

Announcements: Jambalaya Potluck

This Friday, Sept 15th at 5:30. Jambalaya and the fixings will be provided, but please bring something of your own to share. The BlueGrass Group that jams in our clubhouse every Tuesday will be performing at 6:00, along with our own CEE Zingers.

Talent Show: The October Potluck on October 20th will be our annual Talent Show hosted by Terry and Nancy Robrecht. Please let them know if you want to be on the program.

Club Estates East September 11, 2023 Board Meeting

The meeting was called to order at 3:30 PM by President Gail Newberry. All board members were present. There were 7 visitors. The minutes were approved as summarized.

FINANCIAL REPORT BY VICKI SHARP-ZOOK

- The August financial reports have been posted in the clubhouse and delivered to the board members. They will be posted on the website: clubestatese.org
- The balance sheet for the 2022-2023 fiscal year has been updated with the year end adjusting entries.
- Bank account balances
 - Reserve account \$130,418
 - Operating accounts \$27,041
 - Total in bank accounts \$157,459
- Donations balances: Clubhouse \$1381; Copier \$211; Pool \$135
- We are over budget by \$100 in the areas of: pool, landscape contract, garbage/recycling (price increased), water/sewer/stormwater, gutter and roof cleaning (budgeted incorrectly), sheds (replaced one and repaired others) and storm drains.
- Our gross income is over budget by \$1670 and our expenses are over budget by \$17,795.

GROUNDS REPORT BY VICKEY KHALIFA

- Trees: Save a tree walked our property with Vickey. Only a few trees need preventative care. They will get 2 treatments a year. One was given in June. We will be eligible for 5 additional free trees from the city in the spring.
- Lawn: Next spring our new irrigation company will install new sprinkler heads and make sure all of the heads are aimed correctly. The landscapers will apply weed control. Vickey will investigate the cost of fertilizer and thatching. Feel free to water your own lawn if you want to. The sprinkler service will be shut off and winterized in October.

MAINTENANCE REPORT BY ROSE DOHERTY

- Monthly stats:
 - The clubhouse was used 28 times by 261 people from Aug 1-31
 - The pool was used by our residents & their guests from Aug 1-25 by 207 people.
 - The sale of 12355 is pending. We are waiting for HUD to approve the sale.
 - The 12445 condo (1 bedroom) is still for sale.
 - 3 owners are waiting for either a shed or garage

- 3 people are on the waiting list for a condo.
- Cement work: The cost for Lavern Rock Works to grind down our sidewalks was approx \$3000 above the estimate for replacing the wood panels..
- Pool
 - Our pool passed Multnomah County's inspection w/flying colors. The inspector complimented us on our consistent testing, chemical levels & more. Big shoutout to Terry R, Gordy W, Paula G & all our testers! Thanks for working so hard!
 - Unfortunately issues with the high cyanuric acid level interfering with the ability of the chlorine to keep our water safe, caused our pool to close for the season on 8/25/23.
 - **Rose Doherty made a motion that we contract with David P Knight General Contractor to do the maintenance on our pool for the swimming season of 2024. Nancy Robrecht seconded the motion. It was passed unanimously. The cost will be about \$30/unit per year.**
- Roofing: Jason from Bliss Roofing (BR) finished the inspection of our roofs.
 - The 3 areas that need to be addressed are:
 - Plumbing pipe flashings replaced - \$31,000
 - Valley areas repaired - \$33,500
 - Lead flashing at transition points at the entry patios where tile meets siding - \$17,000
 - Other gutter work will be done in stages over the next ten years. It will be an expensive project.
 - Rose and Wayne will be blowing debris/dust out of the metal mesh under our fascia. They will contact you when they are doing your unit.
 - Fireplaces – Bliss roofing noted that many of the chimneys need caps and to have the mortar re-tucked. Fireplace maintenance is the responsibility of our owners. **We urge these owners to have their chimneys inspected ASAP. Fire and water damage can occur if this need is not addressed.** Tip Top Chimney Sweep 503-545-5377 and All Around Chimney 971-221-3884 are two companies that other residents have used and would recommend.
- Clubhouse and Main St. Lighting
 - Our clubhouse lighting will be upgraded with energy efficient LEDs through a free PGE service.
 - The clubhouse thermostats have been replaced with energy efficient models. They are preprogrammed for the regular clubhouse activities: prayer, chat, Bluegrass and Thai Chi. If you have a special event, set the thermostat as desired and reset it when you leave.
 - Our new street light heads will be installed by PGE as time permits. Let Rose know if there are any irregularities in the lighting.
 - The new clubhouse arrangement has been appreciated by most residents. Feel free to come to the clubhouse to work on the ongoing puzzle or to play the games in the table under the clock. Please note that this new arrangement does NOT limit you from moving the furniture for personal events. A floor plan of the furniture will be posted on the bulletin board to assist you in putting things back as they were if you move furniture..

- Website: Rose has taken photos of CEE to enhance and update our website. These photos will be available to use for online reality ads, you just need to let the realtor know & one of us can forward the digital photo file for their use.
- Driveways: The board is aware of the need for repaving driveways and the entry parking lot. It is very expensive but is being considered for next year's budget.

SECURITY REPORT: Three security incidents were reported. Ask Linda Osborne or a board member for details.

AUDIT: Diane Jacobsen found no discrepancies performing the audit for July 2023.

OLD BUSINESS: Bylaws are still being updated.

NEW BUSINESS:

- We plan to remove the 911 flag hanging in the clubhouse hallway. Does anyone want this flag? If not, we will dispose of it properly.
- Likewise, we will be disposing of the items under the coat rack. Let a board member know if you are interested.

THANK YOU TO:

- Carol Wood for updating our name tags.
- Rose Plachta and Paula Domine for volunteering to do the pool chemical testing over the winter.
- Linda Osborne and Deb Masterson for helping to bring our yellow slips up to date. Linda has also updated various forms and created the club house layout of furniture.
- Tim Beat for helping Vicki with finances.

General email address for CEE board members: [cee.board1@gmail](mailto:cee.board1@gmail.com)

The meeting was adjourned at 4:50.

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	503-998-3681

In order to keep our CEE community functioning optimally and to keep our costs down, we need some help. Your board is working hard and we are in danger of burning out. The following are some of the things we would like to do, but can't do ourselves. Please mark which volunteer tasks you would be willing to do or help with. If there is more than one person in your home, please put the appropriate initial. Please put the completed form in the black box by the office door or bring it to the potluck.. We will contact you with further information. Please call a board member if you have questions.

Name/s _____

- Organize clubhouse painting: We have white paint left over from remodeling the Keidel unit and would like to repaint the orange accent walls in the clubhouse. We need someone to organize and lead a team to do this.
- Paint clubhouse walls : We need people to help with the painting.
- Update military picture: We need someone to update the pictures of residents that served in the military.
- Help Rose choose pictures to put on our website.
- Solar panels: These are a possibility. We need a team of about 4 people to investigate solar possibilities for CEE. We have our new mailboxes because a committee figured it out. You don't have to agree with the idea to be on the committee.
- Move in packet: Remember when you moved in and received a move in packet of rules etc. We would like to evaluate and update this packet. Maybe even have a welcoming committee.
- Generator: A team of 3-4 to evaluate getting a generator for our clubhouse. Our clubhouse is heated by gas so in case of a power outage, it could be a warm refuge for residents. But a generator is needed to power the furnace starter, refrigerator, oven, and lights.
- Attend jobs: Be present when jobs are done, such as checking out the HVAC system yearly. Rose doesn't always need to be the one present while such things are done.
- Checking and recording yellow slips
- Brainstorming ideas of how to improve CEE
- Calling and meeting with contractors. Rose would work with you, but, as anyone who has done this knows, it is very time consuming to call contractors, leave messages, wait for them to call back, set up appointments, meet with them etc. Rose needs help with this.
- Hosting potlucks. The rest of 2023 is taken care of but Rosa would like to finalize 2024 as soon as she can. It's not hard to be the host and many people are there to help you set up, conduct the meeting, put out the food, and clean up. Why not give it a try? We need some new hosts for our potlucks.
- Movie nights: Chuck Wells is willing to donate the equipment he used when CEE used to have movie nights. The movies were well attended and enjoyed by many residents. He is no longer able to set up the equipment, but is willing to donate it to CEE and teach someone how to set up and operate it.
- Census: We recently learned that we are required to periodically take a formal census of everyone who lives here in order to maintain our 55+ status. More details would be given to someone who would do this for us.
- Evaluate who wants hard copies of the minutes and mark mailboxes appropriately.
- We are thinking about moving our library to the main room in the clubhouse and storing our decorations in what is now the library. We need help locating bookcases and moving things around. This is your chance to have input into changes we are making.
- Be part of a team to beautify the garden areas in front of the clubhouse and to help our neighbors with their gardening needs. Maybe we would even begin with your yard. 😊

Thank you so much. Together we can make CEE an even better place for everyone.

Club Estates East Condominium, an Association of Owners

Balance Sheet

As of August 31, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1100 Operating Checking	5,294.35
1102 Cash on hand	70.94
1120 Annual Operating MM	3,819.98
1130 Prepayments HOA	17,856.37
1200 RESERVE ACCOUNTS	
1201 Reserve Checking	0.00
1202 Reserve Money Market	0.00
1203 Reserve Money Market USB	69,946.31
Total 1200 RESERVE ACCOUNTS	69,946.31
Total Bank Accounts	\$96,987.95
Accounts Receivable	\$25,942.22
Other Current Assets	
1310 US Bank CD 2014	60,472.10
1320 Undeposited Funds	0.00
1350 Prepaid Fed Tax	0.00
Total Other Current Assets	\$60,472.10
Total Current Assets	\$183,402.27
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	\$227,893.83
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	\$0.00
Credit Cards	
2301 Powell Villa Ace Hardware	-1.03
2302 Paint Supply Companies	0.00
2303 Carefree Pool and Spa Supply	0.00
2304 Pacific Lamp Wholesale, Inc.	0.00
2305 Home Depot	0.00
2306 Sherwin Williams	0.00

Club Estates East Condominium, an Association of Owners

Balance Sheet

As of August 31, 2023

	TOTAL
Total Credit Cards	\$ -1.03
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	\$ -1.03
Long-Term Liabilities	
2501 Deferred Income	149,567.17
2502 HOA Prepayments	20,940.00
Total Long-Term Liabilities	\$170,507.17
Total Liabilities	\$170,506.14
Equity	
3000 Opening Balance Equity	0.00
3007 DONATIONS TOTAL	-1,742.77
3008 Clubhouse Balance	1,381.42
3009 Copy Machine Balance	211.35
3010 Swimming Pool Balance	150.00
Total 3007 DONATIONS TOTAL	0.00
3011 Area Lighting Project	0.00
3020 ANNUAL OPERATING	
3021 Annual Oper. Bal. Available	-3,819.98
3022 Carpet Cleaning	0.00
3023 Reserve/Maint. Plan Update	875.00
3024 Accounting /Tax Preparation	-16.30
3025 Legal Services	345.76
3026 Annual Insurance Payment	24.32
3027 Gutter / Roof Cleaning	-257.29
3028 Sprinkler Startup	1,302.60
3029 Catch Basin Cleaning	417.55
3030 Insurance Deductible	0.00
3031 Sewer Line Cleanout	722.41
3032 Swimming Pool License	268.50
3033 Secretary of State - License	0.00
3034 Pool BackFlow	0.00
3035 Fire Extinguisher	23.91
3036 Club House HVAC	69.34
3037 OR Corporate Tax	44.18
Total 3020 ANNUAL OPERATING	0.00

Club Estates East Condominium, an Association of Owners

Balance Sheet As of August 31, 2023

	TOTAL
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	85,325.42
Net Income	-27,937.73
Total Equity	\$57,387.69
TOTAL LIABILITIES AND EQUITY	\$227,893.83

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

August 2023

	Aug 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%	17,693.00	17,693.00	0.00	100.00%
4005 Bank Interest Revenue	2.29		2.29		2.29	0.00	2.29	
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%
4010 MISCELLANEOUS INCOME			0.00		0.00	0.00	0.00	
4016 Late Fee	3.00		3.00		3.00	0.00	3.00	
Total 4010 MISCELLANEOUS INCOME	\$ 3.00	\$ 0.00	\$ 3.00		\$ 3.00	\$ 0.00	\$ 3.00	
Total 4001 OPERATING INCOME	\$ 18,438.29	\$ 18,433.00	\$ 5.29	100.03%	\$ 18,438.29	\$ 18,433.00	\$ 5.29	100.03%
4070 DONATION			0.00		0.00	0.00	0.00	
4071 Clubhouse	189.50	230.16	-40.66	82.33%	189.50	230.16	-40.66	82.33%
4072 Copy Donations	6.00	5.00	1.00	120.00%	6.00	5.00	1.00	120.00%
4074 Swimming Pool	105.00	0.00	105.00		105.00	0.00	105.00	
Total 4070 DONATION	\$ 300.50	\$ 235.16	\$ 65.34	127.79%	\$ 300.50	\$ 235.16	\$ 65.34	127.79%
4080 REIMBURSEMENT INCOME			0.00		0.00	0.00	0.00	
4083 Unit 10	1,138.62		1,138.62		1,138.62	0.00	1,138.62	
4085 Returned Check Charges	15.00		15.00		15.00	0.00	15.00	
Total 4080 REIMBURSEMENT INCOME	\$ 1,153.62	\$ 0.00	\$ 1,153.62		\$ 1,153.62	\$ 0.00	\$ 1,153.62	
4090 RESERVE INCOME			0.00		0.00	0.00	0.00	
4091 Reserve Assessment	6,080.00	6,080.00	0.00	100.00%	6,080.00	6,080.00	0.00	100.00%
4093 Reserve Interest Revenue	528.26	83.33	444.93	633.94%	528.26	83.33	444.93	633.94%
Total 4090 RESERVE INCOME	\$ 6,608.26	\$ 6,163.33	\$ 444.93	107.22%	\$ 6,608.26	\$ 6,163.33	\$ 444.93	107.22%
Total 4000 INCOME	\$ 26,500.67	\$ 24,831.49	\$ 1,669.18	106.72%	\$ 26,500.67	\$ 24,831.49	\$ 1,669.18	106.72%
Total Income	\$ 26,500.67	\$ 24,831.49	\$ 1,669.18	106.72%	\$ 26,500.67	\$ 24,831.49	\$ 1,669.18	106.72%
Gross Profit	\$ 26,500.67	\$ 24,831.49	\$ 1,669.18	106.72%	\$ 26,500.67	\$ 24,831.49	\$ 1,669.18	106.72%
Expenses								
5000 MISCELLANEOUS EXPENSES			0.00		0.00	0.00	0.00	

	Aug 2023				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
5027 Unit 10 Upgrade Expenses	1,009.75		1,009.75		1,009.75	0.00	1,009.75	
Total 5000 MISCELLANEOUS EXPENSES	\$ 1,009.75	\$ 0.00	\$ 1,009.75		\$ 1,009.75	\$ 0.00	\$ 1,009.75	
5070 DONATION SPENDING			0.00		0.00	0.00	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	
5080 Clubhouse Supplies	44.99		44.99		44.99	0.00	44.99	
5083 Medical Shed Stg	40.00		40.00		40.00	0.00	40.00	
Total 5070 DONATION SPENDING	\$ 314.99	\$ 147.33	\$ 167.66	213.80%	\$ 314.99	\$ 147.33	\$ 167.66	213.80%
5100 OPERATING EXPENSE			0.00		0.00	0.00	0.00	
5101 MAINTENANCE		1,414.84	-1,414.84	0.00%	0.00	1,414.84	-1,414.84	0.00%
5103 Tree Pruning	345.00		345.00		345.00	0.00	345.00	
5201 General Maintenance/Repair	84.00		84.00		84.00	0.00	84.00	
5202 Roofs - Repair	45.00		45.00		45.00	0.00	45.00	
5203 Gutters/Downspouts	34.97		34.97		34.97	0.00	34.97	
5207 Patio Gate	10.00		10.00		10.00	0.00	10.00	
5216 Patio Shed	66.00		66.00		66.00	0.00	66.00	
5234 Carport Maintenance	50.00		50.00		50.00	0.00	50.00	
5246 Painting	49.86		49.86		49.86	0.00	49.86	
5251 Pest Control	35.00		35.00		35.00	0.00	35.00	
Total 5101 MAINTENANCE	\$ 719.83	\$ 1,414.84	-\$ 695.01	50.88%	\$ 719.83	\$ 1,414.84	-\$ 695.01	50.88%
5300 CLUBHOUSE		391.25	-391.25	0.00%	0.00	391.25	-391.25	0.00%
5312 Clubhouse Gas	17.99		17.99		17.99	0.00	17.99	
Total 5300 CLUBHOUSE	\$ 17.99	\$ 391.25	-\$ 373.26	4.60%	\$ 17.99	\$ 391.25	-\$ 373.26	4.60%
5325 SWIMMING POOL		871.33	-871.33	0.00%	0.00	871.33	-871.33	0.00%
5328 Pool Repairs	14.99		14.99		14.99	0.00	14.99	
5342 Pool Gas	489.84		489.84		489.84	0.00	489.84	
5345 Pool Chemicals	396.23		396.23		396.23	0.00	396.23	
Total 5325 SWIMMING POOL	\$ 901.06	\$ 871.33	\$ 29.73	103.41%	\$ 901.06	\$ 871.33	\$ 29.73	103.41%
5401 Landscape Contract	3,535.00	2,481.17	1,053.83	142.47%	3,535.00	2,481.17	1,053.83	142.47%
5403 Garbage / Recycling	2,520.13	2,192.50	327.63	114.94%	2,520.13	2,192.50	327.63	114.94%
5404 Water	5,985.44	1,768.08	4,217.36	338.53%	5,985.44	1,768.08	4,217.36	338.53%
5405 Sewer and Storm Water	5,276.87	4,372.42	904.45	120.69%	5,276.87	4,372.42	904.45	120.69%
5406 Area Lighting	158.45	137.00	21.45	115.66%	158.45	137.00	21.45	115.66%

	Aug 2023				Total			
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
5407 Electricity	264.84	296.09	-31.25	89.45%	264.84	296.09	-31.25	89.45%
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		276.25	-276.25	0.00%	0.00	276.25	-276.25	0.00%
5511 Computer Expenses	90.00		90.00		90.00	0.00	90.00	
5512 Telephone and Internet	158.39		158.39		158.39	0.00	158.39	
5514 Office Supplies	65.87		65.87		65.87	0.00	65.87	
Total 5510 OFFICE	\$ 314.26	\$ 276.25	\$ 38.01	113.76%	\$ 314.26	\$ 276.25	\$ 38.01	113.76%
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%	0.00	165.75	-165.75	0.00%
Total 5622 PROFESSIONAL SERVICES	\$ 0.00	\$ 165.75	-\$ 165.75	0.00%	\$ 0.00	\$ 165.75	-\$ 165.75	0.00%
5627 Gutter / Roof Cleaning	4,950.00	1,872.00	3,078.00	264.42%	4,950.00	1,872.00	3,078.00	264.42%
Total 5610 ANNUAL OPERATING EXP	\$ 4,950.00	\$ 2,037.75	\$ 2,912.25	242.91%	\$ 4,950.00	\$ 2,037.75	\$ 2,912.25	242.91%
Total 5100 OPERATING EXPENSE	\$ 27,103.20	\$ 18,698.01	\$ 8,405.19	144.95%	\$ 27,103.20	\$ 18,698.01	\$ 8,405.19	144.95%
7100 RESERVE EXPENSE ITEMS			0.00		0.00	0.00	0.00	
7114 Patio Sheds - Repairs	449.00	250.00	199.00	179.60%	449.00	250.00	199.00	179.60%
7166 Storm Drains & Down Spouts	7,998.68		7,998.68		7,998.68	0.00	7,998.68	
Total 7100 RESERVE EXPENSE ITEMS	\$ 8,447.68	\$ 250.00	\$ 8,197.68	3379.07%	\$ 8,447.68	\$ 250.00	\$ 8,197.68	3379.07%
8061 Bank Service Charges	15.00		15.00		15.00	0.00	15.00	
Total Expenses	\$ 36,890.62	\$ 19,095.34	\$ 17,795.28	193.19%	\$ 36,890.62	\$ 19,095.34	\$ 17,795.28	193.19%
Net Operating Income	-\$ 10,389.95	\$ 5,736.15	-\$ 16,126.10	-181.13%	-\$ 10,389.95	\$ 5,736.15	-\$ 16,126.10	-181.13%
Net Income	-\$ 10,389.95	\$ 5,736.15	-\$ 16,126.10	-181.13%	-\$ 10,389.95	\$ 5,736.15	-\$ 16,126.10	-181.13%

Note

Informational Purposes

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

August 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		2.29		\$2.29
4006 Shed Rental		200.00		\$200.00
4007 Garage Rental		540.00		\$540.00
4010 MISCELLANEOUS INCOME				\$0.00
4016 Late Fee		3.00		\$3.00
Total 4010 MISCELLANEOUS INCOME		3.00		\$3.00
Total 4001 OPERATING INCOME		18,438.29		\$18,438.29
4070 DONATION				\$0.00
4071 Clubhouse	189.50			\$189.50
4072 Copy Donations	6.00			\$6.00
4074 Swimming Pool	105.00			\$105.00
Total 4070 DONATION	300.50			\$300.50
4080 REIMBURSEMENT INCOME				\$0.00
4083 Unit 10		1,138.62		\$1,138.62
4085 Returned Check Charges		15.00		\$15.00
Total 4080 REIMBURSEMENT INCOME		1,153.62		\$1,153.62
4090 RESERVE INCOME				\$0.00
4091 Reserve Assessment			6,080.00	\$6,080.00
4093 Reserve Interest Revenue			528.26	\$528.26
Total 4090 RESERVE INCOME			6,608.26	\$6,608.26
Total 4000 INCOME	300.50	19,591.91	6,608.26	\$26,500.67
Total Income	\$300.50	\$19,591.91	\$6,608.26	\$26,500.67
GROSS PROFIT	\$300.50	\$19,591.91	\$6,608.26	\$26,500.67
Expenses				
5000 MISCELLANEOUS EXPENSES				\$0.00
5027 Unit 10 Upgrade Expenses		1,009.75		\$1,009.75
Total 5000 MISCELLANEOUS EXPENSES		1,009.75		\$1,009.75
5070 DONATION SPENDING				\$0.00
5074 Clubhouse Cleaning	200.00			\$200.00
5077 Decoration Storage	30.00			\$30.00
5080 Clubhouse Supplies	44.99			\$44.99
5083 Medical Shed Stg	40.00			\$40.00
Total 5070 DONATION SPENDING	314.99			\$314.99

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

August 2023

	DONATION	OPERATING	RESERVE	TOTAL
5100 OPERATING EXPENSE				\$0.00
5101 MAINTENANCE				\$0.00
5103 Tree Pruning		345.00		\$345.00
5201 General Maintenance/Repair		84.00		\$84.00
5202 Roofs - Repair		45.00		\$45.00
5203 Gutters/Downspouts		34.97		\$34.97
5207 Patio Gate		10.00		\$10.00
5216 Patio Shed		66.00		\$66.00
5234 Carport Maintenance		50.00		\$50.00
5246 Painting		49.86		\$49.86
5251 Pest Control		35.00		\$35.00
Total 5101 MAINTENANCE		719.83		\$719.83
5300 CLUBHOUSE				\$0.00
5312 Clubhouse Gas		17.99		\$17.99
Total 5300 CLUBHOUSE		17.99		\$17.99
5325 SWIMMING POOL				\$0.00
5328 Pool Repairs		14.99		\$14.99
5342 Pool Gas		489.84		\$489.84
5345 Pool Chemicals		396.23		\$396.23
Total 5325 SWIMMING POOL		901.06		\$901.06
5401 Landscape Contract		3,535.00		\$3,535.00
5403 Garbage / Recycling		2,520.13		\$2,520.13
5404 Water		5,985.44		\$5,985.44
5405 Sewer and Storm Water		5,276.87		\$5,276.87
5406 Area Lighting		158.45		\$158.45
5407 Electricity		264.84		\$264.84
5408 Property Insurance		2,459.33		\$2,459.33
5510 OFFICE				\$0.00
5511 Computer Expenses		90.00		\$90.00
5512 Telephone and Internet		158.39		\$158.39
5514 Office Supplies		65.87	0.00	\$65.87
Total 5510 OFFICE		314.26	0.00	\$314.26
5610 ANNUAL OPERATING EXP				\$0.00
5627 Gutter / Roof Cleaning		4,950.00		\$4,950.00
Total 5610 ANNUAL OPERATING EXP		4,950.00		\$4,950.00
Total 5100 OPERATING EXPENSE		27,103.20	0.00	\$27,103.20
7100 RESERVE EXPENSE ITEMS				\$0.00
7114 Patio Sheds - Repairs			449.00	\$449.00
7166 Storm Drains & Down Spouts			7,998.68	\$7,998.68
Total 7100 RESERVE EXPENSE ITEMS			8,447.68	\$8,447.68

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

August 2023

	DONATION	OPERATING	RESERVE	TOTAL
8061 Bank Service Charges		15.00		\$15.00
Total Expenses	\$314.99	\$28,127.95	\$8,447.68	\$36,890.62
NET OPERATING INCOME	\$ -14.49	\$ -8,536.04	\$ -1,839.42	\$ -10,389.95
NET INCOME	\$ -14.49	\$ -8,536.04	\$ -1,839.42	\$ -10,389.95

Note

Informational Purposes

Club Estates East Condominium, an Association of Owners

Payment Detail

August 2023

	TOTAL
Amazon	396.23
Antonio Urzua	3,880.00
Arrow Sanitary Service	2,520.13
Comcast	158.39
Crystal Clear Window Cleaning & Gutter Services	4,950.00
Deluxe Bus. Sys.	0.00
Gail Newberry	1,019.55
Home Depot	55.83
Intuit	90.00
Katherine Dunahoo	399.00
NW Natural	507.83
Office Depot	65.87
Onpoint Community Credit Union	15.00
Patsy Ruffner	200.00
Portland General Electric	458.48
Portland Water Bureau	11,262.31
River City Environmental	7,998.68
State Farm	2,459.33
Terry Robrecht	14.99
Wayne Vickrey	369.00
TOTAL	\$36,820.62

Note

Informational Purposes