



Monthly Report

To: Overlook Board of Directors
From: WEB Properties, Inc.
Date: February 29, 2016
Re: Overlook HOA Operating Statements, February 2016

To All,

Enclosed you will find the February 2016 monthly statement and financial reports for the Overlook Home Owners Association.

Income-

We collected \$14,329.26 in total income this month. This amount is made up of Jordan Lane Fees of \$4,290.45, Lower West Bolan Fees of \$427.75, Manual Ct. Fees of \$2,019.79 And Upper West Bolan Fees of \$872.24. Year to Date Total Income is at \$21,511.55.

Account Balances-

At month end the cash balance in the Operating Account is \$34,408.61.

Delinquencies-

This month there is \$7,588.36 in outstanding homeowner dues. This amount is made up of 20 homeowners.

Prepays-

There is \$531.66 in prepaid HOA dues from 3 homeowners.

Expenses-

This month the Total Operating Expenses were \$4,917.90. Year to Date Expenses are at \$12,714.21.

Management Issues-

The owner of 5210 S Jordan Lane contacted us this month. He saw the signage on the private Bolan streets and is requesting similar signs on his private road. Additionally, he may want to put in a staircase in front of his house and would like to know how to submit a request to the ARC. Bob McVicars was gone the week after he called, so we will contact him the first week in March to address these issues.

We received bids from Arborpro for 2016 landscaping maintenance. We will coordinate with Bob McVicars and Tom at Arborpro to schedule a time in the first week of March to tour the community and get maps of the area.

We met with two of three vendors in February to get bids on the cracked sidewalk panels on Lincoln Blvd. We have received both of them, and have attached them to the report for review. We will send the third bid when we receive it in early March.

Together with the enclosed reports, this should bring you up to date on the status of the Overlook Homeowners Association for February 2016. If there is anything else we can do to be of assistance, please feel free to call or email us.

Sincerely,

WEB Properties, Inc.



Eric J. Lundin
HOA Manager

Cash Flow MTD Comparison

All Properties

Period 02/01/16 - 02/29/16 (cash basis)

	<u>Month To Date</u> <u>02/01/16 - 02/29/16</u>	<u>Month To Date</u> <u>02/01/16 - 02/29/16</u>
OPERATING ACTIVITIES		
Net Income	9,411.36	9,411.36
Net cash provided by Operating Activities	<u>9,411.36</u>	<u>9,411.36</u>
Net cash increase for period	<u>9,411.36</u>	<u>9,411.36</u>
Cash at beginning of period	24,997.25	24,997.25
Cash at end of period	<u>34,408.61</u>	<u>34,408.61</u>

Budget Comparison

All Properties

Comparison Periods: 2/1/16 - 2/29/16 and 1/1/16 - 2/29/16 (cash basis)

	<u>Actual</u> <u>2/1/16 - 2/29/16</u>	<u>Budget</u> <u>2/16</u>	<u>\$ Change</u>	<u>% Change</u>	<u>Actual YTD</u> <u>1/1/16 - 2/29/16</u>	<u>Budget YTD</u> <u>1/16 - 2/16</u>	<u>\$ Change</u>	<u>% Change</u>
INCOME								
4100 INCOME								
4101 HOA PUD FEES	4,759.43	0.00	4,759.43		9,258.61	0.00	9,258.61	
4102 JORDAN LANE FEES								
4104 JL - Snow Removal	951.24	0.00	951.24		1,030.51	0.00	1,030.51	
4105 JL - Upgrade to Larger Tr	39.21	0.00	39.21		39.21	0.00	39.21	
4106 JL - Utility Fees	3,300.00	0.00	3,300.00		5,194.74	0.00	5,194.74	
4102 Total JORDAN LANE FEE	4,290.45	0.00	4,290.45		6,264.46	0.00	6,264.46	
4107 LOWER WEST BOLAN FEES								
4108 LWB - Snow Removal	427.75	0.00	427.75		598.85	0.00	598.85	
4107 Total LOWER WEST BOL	427.75	0.00	427.75		598.85	0.00	598.85	
4109 MENAUL COURT FEES								
4112 MC - Utility Fees	2,019.79	0.00	2,019.79		2,432.79	0.00	2,432.79	
4109 Total MENAUL COURT F	2,019.79	0.00	2,019.79		2,432.79	0.00	2,432.79	
4113 UPPER WEST BOLAN FEES								
4114 UWB - Snow Removal	872.24	0.00	872.24		872.24	0.00	872.24	
4113 Total UPPER WEST BOL	872.24	0.00	872.24		872.24	0.00	872.24	
4100 Total INCOME	12,369.66	0.00	12,369.66		19,426.95	0.00	19,426.95	
4200 OTHER PROPERTY INCOME								
4210 Other Income	1,959.60	0.00	1,959.60		2,084.60	0.00	2,084.60	
4200 Total OTHER PROPERTY IN	1,959.60	0.00	1,959.60		2,084.60	0.00	2,084.60	
TOTAL INCOME	14,329.26	0.00	14,329.26		21,511.55	0.00	21,511.55	
EXPENSE								
5000 EXPENSES								
5100 LANDSCAPING								
5107 Grounds Contract	0.00	0.00	0.00		80.44	0.00	80.44	
5100 Total LANDSCAPING	0.00	0.00	0.00		80.44	0.00	80.44	
5150 PARKING								
5152 Sncw Plowing Contract	1,146.76	0.00	1,146.76		4,122.94	0.00	4,122.94	
5150 Total PARKING	1,146.76	0.00	1,146.76		4,122.94	0.00	4,122.94	
5300 UTILITIES								
5305 Sewer	0.00	0.00	0.00		353.28	0.00	353.28	
5309 Jordan Lane Utilities	1,498.18	0.00	1,498.18		1,498.18	0.00	1,498.18	

	Actual 2/1/16 - 2/29/16	Budget 2/16	\$ Change	% Change	Actual YTD 1/1/16 - 2/29/16	Budget YTD 1/16 - 2/16	\$ Change	% Change
5310 Menaul Ct Utilities	1,136.22	0.00	1,136.22		1,196.00	0.00	1,196.00	
5300 Total UTILITIES	2,634.40	0.00	2,634.40		3,047.46	0.00	3,047.46	
5400 TAX & LICENSES								
5404 Licenses	0.00	0.00	0.00		10.00	0.00	10.00	
5400 Total TAX & LICENSES	0.00	0.00	0.00		10.00	0.00	10.00	
5450 PAYROLL								
5456 Travel Reimbursements	6.69	0.00	6.69		6.69	0.00	6.69	
5450 Total PAYROLL	6.69	0.00	6.69		6.69	0.00	6.69	
5600 ADMINISTRATIVE								
5601 Property Management Fe	750.00	0.00	750.00		1,500.00	0.00	1,500.00	
5603 Accounting Fees	0.00	0.00	0.00		1,100.00	0.00	1,100.00	
5607 Qualchan HOA Monthly F	315.00	175.00	140.00	80.0%	315.00	350.00	-35.00	-10.0%
5610 Other Admin Exp	0.00	0.00	0.00		767.43	0.00	767.43	
5600 Total ADMINISTRATIVE	1,065.00	175.00	890.00	508.6%	3,682.43	350.00	3,332.43	952.1%
5650 INSURANCE								
5652 Board of Directors Ins	0.00	0.00	0.00		1,468.00	0.00	1,468.00	
5650 Total INSURANCE	0.00	0.00	0.00		1,468.00	0.00	1,468.00	
5700 OFFICE								
5701 Office Supply	0.00	0.00	0.00		165.20	0.00	165.20	
5702 Mail/Postage	56.35	0.00	56.35		122.35	0.00	122.35	
5703 Copies/Reproductions	8.70	0.00	8.70		8.70	0.00	8.70	
5700 Total OFFICE	65.05	0.00	65.05		296.25	0.00	296.25	
5000 Total EXPENSES	4,917.90	175.00	4,742.90	2710.2%	12,714.21	350.00	12,364.21	3532.6%
TOTAL EXPENSE	4,917.90	175.00	4,742.90	2710.2%	12,714.21	350.00	12,364.21	3532.6%
NET INCOME	9,411.36	-175.00	9,586.36	5477.9%	8,797.34	-350.00	9,147.34	2613.5%
NET INCOME SUMMARY								
Income	14,329.26	0.00	14,329.26		21,511.55	0.00	21,511.55	
Expense	-4,917.90	-175.00	-4,742.90	2710.2%	-12,714.21	-350.00	-12,364.21	3532.6%
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	9,411.36	-175.00	9,586.36	-5477.9%	8,797.34	-350.00	9,147.34	-2613.5%