledger amount is now \$22,290. This includes past due amounts and seven accounts that are prepaid.
- There is a new long-term liability account called HOA Prepay. The account was set up in May when we received \$25,290 in prepayments. After the June prepayments have been applied, the difference will be moved to a savings account.
- Clubhouse/Copier/Pool:
 - Donations: \$ 321
 - Expenses: \$ 321
 - Donations Balance: \$2,660
- We are over budget by \$100 in the following expenses: Maintenance: Tree Pruning/tree removal and sewer maintenance
- In May there was a \$50.00 reconciliation problem. The bank incorrectly added posted a check for \$373 instead of \$323. It was fixed in June.
- Our income for May was over budget by \$1,791
- Our expenses for May were over budget by \$1,003

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

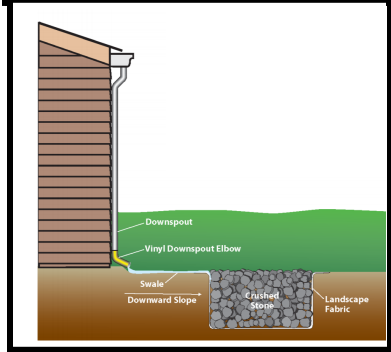
Maintenance Report by Rose Doherty:

- The clubhouse was used 20 times by 210 guests.
- The pool was used on 2 days, 13 times, by 44 guests.
- There are 2 residents waiting for a shed or garage and 2 people on the waiting list for a condo.
- Unit 12530 (Dedlow) has been sold to Nancy Robrecht. Units 12355 (Keidel) and 12455 (Gheorghe) are still on the market.



FYI: Dry wells and catch basins: Both are methods to drain water away from our foundations. Rain water is funneled from our gutters through underground drainage pipes to both dry wells and catch basins.

← A **catch basin** has a watertight underground container with drain pipes attached. It is placed under asphalt with a grate covering it. It is a closed system and must be cleaned out regularly.



← A **dry well** has a permeable container or none at all. It is placed under lawns or ground.

On May 25th, River City Environmental (RCE) Septic System performed their yearly catch basin drainage and clean out. All the catch basins were fine with the exception of the one behind 12660 (Jan P). It was completely clogged with roots and also missing a part called a baffle, that keeps leaves etc out of the pipe. If we don't repair this, in the winter

the back parking area could become a small lake. It will cost nearly \$8,000 since it entails removing and replacing asphalt. The work is not scheduled yet.

The ground in front of 12385 (Jan and Guy H.) does not drain properly when it rains. Upon investigation it was discovered that the dry well and underground pipes in that courtyard are clogged with roots. They will be replaced on Monday, June 19th by Sanitec. Be alert for heavy equipment in the area. Hopefully it will only take one day.

Sewer Lines: On May 26th, ProDrain checked and cleaned out our sewer lines. No issues were reported at the time. However, in early June a clogged sewer line at 12395 (Mary Allen) had to be cleaned out. We are not sure why this happened.

Other projects: Due to the unseen catch basin and dry well issues, the clubhouse carpet cleaning, wood panel replacements and back access paving projects have been put on hold. They will be reevaluated this year and next depending on updates to the above issues. Removing these costs will not cover our unexpected expenses, but will help.

Pool: The pool opened Memorial Day weekend. The pool committee, including Terry Robrecht (chemicals and equipment), Gordie Whipps (chemicals and cleaning), Paula G (pool testing schedule), Mary A (power washing), and Rose D. and many others worked to get the pool infrastructure out and placed in and around the pool. Please give them a big thank you when you see them around the complex. We wouldn't have this beautiful pool this summer if we didn't have these committed people. The pool rules have not been changed. Please shut off the showers completely, lock all the doors and gates, shower before you swim, put the toys away, and be responsible for your guests. Remember, there is a camera. We can verify who has been in the pool. Please note the pool rules list at the end of the minutes.

Gutters: We are in the process of re-evaluating our gutter cleaning services and needs. We want a company that will clean ALL gutters including the carport ones and treat for moss prevention. Update: Rose and Gail met with River City Gutters on Tuesday morning. They will be giving us a comprehensive quote including the present status of our gutters and a possible future plan.

Porch roofs: Later this month we will be getting quotes from Chris of Bliss Roofing for some front porch overhang replacements and to get advice on the condition of our roofs in general. Bliss Roofing is one of only 2 companies in the Portland area that work on tile roofs. They've done several front porch overhangs in the past for CEE. The good news is that the porch roof problems are mostly cosmetic, not structural. But eventually they will get worse and the fascia boards under all the gutters, not just the ones on the front porches, will need to be replaced.

Porch roofs and encroaching bushes: As Rose and Nancy inspected the porch overhangs, we noticed multiple units with overgrown plants interfering with water drainage. Please keep your plants trimmed away from all gutters and downspouts so that water may freely drain. Note: The new landscapers will routinely trim bushes that are under 6' tall. If your bushes are higher than 6' tall you will have to make arrangements for the trimming yourself. We understand this is a change from our previous way of doing things and will be patient with you as you get these overgrown bushes trimmed.

Clubhouse Furnace: Midway Heating and AC completed our annual furnace/AC tuneup in early June. We saved \$158 by purchasing the filters ourselves, but paid \$225 to replace a non functioning capacitor.

New optimum clubhouse temperature: While the technician was here doing yearly maintenance on our HVAC, he suggested that the clubhouse temperature be set in the mid 70's for optimal comfort and electrical savings. The new settings are noted above the thermostats, so if you adjust them for an event, please reset them to the preferred settings when you leave.

Carport Roofs: Five carports have been re-roofed this week. In 2024 and 2025, the carport reroofing will be finished. Two roofs, 12615 and 12625, had dry rot necessitating replacement of the tongue and groove underlayment for a cost of \$384.

Pool Retaining Wall: The CEE pool deck and retaining wall have been inspected and evaluated by Laverne's Rock Works. Laverne stated that the pool decking is in relatively good shape considering its age and should be fine as long as we stay on top of the cracks (Thank you Dave White for your past work in that regard.) The retaining wall has a large horizontal crack and some degree of bulging, Laverne feels that the retaining wall is fine for this year. We will check it annually for issues. To avoid further damage, Wayne is going to apply cement caulk to unsealed cracks and replace older caulk that is coming loose. We are also considering sealing the pool deck.

Yellow slips (YS): We are working on updating and restarting our YS (yellow slip) logging system. All yellow slips are logged by date, unit, number and action. Then they are filed by unit. Every unit has a file folder with all the yellow slips turned in for that number. We are several years behind in logging. We appreciate the two volunteers who have stepped forward to bring us up to date on our logging.

Contacting Rose: Rose is sorry that she is unable to answer phone calls or respond to texts for maintenance concerns or needs. Yellow slips (YS) are the appropriate way to report problems. They are the only way to keep your requests and our responses current. If you have an emergency, you can email Rose at cee-maintenance@rosepdx.com or call or text her at 971-500-2710. If you are physically unable to pick up YS from the clubhouse, please contact Rose in one of the above ways. She will drop off and pick up YS for you.

Online calendar: Rose is also working to establish an online calendar to help us as a board communicate estimates, projects, appointments, maintenance work schedules and ongoing work.

Security Report by Linda Osborne:

There were 4 security incidents reported in the month of May. Most of them were picked up by the security cameras. All involved trespassers, one in an auto, 2 walking and one was kids trying to get into the pool. One used needle was found in a garbage can.

Grounds Report by Vicki Khalifa:



Club Estates East Community Group Facebook Page: Vickey often posts ground updates on our CEE FB page. Please join this page so you can stay up to date on happenings at CEE. Look for Club Estates East Community Group. The following is cut and pasted, with some changes and additions, from what Vickey has posted in the last month. I hope that reading it will encourage you to join the FB page. It is a great way to know what is going on, ask questions and communicate with each other on an ongoing basis. Lisa Wittorff is our FB coordinator. Contact her if you have questions.



Irrigation Company: June 10th: Hi neighbors, update... I am pleased to announce that we have a new irrigation company. Sunrise Landscaping Services. Steve is a licensed irrigation specialist. He came today, turned on all the sprinklers and replaced one timer. The sprinklers have been adjusted to reach as far as possible. They are old and have their limitations. This month two sprinkler valves were replaced. Two malfunctioning sprinkler valves were replaced.



Our new landscaping company is **Antonio Urzua Landscape Maintenance**. Alex, the manager, and his crew will be here 6-8 hours every Saturday. We will be getting full maintenance including mowing, edging, blowing, trimming/pruning hedges/bushes under 6 foot tall, weed control, raking and haul away. Yard debris from each courtyard will be emptied. Unlike our previous landscaping company, Urzua will trim our rose bushes. They will also be trimming our courtyard trees. This month they trimmed the cherry blossom tree in Gail's courtyard. The tree trimming will not be part of the regular landscaping cost.



Sava 🌳 ree, our new tree spraying company, will be starting their service next month. They use only natural/organic material. They will be spraying 3 times a year. They will mainly focus on the younger trees (prevention) and the trees that are struggling with health issues. I will send out a notice 5-7 days before the scheduled spraying. Thank you for your support and patience.

After the landscapers finished, Vickey posted the following on FB: Hi neighbors, our new landscapers are just finishing up. It is now 5:50 pm. They started working at 8:30 am this morning. They mowed and edged. One of the two lawn mowers broke down 3/4 of the way. They pursued. As they get more familiar with the grounds the job will go more smoothly. Next week they plan on spraying the weeds

along the back fences. They also plan on trimming some of the hedges. (Note: They will only trim bushes up to 6' tall. Residents are responsible to trim bushes that are larger than 6' tall.) All bushes will be trimmed with rounded tops. Antonio will not remove bushes. Please don't ask them to do this.

See what you are missing by not following CEE on Facebook!

If you don't want certain bushes trimmed please put a RED flag in front of the hedge/bush. If you have a different color of flag, please see Vickey to get a red one so that all of our flags match.

If you wish for no work to be done in your flower beds please be sure I have you on the "DO NOT GO INTO MY FLOWERBEDS " list. There is a No Flower Bed Work list on the bulletin board by the calendar in the clubhouse.

If you would like individual yard work done, such as weeding, digging up bushes, laying bark dust, etc. call Alex 503-891-5776 to arrange a time for him to come. All costs for this labor are the responsibility of the homeowner.

Please do not question our contracted workers. Contact Vickey Khalifa if you have concerns. Of course it is always OK to thank and praise them.

New trees: The new trees have been planted, staked and mulched. Feel welcome, but not compelled, to water these trees. They will appreciate the extra drink between when the city people come. By the way, the city people have our permission to drive their watering trucks over our lawns. FYI, the HOA will be responsible for the removal of the cherry trees when it comes time to do that.

Old Business: Note: If it seems more logical, old and new business may be included in the maintenance and grounds reports above.

- **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.
- **Keidel Unit:** We are disappointed that the Keidel Unit has not sold. One problem is that the sale has to go through HUD, which can take months and most people don't want to wait that long.
- **Dog poop:** Help! It has been observed that there is often dog poop on the grass on the north side of Main St between Mary Parker's and Cassy Owen's units. We would like to know who is neglecting to pick up after their pet. It is a small dog. Please keep your eyes open so that we can identify the culprit and deal with this problem.

New Business:

- The pool solar cover is deteriorating and shedding small blue plastic dots. We have ordered a new cover. We will not cover the pool until the new cover is installed. It looks like we will have to buy a new cover every year or two.
- The special HOA meeting will include, in addition to the bylaws revisions, a revised budget, in light of our unexpected expenses. More information will be forthcoming.
- Rose talked to our USPS mail deliverer. They told her that because the mailboxes are on private HOA property, we are allowed to put any and all HOA notices in them. No advertisements or notices of any other kind are allowed.

The meeting was adjourned at 5:20. Whew! Respectfully submitted, Nancy Robrecht

Announcements:

- Next month's HOA Board Meeting will be Monday, July 10th at 3:30 in the office.
- Be on the lookout for announcements of special bylaw change discussion sessions to be held in the next month or so.
- Please don't donate expired items to the food pantry. Also, don't donate flour, sugar or any open item.
- July's potluck will be our summer barbecue, held on Saturday, July 29th. Look for further information.
- Jan Pfaff had her windows cleaned by Grant Barclay from Crystal Gleam Window Cleaning 503-512-0162 grant@crystalgleam.com. They charged her \$115 for her 3 bedroom unit. They took off the screens and washed both sides of her windows. You can pick up their business card in the clubhouse. She was pleased with their work and recommends them.

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 Swimming Pool Area Regulations

1. There are no official pool hours. There are too many variables. If you want to swim when the pool is covered, contact Gail Newberry.
2. Adult only time is from 12:30 to 2:00 and 7:00 to closing. Children may swim during adult hours if no adults are in the pool.
3. Lock the first gate when you come to swim.
4. All pool visitors must fill out the sign in/sign out sheet. One entry per group is sufficient.
5. If you are the last one leaving the pool, be sure that the showers and lights are turned off, the floor is squeegeed clear of water, the toilets are flushed, everything is tidy, the doors to the dressing rooms are firmly closed, the safety rope is across the pool, all toys are put away and both gates are pad locked. In other words, look around before you leave.
6. You can leave the dressing room doors open while you swim. This helps them air out.
7. Take a shower before you enter the water. This is state law. We can be cited and fined if the inspector catches someone not showering.
8. The safety equipment on the fence is only to be used for that purpose.
9. Resident hosts are responsible for the conduct and safety of their guests. A person over 55 who is a resident or owner must be in the pool area when guests are using the pool. A reasonable number of guests per resident/owner are allowed at one time.
10. No outside pool toys are allowed. The toys in the dressing rooms are for everyone to use. You may bring your own noodles/toys if they are used exclusively for our pool.
11. The gate must never be blocked open. An adult must open the gate for children.
12. The safety rope must be across the pool when non-swimmers are present. It can be removed if there are no non-swimmers present. It must be replaced when you leave the pool area.
13. Unnecessary noise is not permitted at any time. No running or jumping in the pool area.
14. No food, glass containers or beverages in the pool area, except plastic water bottles.
15. No pets allowed in the pool area.
16. Swim after dusk only if the light in the pool is on.
17. Use the squeegee or broom to remove water from the shower stalls and floor when leaving.
18. Please comply with all Oregon State Board of Health Regulations for swimming pools as posted at the pool entrance.
19. Any child not potty-trained must wear a swim diaper.
20. Please be considerate, enjoy the pool and have fun!

Club Estates East Condominium, an Association of Owners

Balance Sheet As of May 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1100 Operating Checking	63,764.45
1102 Cash on hand	70.94
1120 Annual Operating MM	12,794.24
1200 RESERVE ACCOUNTS	
1201 Reserve Checking	6,107.59
1202 Reserve Money Market	113,390.21
1203 Deductible Reserve	10,005.86
Total 1200 RESERVE ACCOUNTS	129,503.66
Total Bank Accounts	\$206,133.29
Accounts Receivable	
1300 Accounts Receivable	22,289.68
Total Accounts Receivable	\$22,289.68
Total Current Assets	\$228,422.97
Fixed Assets	
1610 Computer Equipment	1,236.40
1620 Dishwasher	4,072.71
1630 Equipment	104,491.00
1640 IMPROVEMENTS	
1642 Accum. Depreciation	-116,265.00
1644 Improvements - other	54,201.45
Total 1640 IMPROVEMENTS	-62,063.55
Total Fixed Assets	\$47,736.56
TOTAL ASSETS	\$276,159.53
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2301 Powell Villa Ace Hardware	58.97
2305 Home Depot	29.43
Total Credit Cards	\$88.40
Total Current Liabilities	\$88.40

Club Estates East Condominium, an Association of Owners

Balance Sheet As of May 31, 2023

	TOTAL
Long-Term Liabilities	
2052 HOA Prepayments	25,249.00
2501 Deferred Income	69,593.40
Total Long-Term Liabilities	\$94,842.40
Total Liabilities	\$94,930.80
Equity	
3007 DONATIONS TOTAL	-2,590.44
3008 Clubhouse Balance	2,350.89
3009 Copy Machine Balance	204.55
3010 Swimming Pool Balance	35.00
Total 3007 DONATIONS TOTAL	0.00
3020 ANNUAL OPERATING	
3021 Annual Oper. Bal. Available	-12,794.24
3023 Reserve/Maint. Plan Update	350.00
3024 Accounting /Tax Preparation	1,037.77
3025 Legal Services	-453.69
3026 Annual Insurance Payment	166.40
3027 Gutter / Roof Cleaning	4,056.00
3028 Sprinkler Startup	3,112.81
3029 Catch Basin Cleaning	2,214.51
3031 Sewer Line Cleanout	1,555.70
3032 Swimming Pool License	151.50
3036 Club House HVAC	450.67
3037 OR Corporate Tax	152.57
Total 3020 ANNUAL OPERATING	0.00
3040 OPERATING ITEMS	
3041 For Transfer To Reserve	750.00
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	168,544.19
Net Income	12,684.54
Total Equity	\$181,228.73
TOTAL LIABILITIES AND EQUITY	\$276,159.53

Note
Informational Purposes

Club Estates East Condominium, an Association of Owners

Budget vs. Actuals: FY_2023_2024 - FY24 P&L

May 2023

	MAY 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	17,889.00	17,693.00	196.00	101.11 %	\$17,889.00	\$17,693.00	\$196.00	101.11 %
4005 Bank Interest Revenue	2.63		2.63		\$2.63	\$0.00	\$2.63	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	18,631.63	18,433.00	198.63	101.08 %	\$18,631.63	\$18,433.00	\$198.63	101.08 %
4070 DONATION					\$0.00	\$0.00	\$0.00	0.00%
4071 Clubhouse	303.31	230.16	73.15	131.78 %	\$303.31	\$230.16	\$73.15	131.78 %
4072 Copy Donations	18.00	5.00	13.00	360.00 %	\$18.00	\$5.00	\$13.00	360.00 %
4074 Swimming Pool		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
Total 4070 DONATION	321.31	235.16	86.15	136.63 %	\$321.31	\$235.16	\$86.15	136.63 %
4090 RESERVE INCOME					\$0.00	\$0.00	\$0.00	0.00%
4091 Reserve Assessment	6,148.00	6,080.00	68.00	101.12 %	\$6,148.00	\$6,080.00	\$68.00	101.12 %
4093 Reserve Interest Revenue	1.82	83.33	-81.51	2.18 %	\$1.82	\$83.33	\$ -81.51	2.18 %
4094 Reserve Transfer Fee	750.00		750.00		\$750.00	\$0.00	\$750.00	0.00%
Total 4090 RESERVE INCOME	6,899.82	6,163.33	736.49	111.95 %	\$6,899.82	\$6,163.33	\$736.49	111.95 %
Total 4000 INCOME	25,852.76	24,831.49	1,021.27	104.11 %	\$25,852.76	\$24,831.49	\$1,021.27	104.11 %
Billable Expense Income	769.92		769.92		\$769.92	\$0.00	\$769.92	0.00%
Total Income	\$26,622.68	\$24,831.49	\$1,791.19	107.21 %	\$26,622.68	\$24,831.49	\$1,791.19	107.21 %
GROSS PROFIT	\$26,622.68	\$24,831.49	\$1,791.19	107.21 %	\$26,622.68	\$24,831.49	\$1,791.19	107.21 %
Expenses								
5000 MISCELLANEOUS EXPENSES					\$0.00	\$0.00	\$0.00	0.00%
5027 Unit 10 Upgrade Expenses	105.47		105.47		\$105.47	\$0.00	\$105.47	0.00%
Total 5000 MISCELLANEOUS EXPENSES	105.47		105.47		\$105.47	\$0.00	\$105.47	0.00%
5070 DONATION SPENDING					\$0.00	\$0.00	\$0.00	0.00%
5073 Clubhouse Improvements	51.57		51.57		\$51.57	\$0.00	\$51.57	0.00%
5074 Clubhouse Cleaning	200.00	147.33	52.67	135.75 %	\$200.00	\$147.33	\$52.67	135.75 %
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	321.57	147.33	174.24	218.27 %	\$321.57	\$147.33	\$174.24	218.27 %
5100 OPERATING EXPENSE					\$0.00	\$0.00	\$0.00	0.00%
5101 MAINTENANCE		1,414.83	-1,414.83		\$0.00	\$1,414.83	\$ -1,414.83	0.00%
5108 Tree Disease Control	443.00		443.00		\$443.00	\$0.00	\$443.00	0.00%
5130 Landscape Supplies / Extras					\$0.00	\$0.00	\$0.00	0.00%
5131 Tree Removal	1,045.00		1,045.00		\$1,045.00	\$0.00	\$1,045.00	0.00%
Total 5130 Landscape Supplies / Extras	1,045.00		1,045.00		\$1,045.00	\$0.00	\$1,045.00	0.00%
5201 General Maintenance/Repair	455.53		455.53		\$455.53	\$0.00	\$455.53	0.00%
5207 Patio Gate	15.00		15.00		\$15.00	\$0.00	\$15.00	0.00%
5240 Sewer	425.00		425.00		\$425.00	\$0.00	\$425.00	0.00%
5251 Pest Control	60.00		60.00		\$60.00	\$0.00	\$60.00	0.00%
Total 5101 MAINTENANCE	2,443.53	1,414.83	1,028.70	172.71 %	\$2,443.53	\$1,414.83	\$1,028.70	172.71 %
5300 CLUBHOUSE		391.25	-391.25		\$0.00	\$391.25	\$ -391.25	0.00%
5312 Clubhouse Gas	255.71		255.71		\$255.71	\$0.00	\$255.71	0.00%
5315 Heating / HVAC Systems	42.00		42.00		\$42.00	\$0.00	\$42.00	0.00%
Total 5300 CLUBHOUSE	297.71	391.25	-93.54	76.09 %	\$297.71	\$391.25	\$ -93.54	76.09 %
5325 SWIMMING POOL		871.33	-871.33		\$0.00	\$871.33	\$ -871.33	0.00%
5327 Pool Supplies	26.77		26.77		\$26.77	\$0.00	\$26.77	0.00%
5330 Pool Telephone	16.46		16.46		\$16.46	\$0.00	\$16.46	0.00%
5335 Pool Facility, Cleaning Basic	20.00		20.00		\$20.00	\$0.00	\$20.00	0.00%
Total 5325 SWIMMING POOL	63.23	871.33	-808.10	7.26 %	\$63.23	\$871.33	\$ -808.10	7.26 %
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	1,368.55	1,768.08	-399.53	77.40 %	\$1,368.55	\$1,768.08	\$ -399.53	77.40 %
5405 Sewer and Storm Water	4,398.85	4,372.42	26.43	100.60 %	\$4,398.85	\$4,372.42	\$26.43	100.60 %
5406 Area Lighting	158.52	137.00	21.52	115.71 %	\$158.52	\$137.00	\$21.52	115.71 %
5407 Electricity	209.09	296.08	-86.99	70.62 %	\$209.09	\$296.08	\$ -86.99	70.62 %
5408 Property Insurance	2,459.33	2,459.33	0.00	100.00 %	\$2,459.33	\$2,459.33	\$0.00	100.00 %
5510 OFFICE	0.00	276.25	-276.25	0.00 %	\$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	112.92		112.92		\$112.92	\$0.00	\$112.92	0.00%

Club Estates East Condominium, an Association of Owners

Budget vs. Actuals: FY_2023_2024 - FY24 P&L

May 2023

	MAY 2023				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5515 Bank Charges	-5.00		-5.00		\$ -5.00	\$0.00	\$ -5.00	0.00%
Total 5510 OFFICE	192.92	276.25	-83.33	69.84 %	\$192.92	\$276.25	\$ -83.33	69.84 %
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		\$0.00	\$0.00	\$0.00	0.00%
5624 Accounting /Tax Preparation		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
5625 Legal Services	850.00	165.75	684.25	512.82 %	\$850.00	\$165.75	\$684.25	512.82 %
Total 5622 PROFESSIONAL SERVICES	850.00	165.75	684.25	512.82 %	\$850.00	\$165.75	\$684.25	512.82 %
5626 Annual Insurance Payment		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
5627 Gutter / Roof Cleaning		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
5628 Sprinkler Setup		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
5629 Catch Basin Cleaning		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
5630 Club House HVAC		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
5631 Sewer Line Cleanout		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
5632 Fire/Safety Systems	90.00	95.68	-5.68	94.06 %	\$90.00	\$95.68	\$ -5.68	94.06 %
5633 Income Tax		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
5634 Pool License		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
Total 5610 ANNUAL OPERATING EXP	940.00	261.43	678.57	359.56 %	\$940.00	\$261.43	\$678.57	359.56 %
Total 5100 OPERATING EXPENSE	17,645.02	16,921.67	723.35	104.27 %	\$17,645.02	\$16,921.67	\$723.35	104.27 %
7100 RESERVE EXPENSE ITEMS					\$0.00	\$0.00	\$0.00	0.00%
7110 Tree Replacement		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
7112 Patio Wall		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
7114 Patio Sheds - Repairs		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
7117 Carport Roof - Replacement		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
7160 Street/Parking Repairs		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
7162 Retaining Wall		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
Total 7100 RESERVE EXPENSE ITEMS		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
Total Expenses	\$18,072.06	\$17,069.00	\$1,003.06	105.88 %	\$18,072.06	\$17,069.00	\$1,003.06	105.88 %
NET OPERATING INCOME	\$8,550.62	\$7,762.49	\$788.13	110.15 %	\$8,550.62	\$7,762.49	\$788.13	110.15 %
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	\$8,600.62	\$7,762.49	\$838.13	110.80 %	\$8,600.62	\$7,762.49	\$838.13	110.80 %

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

May 2023

	DONATION	OPERATING	RESERVE	TOTAL
Income				
4000 INCOME				\$0.00
4001 OPERATING INCOME				\$0.00
4002 Operating Assessment		17,889.00		\$17,889.00
4005 Bank Interest Revenue		2.63		\$2.63
4006 Shed Rental		200.00		\$200.00
4007 Garage Rental		540.00		\$540.00
Total 4001 OPERATING INCOME		18,631.63		\$18,631.63
4070 DONATION				\$0.00
4071 Clubhouse	303.31			\$303.31
4072 Copy Donations	18.00			\$18.00
Total 4070 DONATION	321.31			\$321.31
4090 RESERVE INCOME				\$0.00
4091 Reserve Assessment			6,148.00	\$6,148.00
4093 Reserve Interest Revenue			1.82	\$1.82
4094 Reserve Transfer Fee			750.00	\$750.00
Total 4090 RESERVE INCOME			6,899.82	\$6,899.82
Total 4000 INCOME	321.31	18,631.63	6,899.82	\$25,852.76
Billable Expense Income		769.92		\$769.92
Total Income	\$321.31	\$19,401.55	\$6,899.82	\$26,622.68
GROSS PROFIT	\$321.31	\$19,401.55	\$6,899.82	\$26,622.68
Expenses				
5000 MISCELLANEOUS EXPENSES				\$0.00
5027 Unit 10 Upgrade Expenses		105.47		\$105.47
Total 5000 MISCELLANEOUS EXPENSES		105.47		\$105.47
5070 DONATION SPENDING				\$0.00
5073 Clubhouse Improvements	51.57			\$51.57
5074 Clubhouse Cleaning	200.00			\$200.00
5077 Decoration Storage	30.00			\$30.00
5083 Medical Shed Stg	40.00			\$40.00
Total 5070 DONATION SPENDING	321.57			\$321.57
5100 OPERATING EXPENSE				\$0.00
5101 MAINTENANCE				\$0.00
5108 Tree Disease Control		443.00		\$443.00
5130 Landscape Supplies / Extras				\$0.00
5131 Tree Removal		1,045.00		\$1,045.00

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

May 2023

	DONATION	OPERATING	RESERVE	TOTAL
Total 5130 Landscape Supplies / Extras		1,045.00		\$1,045.00
5201 General Maintenance/Repair		455.53		\$455.53
5207 Patio Gate		15.00		\$15.00
5240 Sewer		425.00		\$425.00
5251 Pest Control		60.00		\$60.00
Total 5101 MAINTENANCE		2,443.53		\$2,443.53
5300 CLUBHOUSE				\$0.00
5312 Clubhouse Gas		255.71		\$255.71
5315 Heating / HVAC Systems		42.00		\$42.00
Total 5300 CLUBHOUSE		297.71		\$297.71
5325 SWIMMING POOL				\$0.00
5327 Pool Supplies		26.77		\$26.77
5330 Pool Telephone		16.46		\$16.46
5335 Pool Facility, Cleaning Basic		20.00		\$20.00
Total 5325 SWIMMING POOL		63.23		\$63.23
5401 Landscape Contract		2,860.00		\$2,860.00
5403 Garbage / Recycling		2,253.29		\$2,253.29
5404 Water		1,368.55		\$1,368.55
5405 Sewer and Storm Water		4,398.85		\$4,398.85
5406 Area Lighting		158.52		\$158.52
5407 Electricity		209.09		\$209.09
5408 Property Insurance		2,459.33		\$2,459.33
5510 OFFICE		0.00		\$0.00
5511 Computer Expenses		85.00		\$85.00
5512 Telephone and Internet		112.92		\$112.92
5515 Bank Charges		-5.00		\$ -5.00
Total 5510 OFFICE		192.92		\$192.92
5610 ANNUAL OPERATING EXP				\$0.00
5622 PROFESSIONAL SERVICES				\$0.00
5625 Legal Services		850.00		\$850.00
Total 5622 PROFESSIONAL SERVICES		850.00		\$850.00
5632 Fire/Safety Systems		90.00		\$90.00
Total 5610 ANNUAL OPERATING EXP		940.00		\$940.00
Total 5100 OPERATING EXPENSE		17,645.02		\$17,645.02
Total Expenses	\$321.57	\$17,750.49	\$0.00	\$18,072.06
NET OPERATING INCOME	\$ -0.26	\$1,651.06	\$6,899.82	\$8,550.62

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

May 2023

	DONATION	OPERATING	RESERVE	TOTAL
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	\$ -0.26	\$1,701.06	\$6,899.82	\$8,600.62

Note

Informational Purposes

Club Estates East Condominium, an Association of Owners

Payment Detail

May 2023

	TOTAL
ABC Fire Extinguisher, Inc.	90.00
Antonio Urzua	495.00
Arrow Sanitary Service	2,253.29
Bartlett Tree Experts	443.00
Comcast	112.92
Gail Newberry	26.77
Home Depot	178.74
Intuit	85.00
Mountain View Landscapes	2,860.00
Mr. Tree	550.00
NW Natural	255.71
Patsy Ruffner	200.00
Portland General Electric	426.44
Portland Water Bureau	5,767.40
ProDrain & Rooter Service	425.00
Rose Doherty	20.00
State Farm	2,480.97
Tracfone	16.46
Vickey Khalifa	51.57
Void	0.00
Warren Allen LLP	850.00
Wayne Vickrey	418.79
Wells Fargo	-5.00
Not Specified	-50.00
TOTAL	\$17,952.06

Note

Informational Purposes