



Monthly Report

To: Overlook Board of Directors
From: WEB Properties, Inc.
Date: October 31, 2017
Re: Overlook HOA Operating Statements, October 2017

To All,

Enclosed you will find the October 2017 monthly statement and financial reports for the Overlook Home Owners Association.

Income

In October, we collected \$17,522.84 in Total Income, which is \$3,876.84 above the budget estimate of \$13,646.00. Year-To-Date we have collected \$89,854.79 in Total Income, which is \$2,451.21 below the budget estimate of \$92,306.300.

Account Balances

As of October 31th, the balance of each account is as follows:

- Operating Account = \$21,087.45
- Savings Account = \$15,009.66
- Total = \$36,097.11

Delinquencies

As of October 31st, we are at \$13,933.21 in Outstanding Homeowner Dues, Late Fees, Interest, Lien Filing Fees and CC&R Violations. This is made up of 7 homeowners. The attached report provides a more detailed reference for your review.

Prepays

In October, there was \$1,086.00 in Prepays from 7 homeowners. The attached report provides a more detailed reference for your review.

Expenses

In October, Total Expenses were \$6,492.20, which is \$64.20 above the budget estimate of \$6,428.00. Year-To-Date Total Expenses are \$92,689.75, which is \$9,034.75 above the budget estimate of \$83,655.00. Most expenses are self-explanatory; however, the following should be brought to your attention:

Utilities Expenses

Utilities Expenses were \$4,144.46, which is \$694.46 above the budget estimate of \$3,450.00. This was due to higher than anticipated water usage. Year-To-Date Utilities Expenses are \$35,669.05, which is \$469.05 above the budget estimate of \$35,200.00.

CC&R Notices

In October, we sent out the following CC&R Violation and Thank You Letters:

CC&R Violation Notices	
1st Notice	4
2nd Notice	5
1st Fine	3
2nd Fine	1
3 or More Fines	2
Landscape Letter	0
Total	15

Management Issues

A Board Meeting is scheduled for November 2nd. An agenda, talking points, and supporting documents have been submitted to the Board.

In an effort to save money for the HOA we have been researching automated ways to reduce your costs. One large expense is the mailing of statements and enclosures. In researching the HOA's we manage we have found the average cost of mailing statements and enclosures (depending on how many enclosures) is \$1.77 per homeowner. We are excited to provide you with new technology that will reduce this cost to \$1.00 per homeowner payment. In working with our partners at Rent Manager and PayLease we now have the Resident Portal available to each homeowner. This portal will allow each resident to view their own ledger and have payments withdrawn automatically when due. This

will also allow us to send statements electronically, thus reducing your annual mailing costs. This should reduce your budget by hundreds a year, as well as save residents approximately \$0.77 a year in their own mailing costs. Of course this will take the cooperation of all residents to sign into the portal and over the next few months we will continue to send reminders in hopes of getting 100% participation. Our goal is to be fully automated with all residents by June 30, 2018. This will also allow the HOA to send other mailings at dramatically reduced costs. We want to assure you that WEB Properties, Inc. does not see any of the financial information provided by residents. These transactions are handled securely through PayLease. We have been handling numerous phone calls helping residents navigate the portal sign up process. The benefits of this automation will save the HOA tremendous sums in the future.

I am very happy to introduce Amy Woolsey as the newest member to the WEB Properties HOA team. Amy moved to Spokane from Seattle last year, and brings a wealth of administrative experience to the organization. If you have any questions, please feel free to reach out to either of us, her email is amy@webpropertiesinc.com. John has moved into a different role with WEB Properties, and we wish him all the best going forward.

Management received an email from the owner at 1023 W Bolan Ave in September asking about whether or not homeowners can have a mix of grass and rock in the drainage swales along Bolan avenue, with specific reference to 1011, 1015, and 1019 W Bolan. After reviewing the site, it is clear what they are referring to, but the Board does not have clear language in the CC&R's or R&R's regarding this issue.

The Board asked WEB Properties to ensure that maintenance of the swale was the responsibility of the homeowner. Eldin Brown, an engineer with the City of Spokane Planning & Development Services made it clear that it is common knowledge that homeowners are responsible for anything behind the curb. A note to file memo was drafted and forwarded to the Board, and is attached to the monthly report. This topic has been added to the upcoming Board meeting for discussion, the Board may choose to amend the Rules & Regulations to address this issue.

As reported in the September Monthly report, "We have reviewed the Boards request for ARC services. At our other HOA's, we serve in a purely administrative context and we are not able to provide Architectural Review Services. We do work with qualified Architects and we have reached out to them to see if they are interested in taking on additional projects. We will forward their information once we have heard from them."

We have been in touch with two Architects that work for us, and one is interested in working with the HOA. He has submitted several documents to help the Board draft a scope of work, and this will be reviewed at the upcoming Board meeting.

Early in the month, Harold Huber of HRH Properties contacted WEB Properties. He stated that he has been out of the country for a few years, and when he got back, he has \$4,000.00 in fines, and a lien on his property. He postured a bit; asking for the name of our attorney, and at the same time, continually

stated that he wants to be a good neighbor. We pressed him on "the HOA wants to be a good neighbor too, but has been sending notices to you with no contact for over a year."

He does not feel he is subject to the HOA's rules & regulations, and we forwarded him a copy of the CC&R's. He does not want to repair the sidewalk, but I let him know that in Spokane County, he is responsible for the sidewalks. He grumbled a bit about subdividing the property, and wanting to wait until construction was underway, but I think I got the message through to him that he needs to repair the heaving sidewalks due to the trip hazard liability.

After our discussion with Harold Huber, Josh Taylor contacted WEB Properties. Regarding the dues issue, he would like to discuss the issue further with the Board. He stated he drafted the CC&R's in such a way as to have the final say in all issues until the last lot is sold. He is going to look for a letter he had his attorney draft several years ago to a previous Board who assessed his builders dues. We have yet to receive any documentation from him, although he stated he will look for the letter, and forward it to the Board.

In regards to the sidewalk issue, he maintains that the sidewalks are enforceable by the City, and if the City infracts him, he would be happy to point out "thousands" of sidewalks that need to be repaired, and he would not know why he is being discriminated against, should the city infract for the sidewalk. He does not feel it is appropriate for the HOA to enforce City codes.

Together with the enclosed reports, this should bring you up to date on the status of the Overlook Homeowners Association for the month of October 2017. 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

Enclosures

Cash Flow MTD Comparison

Properties: Bolan - Lower West, Bolan - Upper West, Bolan Avenue, Jordan Lane, Lincoln Way, Menaul Court, Overlook
HOA, W Willapa, Willapa Court, Z - Vacant Lot

Date Range: 01/01/17 - 10/31/17 (cash basis)

	Month to Date 10/01/17 - 10/31/17	% Income	01/01/17 - 10/31/17	% Income
OPERATING ACTIVITIES				
INCOME				
4100 INCOME				
4101 HOA DUES				
2201 Prepays	648.00	3.70 %	1,128.00	1.26 %
4101 Other HOA DUES	10,395.87	59.33 %	54,125.21	60.24 %
4101 Total HOA DUES	11,043.87	63.03 %	55,253.21	61.49 %
4102 JORDAN LANE FEES				
4104 JL - Snow Removal	0.00	0.00 %	476.51	0.53 %
4105 JL - Upgrade to Larger Trash Can	40.32	0.23 %	161.28	0.18 %
4106 JL - Utility Fees	2,730.00	15.58 %	15,543.14	17.30 %
4102 Total JORDAN LANE FEES	2,770.32	15.81 %	16,180.93	18.01 %
4107 LOWER WEST BOLAN FEES				
4108 LWB - Snow Removal	0.00	0.00 %	383.00	0.43 %
4107 Total LOWER WEST BOLAN FEES	0.00	0.00 %	383.00	0.43 %
4109 MENAUL COURT FEES				
4111 MC - Sewer Pump Maint./Rprs.	383.84	2.19 %	1,502.60	1.67 %
4112 MC - Utility Fees	3,324.81	18.97 %	14,031.35	15.62 %
4115 MC - Snow Removal	0.00	0.00 %	177.43	0.20 %
4117 MC - Other Repairs	0.00	0.00 %	669.68	0.75 %
4109 Total MENAUL COURT FEES	3,708.65	21.16 %	16,381.06	18.23 %
4113 UPPER WEST BOLAN FEES				
4114 UWB - Snow Removal	0.00	0.00 %	399.12	0.44 %
4113 Total UPPER WEST BOLAN FEES	0.00	0.00 %	399.12	0.44 %
4100 Total INCOME	17,522.84	100.00 %	88,597.32	98.60 %
4200 OTHER PROPERTY INCOME				
4201 Late Fees & Interest	0.00	0.00 %	313.74	0.35 %
4208 CC&R Fines	0.00	0.00 %	166.43	0.19 %
4210 Other Income	0.00	0.00 %	777.30	0.87 %
4200 Total OTHER PROPERTY INCOME	0.00	0.00 %	1,257.47	1.40 %
TOTAL INCOME	17,522.84	100.00%	89,854.79	100.03%
EXPENSE				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5002 Repairs Materials	0.00	0.00 %	-11.90	-0.01 %
5005 Plumbing Contract	0.00	0.00 %	-976.95	-1.09 %
5018 Fence Repairs	0.00	0.00 %	-10.01	-0.01 %
5023 Maintenance Engineer	-62.12	-0.35 %	-990.16	-1.10 %
5024 Travel Reimbursement	-11.56	-0.07 %	-178.56	-0.20 %
5001 Total MAINTENANCE EXPENSES	-73.68	-0.42 %	-2,167.58	-2.41 %
5100 LANDSCAPING				
5101 Lawn Mowing	-574.46	-3.28 %	-3,827.44	-4.26 %
5102 Sprinkler Materials	-163.20	-0.93 %	-1,404.06	-1.56 %
5103 Pruning	0.00	0.00 %	-64.80	-0.07 %
5105 Spray/Fertilization	0.00	0.00 %	-189.00	-0.21 %
5106 Weed Trimming	0.00	0.00 %	-2,994.75	-3.33 %
5108 Common Area Weed Control	0.00	0.00 %	-1,050.02	-1.17 %
5110 Landscaping Other	0.00	0.00 %	-4,235.79	-4.71 %
5100 Total LANDSCAPING	-737.66	-4.21 %	-13,765.86	-15.32 %
5120 UNIMPROVED COMMON AREAS				
5121 Seeding/Irrigation	0.00	0.00 %	-10,936.99	-12.17 %
5120 Total UNIMPROVED COMMON	0.00	0.00 %	-10,936.99	-12.17 %
5150 STREETS & SIDEWALKS				
5153 Snow Removal CA Sidewalks	0.00	0.00 %	-3,404.52	-3.79 %
5157 Parking Other	0.00	0.00 %	-16.31	-0.02 %

5158 JL Snow Removal	0.00	0.00 %	-1,325.13	-1.47 %
5159 LWB Snow Removal	0.00	0.00 %	-1,460.46	-1.63 %
5160 UWB Snow Removal	0.00	0.00 %	-1,654.38	-1.84 %
5161 MC Snow Removal	0.00	0.00 %	-926.05	-1.03 %
5150 Total STREETS & SIDEWALKS	<u>0.00</u>	<u>0.00 %</u>	<u>-8,786.85</u>	<u>-9.78 %</u>
5300 UTILITIES				
5304 Water	-74.07	-0.42 %	-1,476.99	-1.64 %
5305 Sewer	0.00	0.00 %	-353.61	-0.39 %
5309 Jordan Lane Utilities	-2,034.55	-11.61 %	-17,401.54	-19.37 %
5310 Menaul Ct Utilities	-2,035.84	-11.62 %	-15,523.41	-17.28 %
5315 Utilities Other	0.00	0.00 %	-913.50	-1.02 %
5300 Total UTILITIES	<u>-4,144.46</u>	<u>-23.65 %</u>	<u>-35,669.05</u>	<u>-39.70 %</u>
5400 TAX & LICENSES				
5404 Licenses	0.00	0.00 %	-20.00	-0.02 %
5405 Lien Filling Fee	0.00	0.00 %	-249.00	-0.28 %
5400 Total TAX & LICENSES	<u>0.00</u>	<u>0.00 %</u>	<u>-269.00</u>	<u>-0.30 %</u>
5450 PAYROLL - DNU				
5451 Maintenance Engineer - DNU	0.00	0.00 %	-22.56	-0.03 %
5450 Total PAYROLL - DNU	<u>0.00</u>	<u>0.00 %</u>	<u>-22.56</u>	<u>-0.03 %</u>
5550 MARKETING EXPENSE				
5552 Signage	0.00	0.00 %	-304.64	-0.34 %
5550 Total MARKETING EXPENSE	<u>0.00</u>	<u>0.00 %</u>	<u>-304.64</u>	<u>-0.34 %</u>
5600 ADMINISTRATIVE				
5601 Property Management Fee	-750.00	-4.28 %	-7,500.00	-8.35 %
5602 Legal Fees	0.00	0.00 %	-2,476.50	-2.76 %
5605 Meeting Expenses	0.00	0.00 %	-276.98	-0.31 %
5607 Qualchan HOA Monthly Fee	-157.50	-0.90 %	-1,575.00	-1.75 %
5610 Other Admin Exp	-514.23	-2.93 %	-4,372.76	-4.87 %
5600 Total ADMINISTRATIVE	<u>-1,421.73</u>	<u>-8.11 %</u>	<u>-16,201.24</u>	<u>-18.03 %</u>
5650 INSURANCE				
5651 Liability & Multi-Peril	0.00	0.00 %	-3,202.16	-3.56 %
5650 Total INSURANCE	<u>0.00</u>	<u>0.00 %</u>	<u>-3,202.16</u>	<u>-3.56 %</u>
5700 OFFICE				
5701 Office Supply	0.00	0.00 %	-31.38	-0.03 %
5702 Mail/Postage	-74.92	-0.43 %	-761.99	-0.85 %
5703 Copies/Reproductions	-39.75	-0.23 %	-570.45	-0.63 %
5700 Total OFFICE	<u>-114.67</u>	<u>-0.65 %</u>	<u>-1,363.82</u>	<u>-1.52 %</u>
5000 Total EXPENSES	<u>-6,492.20</u>	<u>-37.05 %</u>	<u>-92,689.75</u>	<u>-103.16 %</u>
TOTAL EXPENSE	-6,492.20	-37.05%	-92,689.75	-103.15%
Net Income	<u>11,030.64</u>	<u>62.95 %</u>	<u>-2,834.96</u>	<u>-3.16 %</u>
Net cash provided by Operating Activities	11,030.64		-2,834.96	
Net cash increase for period	<u>11,030.64</u>		<u>-2,834.96</u>	
Cash at beginning of period	10,056.81		23,922.41	
Cash at end of period	<u>21,087.45</u>		<u>21,087.45</u>	

Cash Flow MTD Comparison

Property: Overlook Savings

Date Range: 10/01/17 - 10/31/17 (cash basis)

	Month to Date 10/01/17 - 10/31/17		10/01/17 - 10/31/17	
	% Income	% Income	% Income	% Income
OPERATING ACTIVITIES				
INCOME				
4200 OTHER PROPERTY INCOME				
4209 Interest Income	0.99	100.00 %	0.99	100.00 %
4200 Total OTHER PROPERTY INCOME	0.99	100.00 %	0.99	100.00 %
TOTAL INCOME	0.99	100.00%	0.99	100.00%
Net Income	0.99	100.00 %	0.99	100.00 %
Net cash provided by Operating Activities	0.99		0.99	
 Net cash increase for period	0.99		0.99	
 Cash at beginning of period	15,008.67		15,008.67	
Cash at end of period	15,009.66		15,009.66	

Budget Comparison

Properties: Bolan - Lower West, Bolan - Upper West, Bolan Avenue, Jordan Lane, Lincoln Way, Menaul Court, Overlook HOA, W Willapa, Willapa Court, Z - Vacant Lot

Comparison Periods: 10/01/17 - 10/31/17 and 01/01/17 - 10/31/17 (cash basis)

	Actual 10/01/17 - 10/31/17	Budget 10/17 - 10/17	\$ Change	% Change	Actual YTD 01/01/17 - 10/31/17	Budget YTD 01/17 - 10/17	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA DUES								
2201 Prepays	648.00	0.00	648.00		1,128.00	0.00	1,128.00	
4101 Other HOA DUES	10,395.87	10,206.00	189.87	1.9 %	54,125.21	53,946.00	179.21	0.3 %
4101 Total HOA DUES	11,043.87	10,206.00	837.87	8.2 %	55,253.21	53,946.00	1,307.21	2.4 %
4102 JORDAN LANE FEES								
4104 JL - Snow Removal	0.00	0.00	0.00		476.51	1,050.00	-573.49	-54.6 %
4105 JL - Upgrade to Larger Trash Car	40.32	40.00	0.32	0.8 %	161.28	160.00	1.28	0.8 %
4106 JL - Utility Fees	2,730.00	1,900.00	830.00	43.7 %	15,543.14	19,000.00	-3,456.86	-18.2 %
4102 Total JORDAN LANE FEES	2,770.32	1,940.00	830.32	42.8 %	16,180.93	20,210.00	-4,029.07	-19.9 %
4107 LOWER WEST BOLAN FEES								
4108 LWB - Snow Removal	0.00	0.00	0.00		383.00	1,050.00	-667.00	-63.5 %
4107 Total LOWER WEST BOLAN FE	0.00	0.00	0.00		383.00	1,050.00	-667.00	-63.5 %
4109 MENAUL COURT FEES								
4111 MC - Sewer Pump Maint./Rprs.	383.84	0.00	383.84		1,502.60	0.00	1,502.60	
4112 MC - Utility Fees	3,324.81	1,500.00	1,824.81	121.7 %	14,031.35	15,000.00	-968.65	-6.5 %
4115 MC - Snow Removal	0.00	0.00	0.00		177.43	1,050.00	-872.57	-83.1 %
4117 MC - Other Repairs	0.00	0.00	0.00		669.68	0.00	669.68	
4109 Total MENAUL COURT FEES	3,708.65	1,500.00	2,208.65	147.2 %	16,381.06	16,050.00	331.06	2.1 %
4113 UPPER WEST BOLAN FEES								
4114 UWB - Snow Removal	0.00	0.00	0.00		399.12	1,050.00	-650.88	-62.0 %
4113 Total UPPER WEST BOLAN FE	0.00	0.00	0.00		399.12	1,050.00	-650.88	-62.0 %
4100 Total INCOME	17,522.84	13,646.00	3,876.84	28.4 %	88,597.32	92,306.00	-3,708.68	-4.0 %
4200 OTHER PROPERTY INCOME								
4201 Late Fees & Interest	0.00	0.00	0.00		313.74	0.00	313.74	
4208 CC&R Fines	0.00	0.00	0.00		166.43	0.00	166.43	
4210 Other Income	0.00	0.00	0.00		777.30	0.00	777.30	
4200 Total OTHER PROPERTY INCOME	0.00	0.00	0.00		1,257.47	0.00	1,257.47	
TOTAL INCOME	17,522.84	13,646.00	3,876.84	28.4 %	89,854.79	92,306.00	-2,451.21	-2.7 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								

	Actual 10/01/17 - 10/31/17	Budget 10/17 - 10/17	\$ Change	% Change	Actual YTD 01/01/17 - 10/31/17	Budget YTD 01/17 - 10/17	\$ Change	% Change
5002 Repairs Materials	0.00	0.00	0.00		11.90	0.00	11.90	
5003 Repairs Contract	0.00	0.00	0.00		0.00	2,000.00	-2,000.00	-100.0 %
5005 Plumbing Contract	0.00	0.00	0.00		976.95	500.00	476.95	95.4 %
5018 Fence Repairs	0.00	0.00	0.00		10.01	0.00	10.01	
5023 Maintenance Engineer	62.12	150.00	-87.88	-58.6 %	990.16	1,500.00	-509.84	-34.0 %
5024 Travel Reimbursement	11.56	20.00	-8.44	-42.2 %	178.56	200.00	-21.44	-10.7 %
5001 Total MAINTENANCE EXPENSE	73.68	170.00	-96.32	-56.7 %	2,167.58	4,200.00	-2,032.42	-48.4 %
5100 LANDSCAPING								
5101 Lawn Mowing	574.46	700.00	-125.54	-17.9 %	3,827.44	3,800.00	27.44	0.7 %
5102 Sprinkler Materials	163.20	0.00	163.20		1,404.06	835.00	569.06	68.2 %
5103 Pruning	0.00	400.00	-400.00	-100.0 %	64.80	400.00	-335.20	-83.8 %
5105 Spray/Fertilization	0.00	440.00	-440.00	-100.0 %	189.00	1,320.00	-1,131.00	-85.7 %
5106 Weed Trimming	0.00	0.00	0.00		2,994.75	3,045.00	-50.25	-1.7 %
5108 Common Area Weed Control	0.00	0.00	0.00		1,050.02	0.00	1,050.02	
5110 Landscaping Other	0.00	200.00	-200.00	-100.0 %	4,235.79	1,100.00	3,135.79	285.1 %
5100 Total LANDSCAPING	737.66	1,740.00	-1,002.34	-57.6 %	13,765.86	10,500.00	3,265.86	31.1 %
5120 UNIMPROVED COMMON AREAS								
5121 Seeding/Irrigation	0.00	0.00	0.00		10,936.99	7,500.00	3,436.99	45.8 %
5120 Total UNIMPROVED COMMON	0.00	0.00	0.00		10,936.99	7,500.00	3,436.99	45.8 %
5150 STREETS & SIDEWALKS								
5153 Snow Removal CA Sidewalks	0.00	0.00	0.00		3,404.52	1,875.00	1,529.52	81.6 %
5157 Parking Other	0.00	0.00	0.00		16.31	0.00	16.31	
5158 JL Snow Removal	0.00	0.00	0.00		1,325.13	1,050.00	275.13	26.2 %
5159 LWB Snow Removal	0.00	0.00	0.00		1,460.46	1,050.00	410.46	39.1 %
5160 UWB Snow Removal	0.00	0.00	0.00		1,654.38	1,050.00	604.38	57.6 %
5161 MC Snow Removal	0.00	0.00	0.00		926.05	1,050.00	-123.95	-11.8 %
5150 Total STREETS & SIDEWALKS	0.00	0.00	0.00		8,786.85	6,075.00	2,711.85	44.6 %
5300 UTILITIES								
5301 Common Area Electric	0.00	0.00	0.00		0.00	300.00	-300.00	-100.0 %
5304 Water	74.07	200.00	-125.93	-63.0 %	1,476.99	1,650.00	-173.01	-10.5 %
5305 Sewer	0.00	0.00	0.00		353.61	750.00	-396.39	-52.9 %
5309 Jordan Lane Utilities	2,034.55	1,750.00	284.55	16.3 %	17,401.54	17,500.00	-98.46	-0.6 %
5310 Menaul Ct Utilities	2,035.84	1,500.00	535.84	35.7 %	15,523.41	15,000.00	523.41	3.5 %
5315 Utilities Other	0.00	0.00	0.00		913.50	0.00	913.50	
5300 Total UTILITIES	4,144.46	3,450.00	694.46	20.1 %	35,669.05	35,200.00	469.05	1.3 %
5400 TAX & LICENSES								
5404 Licenses	0.00	0.00	0.00		20.00	200.00	-180.00	-90.0 %
5405 Lien Filing Fee	0.00	0.00	0.00		249.00	0.00	249.00	
5400 Total TAX & LICENSES	0.00	0.00	0.00		269.00	200.00	69.00	34.5 %
5450 PAYROLL - DNU								
5451 Maintenance Engineer - DNU	0.00	0.00	0.00		22.56	0.00	22.56	

	Actual 10/01/17 - 10/31/17	Budget 10/17 - 10/17	\$ Change	% Change	Actual YTD 01/01/17 - 10/31/17	Budget YTD 01/17 - 10/17	\$ Change	% Change
5450 Total PAYROLL - DNU	0.00	0.00	0.00		22.56	0.00	22.56	
5550 MARKETING EXPENSE								
5552 Signage	0.00	0.00	0.00		304.64	0.00	304.64	
5550 Total MARKETING EXPENSE	0.00	0.00	0.00		304.64	0.00	304.64	
5600 ADMINISTRATIVE								
5601 Property Management Fee	750.00	750.00	0.00	0.0 %	7,500.00	7,500.00	0.00	0.0 %
5602 Legal Fees	0.00	0.00	0.00		2,476.50	5,000.00	-2,523.50	-50.5 %
5603 Accounting Fees	0.00	0.00	0.00		0.00	1,100.00	-1,100.00	-100.0 %
5605 Meeting Expenses	0.00	0.00	0.00		276.98	0.00	276.98	
5607 Qualchan HOA Monthly Fee	157.50	158.00	-0.50	-0.3 %	1,575.00	1,580.00	-5.00	-0.3 %
5610 Other Admin Exp	514.23	0.00	514.23		4,372.76	0.00	4,372.76	
5600 Total ADMINISTRATIVE	1,421.73	908.00	513.73	56.6 %	16,201.24	15,180.00	1,021.24	6.7 %
5650 INSURANCE								
5651 Liability & Multi-Peril	0.00	0.00	0.00		3,202.16	1,700.00	1,502.16	88.4 %
5652 Board of Directors Ins	0.00	0.00	0.00		0.00	1,500.00	-1,500.00	-100.0 %
5650 Total INSURANCE	0.00	0.00	0.00		3,202.16	3,200.00	2.16	0.1 %
5700 OFFICE								
5701 Office Supply	0.00	0.00	0.00		31.38	0.00	31.38	
5702 Mail/Postage	74.92	80.00	-5.08	-6.4 %	761.99	800.00	-38.01	-4.8 %
5703 Copies/Reproductions	39.75	80.00	-40.25	-50.3 %	570.45	800.00	-229.55	-28.7 %
5700 Total OFFICE	114.67	160.00	-45.33	-28.3 %	1,363.82	1,600.00	-236.18	-14.8 %
5000 Total EXPENSES	6,492.20	6,428.00	64.20	1.0 %	92,689.75	83,655.00	9,034.75	10.8 %
TOTAL EXPENSE	6,492.20	6,428.00	64.20	1.0 %	92,689.75	83,655.00	9,034.75	10.8 %
NET INCOME	11,030.64	7,218.00	3,812.64	52.8 %	-2,834.96	8,651.00	-11,485.96	-132.8 %
NET INCOME SUMMARY								
Income	17,522.84	13,646.00	3,876.84	28.4 %	89,854.79	92,306.00	-2,451.21	-2.7 %
Expense	-6,492.20	-6,428.00	-64.20	1.0 %	-92,689.75	-83,655.00	-9,034.75	10.8 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	11,030.64	7,218.00	3,812.64	52.8 %	-2,834.96	8,651.00	-11,485.96	-132.8 %