



HOA Board Meeting Minutes

Date: August 12, 2024

Time: 3:30 PM

Location: Clubhouse

Present: Gail Newberry, Vicki Sharp-Zook, Linda Osborn, Rose Doherty, Vickey Khalifa

1. **Call to Order:** The meeting was called to order at 3:30 pm by Gail Newberry.
2. **Approval of Agenda:** The agenda was reviewed. Motion to approve the agenda made by Rose, seconded by Linda. The agenda was approved unanimously.
3. **Approval of Previous Minutes:** The minutes from the previous meeting held on July 8, 2024, were reviewed. Motion to approve the minutes was made by Rose and seconded by Vicki. The minutes were approved unanimously.
4. **CMI Community Representative:** Mak Hutson was introduced as our new Community Manager. Mak brings over six years of management experience and also has backgrounds in graphic design, accounting, and construction. Mak can be reached via email at makh@communitymgmt.com or phone (503) 445-1116 (office) or (503) 572-2108 (cell).
5. **Officer Reports:**
 - a. **Treasurer's Report (Vicki):**

July 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:	\$205,206
Operating Accounts:	\$41,304
Total in bank accounts:	\$246,510

July donation balances are as follows:

Clubhouse:	\$1,581
Copier:	\$290
Pool:	\$102
Landscaping	\$0

We are over budget by \$100 in the following expenses:

- Pest Control – Rat bait traps need to be filled more often
- Club House – Shop Security supplies
- Pool Changing Room – Replaced woman's door lock
- Landscaping – There were 5 weeks in July
- Property Insurance – new policy amount
- Telephone/Internet – Payment for August made early.
- Fidelity Bond – increased amount of bond to comply with State Regulations
- Plumbing – Outside water spigot pipes had to be replaced

The July balance sheet reflects that all prepayments received by the HOA have been applied to the receivables account. Additionally, the Prepayment Savings and Annual Money Market accounts are in the process of being closed.

The negative amount of \$9.13 on the balance sheet has been credited back to our account.

Portland Water has, once again, raised our water/sewer rates. That rate increase is 6.24% and will begin with our August water bill.

b. Maintenance, Clubhouse, and Pool Reports (Rose and Vicki):

We are seeking new Court Captains for Courtyards 8 and 9. You don't need to live in these courtyards to volunteer. The role involves sharing important information with the residents of those areas. Captains can use group texts, make phone calls, or both. Typical notifications include water shutoff alerts, emergency updates, and other courtyard-specific information. This system is crucial for quickly disseminating information when needed, especially when it's too much for one person or even the Board to handle alone. Although it's not required frequently, it's a great way to stay involved and connect with your neighbors.

A big thank you to PJ Blake for volunteering to oversee the shop organization. She has done a massive amount of work and donated time/materials, too. PJ will continue working in the shop once a month to keep the area on track.

Please ensure there are no glitter or mylar bits on donated pool toys or used as decorations in the clubhouse/lawn area. These items create issues with our pool filter and become unsightly in our lawns and gardens. Also, when donating pool toys, please remember OVERSIZED toys cannot be easily stored onsite.

Condos and garages:

Units for sale: 12330 and 12600. Units 12575, 12630, and 12650 have sold during the past month. Two more units are expected to be listed in the next few months.

There is one person on the waiting list for a garage.

Library News: Don't forget to join in the CEE summer reading fun and bingo your way to a prize! The reading bingo cards are in the library; stop by & pick one up.

Also, some senior exercise DVDs have been donated to our library. Come and try them out.

A & A Pest Control has assigned George as our CEE technician, and our service date is the first week of each month. If you see him in the courtyard or near your condo, feel free to say hello. He'll be wearing a shirt with the A & A Pest logo. Please continue to submit a Maintenance slip for any pest issues, such as wasps, ants, or rodents. Be sure to include your address and the specific location of the problem (e.g., patio, kitchen, front walk, etc.). These details are essential for our A & A logbook, which helps track pest issues for the technician.

River City Environmental (RCE) has been retained to clean out the dry well by the shop and resolve downspout problems at 12310 and 12635. Per agreement, RCE is to notify CEE when the work is scheduled. However, RCE arrived onsite 8/12 (today) to commence work without prior notification.

LaVern Rocks Works has been retained to construct the retaining wall between 12405 and 12415. Work will commence sometime next month. Affected owners will be informed when information is available.

CEE has received one bid from Bliss Roofing for replacing the roofing pipe gaskets. CEE has requested a bid from another company for comparison purposes.

J2 has completed the invasive phase of their study, which included assessing conditions in crawl spaces, on the clubhouse roof, and potential areas of wood rot associated with the T-111 siding. J2 will issue a report of their assessment/observations and the Board will be meeting with J2 later in August.

If you've had any chimney work done over the summer, such as tucking, moss cleaning, or adding a cover, please submit the report from the chimney company. CEE tracks completed maintenance and this information is added to the condo's file.

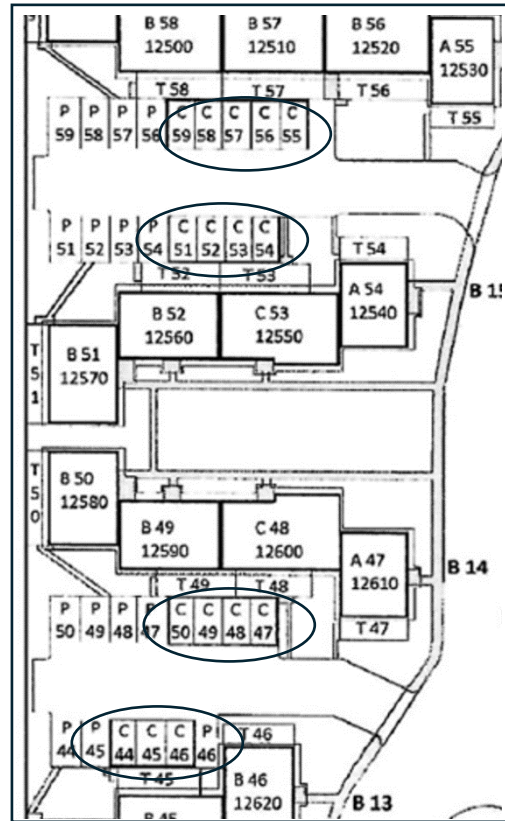
The same applies to plumbing and electrical panel updates. If you've replaced the original electrical panel or water pipes in or under your condo, please submit a maintenance slip. If you're planning these updates in the future, submit a slip with the company's name and any

additional project details. Keeping CEE updated with this information is crucial for various reasons, too numerous to list here. If you have any questions about this process or the reasons behind it, please don't hesitate to ask Rose.

Four covered parking structures at 12620, 12610, 12540, and 12530 will be reroofed in September. Please note that vehicles must be moved from these carports while work is in progress. Owners and residents will be updated with more details and dates once we hear from Superior Roofing.

The poolside and clubhouse doors have recently undergone some maintenance. The men's poolside door now closes more easily. A new lock has been installed on the women's poolside door after something was jammed into the key cylinder. The handles on the clubhouse double doors have been tightened, and the courtyard door should now be easier to latch properly.

The clubhouse carpet in the great room, entry, and library is scheduled to be cleaned during on Wednesday, August 21st.



Please be sure to wipe the clubhouse tablecloths after use to dissuade the sugar.

An automatic chlorination system was installed for the pool. Since its installation two weeks ago, the chlorine levels have stabilized. This system was recommended by our pool management company, and while not in the CEE budget, it was deemed necessary to ensure the pool complied with safety and health regulations.

The pool was used by 278 visitors in July.

c. Grounds Report (Vickey):

Irrigation:

Water leaking from a broken irrigation line filled the crawl space beneath units 12375 and 12385. American Leak Detectors were retained to locate the source of the leak, and Steve from Sunrise Irrigation completed the repairs.

This incident is a reminder that the CEE irrigation system is very old; many of the lines are corroded and some sprinkler heads/components are not functional. These frailties coupled

with low water pressure results in uneven watering evidenced by dry, brown areas throughout the community. Until the irrigation system can be properly overhauled, the CEE community will have greener grass in the fall, winter, and spring, and some browning during the summer months.

Landscaping:

During the summer months, the landscape maintenance crew mows, edges, and completes leaf blowing every other week. On alternate weeks the crew will prune shrubs and hedges and respond to assigned yellow slip requests. The crew typically works from west to east when they are pruning. Should an owner want a shrub pruned and they are on the “Do Not Go into Flowerbed” list, please submit a yellow slip as well as mark the shrub with ribbons, tape, etc., so it is easily identified. If a diseased or dead shrub should be removed, please follow the same procedure.

Weed spraying is completed bi-monthly in some flower beds (on the list for spraying) and throughout the common areas.

The City specifically requests that owners refrain from trimming, staking, or otherwise “nurturing” the new trees. The City cares for these trees and are responsible for watering them as well.

d. Incident Report (Linda):

Three incidents were reported in July and include (1) a security camera observing someone surveilling the east side of the end units with a flashlight, (2) the swimming pool cell phone was stolen, and (3) a security camera showed an intruder in Courtyard 1 and in the carport area between Courtyards 1 and 2. The Intruder harvested crops from 12390 and was seen leaving CEE burdened with food and flowers.

6. Old Business:

- Keidel property will be sold in a sheriff’s sale, timing not determined. Meanwhile, HUD is staying current with payments to CEE for HOA fees.
- CMI onboarding: Mak indicated that the onboarding process is progressing. CMI is uploading documents to the portal, and the financial accounting system is being updated and organized. Mak indicated that all owners will receive a statement mid-August that provides instructions for submitting payments. He reminded everyone to please include their account/contract number on the remittance.
- A motion to approve the placement of three benches in the community was made by Vicki and seconded by Linda. The motion carried unanimously.

- A motion was made by Linda and seconded by Vicki to approve the placement of nine raised planters in the community. The motion carried unanimously.

7. New Business:

- Contracts pending/contracts approved:
 - Larry's Budget Plumbing was retained to fix leaky faucets. This work is scheduled August 20th.
 - Schwindt & Company has been retained to complete the financial review of the financials for the previous year.

8. Announcements:

- Root Beer Float Potluck, Friday, August 16th at 5:30. Bring salads and cold cuts. Sign up by Wednesday, August 14th.

9. Open Forum

10. Adjournment: Motion to adjourn made by Linda, seconded by Vicki. The meeting was adjourned at 4:40 pm.

Next Meeting: The next HOA Board Meeting is scheduled for September 9th at 3:30 pm in the Clubhouse Administrative Office.

Respectfully submitted,

Linda Osborn
Secretary

After Meeting Mentions:

- Sprinkler head near 12545 (Kerr's residence) is at a low point in the system. You may observe water around this head as the irrigation lines drain from the previous watering cycle.
- Nancy Robrecht reports that the AARP Safe Driving class held in our clubhouse on July 23rd and 25th was a success. Fifteen people attended, including three outsiders. The teacher was lively, competent, and professional. Participants learned and were reminded of many helpful things about safe driving. A new class is not being offered at CEE anytime soon, but if you're interested you check the AARP website and see where other classes are being held.
- A Landscape Workshop was conducted on July 17th. The information generated from the workshop will be used to inform the board when it comes time to allocate funding in the budget and identify scope for the next landscape maintenance contract. Some action items will be implemented soon, including a landscape maintenance plan and developing guidelines for planting within patio enclosures and the grounds immediately adjacent to condos.

Club Estates East Condominium, an Association of Owners

Balance Sheet As of July 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1100 Operating Checking	41,276.70
1102 Cash on hand	29.48
1120 Annual Operating MM	-9.13
1130 Operating - Prepayments HOA Fees	6.76
1200 RESERVE ACCOUNTS	
1203 Reserve Money Market USB	141,998.94
Total 1200 RESERVE ACCOUNTS	141,998.94
Total Bank Accounts	\$183,302.75
Accounts Receivable	
1300 Accounts Receivable	-22,099.01
Total Accounts Receivable	\$ -22,099.01
Other Current Assets	
1310 Reserve CD -US Bank 2014	63,210.30
1320 Undeposited Funds	653.00
Total Other Current Assets	\$63,863.30
Total Current Assets	\$225,067.04
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	\$269,558.60
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2001 Accounts Payable	-22.48
Total Accounts Payable	\$ -22.48
Credit Cards	
2301 Powell Villa Ace Hardware	-1.03
2303 Carefree Pool and Spa Supply	0.00
2305 Home Depot	184.22
2306 Sherwin Williams	0.00

	TOTAL
Total Credit Cards	\$183.19
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	\$160.71
Long-Term Liabilities	
2501 Deferred Income	149,567.17
2502 HOA Prepayments	0.00
Total Long-Term Liabilities	\$149,567.17
Total Liabilities	\$149,727.88
Equity	
3000 Opening Balance Equity	0.00
3007 DONATIONS TOTAL	-1,973.46
3008 Clubhouse Balance	1,581.09
3009 Copy Machine Balance	290.21
3010 Swimming Pool Balance	102.16
3011 Landscape	0.00
Total 3007 DONATIONS TOTAL	0.00
3020 ANNUAL OPERATING	
3021 Annual Oper. Bal. Available	0.00
3022 Carpet Cleaning	0.00
3023 Reserve/Maint. Plan Update	0.00
3024 Accounting /Tax Preparation	0.00
3025 Legal Services	0.00
3026 Annual Insurance Payment	0.00
3027 Gutter / Roof Cleaning	0.00
3028 Sprinkler Startup	0.00
3029 Catch Basin Cleaning	0.00
3030 Insurance Deductible	0.00
3031 Sewer Line Cleanout	0.00
3032 Swimming Pool License	0.00
3033 Secretary of State - License	0.00
3034 Pool BackFlow	0.00
3035 Fire Extinguisher	0.00
3036 Club House HVAC	0.00
3037 OR Corporate Tax	0.00
Total 3020 ANNUAL OPERATING	0.00
3040 OPERATING ITEMS	
3041 For Transfer To Reserve	0.00
3045 Intercustomer Clearing	0.00
Total 3040 OPERATING ITEMS	0.00
3100 RESERVE ITEMS	
3101 For Transfer from Operating	0.00
Total 3100 RESERVE ITEMS	0.00
3901 *Retained Earnings	92,299.04

	TOTAL
Net Income	27,531.68
Total Equity	\$119,830.72
TOTAL LIABILITIES AND EQUITY	\$269,558.60

	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
5000 MISCELLANEOUS EXPENSES			0.00		0.00	0.00	0.00	
5025 Returned CheckFees		6.67	-6.67	0.00%	0.00	80.00	-80.00	0.00%
5027 Unit 10	39.81	83.00	-43.19	47.96%	205.38	996.00	-790.62	20.62%
Total 5000 MISCELLANEOUS EXPENSES	\$ 39.81	\$ 89.67	-\$ 49.86	44.40%	\$ 205.38	\$ 1,076.00	-\$ 870.62	19.09%
5070 DONATION SPENDING			0.00		0.00	0.00	0.00	
5074 Clubhouse Cleaning		100.00	-100.00	0.00%	0.00	1,200.00	-1,200.00	0.00%
5077 Decoration Storage		0.00	0.00		0.00	0.00	0.00	
5080 Clubhouse Supplies	10.00		10.00		10.00	0.00	10.00	
5081 Landscaping Expense			0.00		100.30	0.00	100.30	
5082 Clubhouse Bottled Water			0.00		41.95	0.00	41.95	
5083 Medical Shed Stg	40.00	40.00	0.00	100.00%	160.00	480.00	-320.00	33.33%
5085 Pool Expenses	29.94		29.94		79.83	0.00	79.83	
Total 5070 DONATION SPENDING	\$ 79.94	\$ 140.00	-\$ 60.06	57.10%	\$ 392.08	\$ 1,680.00	-\$ 1,287.92	23.34%
5100 OPERATING EXPENSE			0.00		0.00	0.00	0.00	
5101 MAINTENANCE			0.00		0.00	0.00	0.00	
5103 Tree Pruning		50.00	-50.00	0.00%	0.00	600.00	-600.00	0.00%
5108 Tree Disease Control		0.00	0.00		650.00	650.00	0.00	100.00%
5110 Irrigation Repairs		0.00	0.00		0.00	0.00	0.00	
5130 Landscape Supplies / Extras			0.00		0.00	0.00	0.00	
5131 Tree Removal		82.50	-82.50	0.00%	0.00	990.00	-990.00	0.00%
5133 Landscaping-Common Grounds			0.00		208.35	0.00	208.35	
Total 5130 Landscape Supplies / Extras	\$ 0.00	\$ 82.50	-\$ 82.50	0.00%	\$ 208.35	\$ 990.00	-\$ 781.65	21.05%
5161 Streets/Parking		0.00	0.00		0.00	0.00	0.00	
5162 Sidewalks		0.00	0.00		0.00	0.00	0.00	
5164 Storm Drain		0.00	0.00		0.00	0.00	0.00	
5167 Signs		12.50	-12.50	0.00%	66.93	150.00	-83.07	44.62%
5168 Mail Boxes			0.00		180.00	0.00	180.00	
5170 Snow Removal/Supplies		0.00	0.00		139.08	100.00	39.08	139.08%
5201 General Maintenance/Repair	49.47	125.00	-75.53	39.58%	692.77	1,500.00	-807.23	46.18%
5202 Roofs - Repair		0.00	0.00		0.00	0.00	0.00	
5203 Gutters/Downspouts		0.00	0.00		3.57	0.00	3.57	
5204 Rain Drains		0.00	0.00		0.00	0.00	0.00	

	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
5207 Patio Gate		20.83	-20.83	0.00%	213.31	250.00	-36.69	85.32%
5212 Plumbing		0.00	0.00		195.40	0.00	195.40	
5215 Tools			0.00		28.97	0.00	28.97	
5216 Patio Shed		0.00	0.00		0.00	0.00	0.00	
5234 Carport Maintenance		0.00	0.00		0.00	0.00	0.00	
5240 Sewer		73.33	-73.33	0.00%	0.00	880.00	-880.00	0.00%
5246 Painting		0.00	0.00		105.00	0.00	105.00	
5251 Pest Control	1,070.00	390.00	680.00	274.36%	3,578.97	5,285.00	-1,706.03	67.72%
Total 5101 MAINTENANCE	\$ 1,119.47	\$ 754.16	\$ 365.31	148.44%	\$ 6,062.35	\$ 10,405.00	-\$ 4,342.65	58.26%
5300 CLUBHOUSE			0.00		0.00	0.00	0.00	
5304 Fire/Safety Systems	156.01		156.01		371.01	0.00	371.01	
5310 Clubhouse general cleaning		0.00	0.00		0.00	0.00	0.00	
5312 Clubhouse Gas	52.19	75.00	-22.81	69.59%	607.48	2,540.00	-1,932.52	23.92%
5315 Heating / HVAC Systems		0.00	0.00		83.60	0.00	83.60	
5317 Restrooms			0.00		115.84	0.00	115.84	
5318 Electrical, Lighting and Fans			0.00		34.26	0.00	34.26	
Total 5300 CLUBHOUSE	\$ 208.20	\$ 75.00	\$ 133.20	277.60%	\$ 1,212.19	\$ 2,540.00	-\$ 1,327.81	47.72%
5325 SWIMMING POOL			0.00		0.00	0.00	0.00	
5326 Pool Contract	440.00	495.00	-55.00	88.89%	1,020.00	2,425.00	-1,405.00	42.06%
5327 Pool Supplies		63.00	-63.00	0.00%	0.00	252.00	-252.00	0.00%
5328 Pool Repairs		40.00	-40.00	0.00%	564.67	160.00	404.67	352.92%
5329 Pool Furniture		20.00	-20.00	0.00%	0.00	80.00	-80.00	0.00%
5330 Pool Telephone	81.85	6.25	75.60	1309.60%	148.87	25.00	123.87	595.48%
5332 Pool Changing Rooms	161.94	8.75	153.19	1850.74%	173.97	35.00	138.97	497.06%
5338 Pool Facility, Supplies	3.41	7.50	-4.09	45.47%	9.21	30.00	-20.79	30.70%
5342 Pool Gas	942.62	900.00	42.62	104.74%	989.44	2,212.00	-1,222.56	44.73%
5345 Pool Chemicals	239.17	286.00	-46.83	83.63%	354.92	1,430.00	-1,075.08	24.82%
5346 Backflow Testing		0.00	0.00		49.99	52.00	-2.01	96.13%
Total 5325 SWIMMING POOL	\$ 1,868.99	\$ 1,826.50	\$ 42.49	102.33%	\$ 3,311.07	\$ 6,701.00	-\$ 3,389.93	49.41%
5401 Landscape Contract	3,535.00	2,828.00	707.00	125.00%	12,019.00	32,522.00	-20,503.00	36.96%
5403 Garbage / Recycling	2,463.64	2,573.00	-109.36	95.75%	10,028.74	32,508.00	-22,479.26	30.85%
5404 Water	2,475.75	3,500.00	-1,024.25	70.74%	6,893.84	38,372.00	-31,478.16	17.97%

	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
5405 Sewer and Storm Water	4,818.52	4,800.00	18.52	100.39%	18,471.18	56,163.00	-37,691.82	32.89%
5406 Area Lighting	144.15	149.14	-4.99	96.65%	631.30	1,789.68	-1,158.38	35.27%
5407 Electricity	320.89	305.00	15.89	105.21%	938.61	3,660.00	-2,721.39	25.65%
5408 Property Insurance	2,664.66	2,900.33	-235.67	91.87%	10,187.38	34,803.96	-24,616.58	29.27%
5510 OFFICE			0.00		0.00	0.00	0.00	
5511 Computer Expenses	90.00	90.00	0.00	100.00%	360.00	1,080.00	-720.00	33.33%
5512 Telephone and Internet	324.70	162.47	162.23	199.85%	811.75	1,959.38	-1,147.63	41.43%
5513 Property Manager		1,550.00	-1,550.00	0.00%	0.00	18,600.00	-18,600.00	0.00%
5514 Office Supplies	42.46	25.92	16.54	163.81%	281.85	311.00	-29.15	90.63%
5515 Bank Charges	10.00		10.00		10.00	0.00	10.00	
5516 Web Site		0.00	0.00		0.00	243.00	-243.00	0.00%
Total 5510 OFFICE	\$ 467.16	\$ 1,828.39	-\$ 1,361.23	25.55%	\$ 1,463.60	\$ 22,193.38	-\$ 20,729.78	6.59%
5520 MISC. OPERATING EXPENSES			0.00		0.00	0.00	0.00	
5525 Security			0.00		134.05	0.00	134.05	
Total 5520 MISC. OPERATING EXPENSES	\$ 0.00	\$ 0.00	\$ 0.00		\$ 134.05	\$ 0.00	\$ 134.05	
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	800.00	-800.00	0.00%
5624 Accounting /Tax Preparation		5,400.00	-5,400.00	0.00%	0.00	5,400.00	-5,400.00	0.00%
5625 Legal Services	95.00	59.32	35.68	160.15%	3,866.25	3,500.00	366.25	110.46%
Total 5622 PROFESSIONAL SERVICES	\$ 95.00	\$ 5,459.32	-\$ 5,364.32	1.74%	\$ 3,866.25	\$ 9,700.00	-\$ 5,833.75	39.86%
5626 Annual Insurance Payment	502.00	200.00	302.00	251.00%	502.00	200.00	302.00	251.00%
5627 Gutter / Roof Cleaning		0.00	0.00		0.00	5,800.00	-5,800.00	0.00%
5628 Sprinkler Setup		0.00	0.00		450.00	670.00	-220.00	67.16%
5629 Catch Basin Cleaning		0.00	0.00		2,680.06	2,500.00	180.06	107.20%
5630 Club House HVAC		950.00	-950.00	0.00%	0.00	950.00	-950.00	0.00%
5631 Sewer Line Cleanout		0.00	0.00		1,300.00	2,200.00	-900.00	59.09%
5632 Fire/Safety Systems		0.00	0.00		0.00	120.00	-120.00	0.00%
5633 OR Corporate Tax		160.00	-160.00	0.00%	0.00	160.00	-160.00	0.00%
5634 Pool License		0.00	0.00		0.00	500.00	-500.00	0.00%
Total 5610 ANNUAL OPERATING EXP	\$ 597.00	\$ 6,769.32	-\$ 6,172.32	8.82%	\$ 8,798.31	\$ 22,800.00	-\$ 14,001.69	38.59%
Total 5100 OPERATING EXPENSE	\$ 20,683.43	\$ 28,308.84	-\$ 7,625.41	73.06%	\$ 80,151.62	\$ 264,458.02	-\$ 184,306.40	30.31%

	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
7100 RESERVE EXPENSE ITEMS			0.00		0.00	0.00	0.00	
7106 Siding Inspection & Repair		0.00	0.00		0.00	0.00	0.00	
7109 Roof Repairs		0.00	0.00		1,225.00	0.00	1,225.00	
7112 Patio Wall		166.67	-166.67	0.00%	1,650.00	2,000.00	-350.00	82.50%
7114 Patio Sheds - Repairs		58.33	-58.33	0.00%	810.19	700.00	110.19	115.74%
7116 Roof Replacement		0.00	0.00		0.00	0.00	0.00	
7117 Carport Roof - Replacement		2,500.00	-2,500.00	0.00%	0.00	30,000.00	-30,000.00	0.00%
7118 Building Envelope Inspection		816.42	-816.42	0.00%	5,375.33	9,797.00	-4,421.67	54.87%
7135 Water Piping Repair/replacement	1,623.56	416.67	1,206.89	389.65%	1,623.56	5,000.00	-3,376.44	32.47%
7136 Plumbing Study		1,000.00	-1,000.00	0.00%	0.00	12,000.00	-12,000.00	0.00%
7151 Irrigation Repairs		0.00	0.00		0.00	2,000.00	-2,000.00	0.00%
7156 Dry Wells		750.00	-750.00	0.00%	0.00	9,000.00	-9,000.00	0.00%
7161 Sidewalks		83.33	-83.33	0.00%	0.00	1,000.00	-1,000.00	0.00%
7162 Retaining Wall		472.25	-472.25	0.00%	0.00	5,667.00	-5,667.00	0.00%
7165 Gutter Replacement/Repair			0.00		294.59	0.00	294.59	
7166 Storm Drains & Down Spouts			0.00		218.75	0.00	218.75	
Total 7100 RESERVE EXPENSE ITEMS	\$ 1,623.56	\$ 6,263.67	-\$ 4,640.11	25.92%	\$ 11,197.42	\$ 77,164.00	-\$ 65,966.58	14.51%
Total Expenses	\$ 22,426.74	\$ 34,802.18	-\$ 12,375.44	64.44%	\$ 91,946.50	\$ 344,378.02	-\$ 252,431.52	26.70%
Net Operating Income	\$ 9,307.05	-\$ 4,306.60	\$ 13,613.65	-216.11%	\$ 27,503.68	\$ 21,568.98	\$ 5,934.70	127.51%
Other Income								
Late Fee Income			0.00		28.00	0.00	28.00	
Total Other Income	\$ 0.00	\$ 0.00	\$ 0.00		\$ 28.00	\$ 0.00	\$ 28.00	
Other Expenses								
Reconciliation Discrepancies			0.00		0.00	0.00	0.00	
Total Other Expenses	\$ 0.00	\$ 0.00	\$ 0.00		\$ 0.00	\$ 0.00	\$ 0.00	
Net Other Income	\$ 0.00	\$ 0.00	\$ 0.00		\$ 28.00	\$ 0.00	\$ 28.00	
Net Income	\$ 9,307.05	-\$ 4,306.60	\$ 13,613.65	-216.11%	\$ 27,531.68	\$ 21,568.98	\$ 5,962.70	127.64%

Club Estates East Condominium, an Association of Owners

Profit and Loss by Class

July 2024

	DONATION	OPERATING	RESERVE	TOTAL
Income				
4000 INCOME				\$0.00
4001 OPERATING INCOME				\$0.00
4002 Operating Assessment		22,075.00		\$22,075.00
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		22,817.63		\$22,817.63
4070 DONATION				\$0.00
4071 Clubhouse Donations	463.95			\$463.95
Total 4070 DONATION	463.95			\$463.95
4080 REIMBURSEMENT INCOME				\$0.00
4082 Operating Expenses Refunds		5.00		\$5.00
Total 4080 REIMBURSEMENT INCOME		5.00		\$5.00
4090 RESERVE INCOME				\$0.00
4091 Reserve Assessment			6,809.00	\$6,809.00
4093 Reserve Interest Revenue			438.21	\$438.21
4094 Reserve Transfer Fee			1,200.00	\$1,200.00
Total 4090 RESERVE INCOME			8,447.21	\$8,447.21
Total 4000 INCOME	463.95	22,822.63	8,447.21	\$31,733.79
Total Income	\$463.95	\$22,822.63	\$8,447.21	\$31,733.79
GROSS PROFIT	\$463.95	\$22,822.63	\$8,447.21	\$31,733.79
Expenses				
5000 MISCELLANEOUS EXPENSES				\$0.00
5027 Unit 10		39.81		\$39.81
Total 5000 MISCELLANEOUS EXPENSES		39.81		\$39.81
5070 DONATION SPENDING				\$0.00
5080 Clubhouse Supplies	10.00			\$10.00
5083 Medical Shed Stg	40.00			\$40.00
5085 Pool Expenses	29.94			\$29.94
Total 5070 DONATION SPENDING	79.94			\$79.94
5100 OPERATING EXPENSE				\$0.00
5101 MAINTENANCE				\$0.00
5201 General Maintenance/Repair	40.00	9.47		\$49.47
5251 Pest Control		1,070.00		\$1,070.00
Total 5101 MAINTENANCE	40.00	1,079.47		\$1,119.47

	DONATION	OPERATING	RESERVE	TOTAL
5300 CLUBHOUSE				\$0.00
5304 Fire/Safety Systems		156.01		\$156.01
5312 Clubhouse Gas		52.19		\$52.19
Total 5300 CLUBHOUSE		208.20		\$208.20
5325 SWIMMING POOL				\$0.00
5326 Pool Contract		440.00		\$440.00
5330 Pool Telephone		81.85		\$81.85
5332 Pool Changing Rooms		161.94		\$161.94
5338 Pool Facility, Supplies	3.41			\$3.41
5342 Pool Gas		942.62		\$942.62
5345 Pool Chemicals		239.17		\$239.17
Total 5325 SWIMMING POOL	3.41	1,865.58		\$1,868.99
5401 Landscape Contract		3,535.00		\$3,535.00
5403 Garbage / Recycling		2,463.64		\$2,463.64
5404 Water		2,475.75		\$2,475.75
5405 Sewer and Storm Water		4,818.52		\$4,818.52
5406 Area Lighting		144.15		\$144.15
5407 Electricity		320.89		\$320.89
5408 Property Insurance		2,664.66		\$2,664.66
5510 OFFICE				\$0.00
5511 Computer Expenses		90.00		\$90.00
5512 Telephone and Internet		324.70		\$324.70
5514 Office Supplies		42.46		\$42.46
5515 Bank Charges		10.00		\$10.00
Total 5510 OFFICE		467.16		\$467.16
5610 ANNUAL OPERATING EXP				\$0.00
5622 PROFESSIONAL SERVICES				\$0.00
5625 Legal Services		95.00		\$95.00
Total 5622 PROFESSIONAL SERVICES		95.00		\$95.00
5626 Annual Insurance Payment		502.00		\$502.00
Total 5610 ANNUAL OPERATING EXP		597.00		\$597.00
Total 5100 OPERATING EXPENSE	43.41	20,640.02		\$20,683.43
7100 RESERVE EXPENSE ITEMS				\$0.00
7135 Water Piping Repair/replacement			1,623.56	\$1,623.56
Total 7100 RESERVE EXPENSE ITEMS			1,623.56	\$1,623.56
Total Expenses	\$123.35	\$20,679.83	\$1,623.56	\$22,426.74
NET OPERATING INCOME	\$340.60	\$2,142.80	\$6,823.65	\$9,307.05
NET INCOME	\$340.60	\$2,142.80	\$6,823.65	\$9,307.05

Note

InformationalPurposes

Club Estates East Condominium, an Association of Owners

Payment Detail

July 2024

	TOTAL
A&A Pest Control	390.00
Amazon	13.89
Antonio Urzua	3,535.00
Arrow Sanitary Service	2,463.64
AT&T	31.87
CareFree Pool & Spa Supply	18.95
Comcast	324.70
COMPLETE EXTERMINATING, INC	680.00
DAVID KNIGHT	646.33
Gail Newberry	37.46
Home Depot	327.42
Intuit	90.00
Local Plumbing Co.	1,623.56
NW Natural	994.81
Onpoint Community Credit Union	10.00
Portland General Electric	481.85
Portland Water Bureau	7,294.27
Rose Doherty	44.94
State Farm	3,189.66
Terry Robrecht	49.98
Warren Allen LLP	95.00
TOTAL	\$22,343.33

Note

Informational Purposes