



Monthly Report

To: Overlook Board of Directors
From: WEB Properties, Inc.
Date: May 31, 2018
Re: Overlook HOA Operating Statements, May 2018

To All,

Enclosed you will find the May 2018 monthly statement and financial reports for the Overlook Home Owners Association.

Income

In May we collected \$6959.19 in Total Income, which is \$2,876.81 below the budget estimate of \$9,836.00. Year-To-Date we have collected \$63,903.70 in Total Income, which is \$6,057.70 above the budget estimate of \$57,846.00.

Account Balances

As of May 31st, the balance of each account is as follows:

Overlook Operating Account	\$26,346.94
Overlook Reserve Account	\$9,768.93
Overlook Savings Account	\$15,016.64
Total	\$51,132.51

Delinquencies

As of May 31st, we are at \$12,102.71 in Outstanding Homeowner Dues, Late Fees, Interest, Lien Filing Fees and CC&R Violations. This is made up of 5 homeowners. The attached report provides a more detailed reference for your review.

Prepays

In May, there was \$1,670.88 in Prepays from 14 homeowners. The attached report provides a more detailed reference for your review.

Expenses

In May, Total Expenses were \$6,638.63, which is \$1,224.37 below the budget estimate of \$7,863.00. Year-To-Date Total Expenses are \$44,159.92, which is \$4,409.92 above the budget estimate of \$39,750.00. While most expenses are self-explanatory, the following should be brought to your attention:

Streets & Sidewalks Expenses

Streets & Sidewalks Expenses were \$1,305.60, which is \$1,305.60 above the budget estimate of \$0. This was for street sweeping expenses. Year-To-Date Streets & Sidewalks Expenses are \$16,340.21, which is \$8,740.21 above the budget estimate of \$7,600.00.

Utilities Expenses

Utilities Expenses were \$2,809.33, which is \$1,040.67 below the budget estimate of \$3,850.00. This was due to lower than anticipated water usage. Year-To-Date Utilities Expenses are \$14,550.23, which is \$2,949.77 below the budget estimate of \$17,500.00.

CC&R Notices

In May, there were no violations therefore no letters were sent:

CC&R Violation Notices	
1st Notice	12
2nd Notice	2
1st Fine	0
2nd Fine	0
3 or More Fines	0
Landscape Letter	0
Total	14

Management Issues

Two Board meetings were held this month. One on May 3rd, and another on May 31st. Several topics were discussed at the two meetings, including:

- Upper and Lower West Bolan letter to homeowners.
- The Josh Taylor issue was discussed.
- The ACC guidelines as drafted by Bob McVicars were approved.
- Update of the map #4 sprinkler project.
- Metro Engineering progress report of the Bolan Swale Project and Map #4.
- Short Plat Notification for the homes on Lincoln.

Management did not attend the second meeting, and unfortunately, a quorum of Board members was not present either. In preparation for the May 31st meeting, we reached out to Ali Brast at the City to clarify what the Short Plat Notification was for, and here is what we found. A plat is how someone divides a larger “chunk” of land into different, smaller plats. A short plat is the term used when 9 or less lots are created, and a long plat is where 10 or more lots are created. The Plats on Lincoln meet minimum lot size requirements, and minimum setback requirements. There were some concerns from the fire department about the grade of the particular lots because of the slope behind it. However, these concerns will be addressed during the permitting phase of construction. Otherwise, there is nothing unusual about the application, and no variances have been requested by the developer. Also in preparation for the My 31st Board meeting, I researched which homeowner was on the Board when the HOA last attempted to take a legal action against the developer. We advised the Board on his name and number, and after contacting him, the Board President had the following to say, “I spoke to past Board Pres. Larry Trautman today and "his" Josh Taylor story (and its surrounding events) are the same as we understand them to be. The HOA sued Josh and lost. The HOA had to cover all legal fees for both parties, somewhere around \$2,500 dollars.”

Last month, we reported; “A homeowner at Menaul Court have requested copies of the original invoices for snow plowing work for the 2017 – 2018 season. WEB Properties researched, and located the statements these services were paid from. The homeowner rejected the statements, and we have asked C&C to furnish invoices, but we do not yet know if this is possible.” C&C was able to provide original invoices, which were forwarded to the HOA.

Last month, we reported; “We have tried to get several bids from M&M lawn service this year. Unfortunately, they have been slow to respond, and incomplete when they do. Additionally, we were advised after signing the contract with them that they have sub-contracted the HOA out to another landscaper, Latah Landscaping. We will continue to try to work with them, but if we are not able to get good bids from them in a timely manner, we will recommend that the Board look for another landscaper to work with.” After receiving a report from a homeowner about the unsightly condition of the common area hillside above Upper West Bolan, we drove the Overlook HOA, looking at the areas that were described by the homeowner. While the Lower West Bolan hillside was not overgrown, it

did need to be weed-whipped. However, the Upper West Bolan hillside was a true eyesore. Weeds, grasses, and reeds at this location were five and sometimes six feet tall in some places. We reached out to M&M asking for information on the completion of the work in this area. However, as of this writing, we have not heard back from them.

Last month, we reported; "Management received a complaint from a homeowner that there are small motorcycles being operated by young children on Jordan lane and on private property. The noise and tracks created by these motorcycles are unappealing and a nuisance to some homeowners and homeowners are concerned about the safety of the children riding along Jordan Lane. After discussing the subject, the Board instructed WEB Properties to send a letter to homeowners advising homeowners of the Boards concern for the safety of the riders, and advising that riding on private property was not allowed. In addition, the letter asked homeowners to report any violation of this to WEB Properties, along with the name and address of the owner of the bikes. If we hear any complaints, we will advise the Board and send an infraction notice." A homeowner reported that these bikes were being used on Jordan Lane, but not encroaching on Private Property. The Board decided that unless the motorbikes are riding on private property, they are legal to operate in the state of Washington per the DMV. We advised the homeowner of the decision.

We have been working with C&C Yard Care on the Menaul concrete repairs to homeowner's curbs and sidewalks. Unfortunately, they have not repaired the curbs and sidewalks. We will continue to reach out to them about the project until the HOA is satisfied.

We contacted both vendors who returned bids to us to repair the Upper West Bolan Ditch. Jammin' Landscapes bid came in at \$17,408.00 and C&C Yard Care came in at \$4,116.00. Both vendors told us their bids are good prices for the work described in the Road Maintenance Study prepared by Phil Barto.

In May, we attempted to reach Black Design LLC, the company building the home on 5204 Jordan. We researched their contact information, and could not come up with a phone number, but found an address. Before we sent the attached letter, we reached out to Josh Taylor asking for any contact information. Josh advised us that he had already approved the ACC review of the home. In addition, he also advised us that builders are not supposed to pay HOA dues and fees. This presents an issue as Wurzburg Homes, LLC has been paying dues since 2017.

We sent an email in May asking the Board for any additional inserts newsletters, or notices they may want in the mailing that is scheduled to go out in late June. We have not heard back, and so we plan on sending the following with third quarter invoicing;

- Snow Plow Survey.
- Bill Backs for Snow Services and Utilities.
- A postcard encouraging homeowners to use the portal.

The delinquency policy was sent to all homeowners in May. Beginning in June, we will begin collecting late fees, and be pro-active with delinquent accounts per the delinquency policy. A copy of the policy is attached to the monthly report, and has been posted to the HOA website.

The Board received a letter from the homeowners at Menaul Court expressing their concerns, and asking for permission to make their own arrangements for winter road maintenance on the private cul-de-sac. In a conversation with Mr. Durgan about the letter, management advised that an attorney review the request as the controlling documents of the HOA require the HOA to maintain the roads. There may be significant liability for the HOA should the homeowners under-contract for services, and someone gets hurt, or property is damaged. A copy of the letter is attached to the monthly report.

Together with the enclosed reports, this should bring you up to date on the status of the Overlook Homeowners Association for the month of May 2018. 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: Anton Court,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: 01/01/18 - 05/31/18 (cash basis)

	Month to Date 05/01/18 - 05/31/18		01/01/18 - 05/31/18	
		% Income		% Income
OPERATING ACTIVITIES				
INCOME				
4100 INCOME				
4101 HOA DUES				
2201 Prepays	697.64	10.02 %	1,261.07	1.97 %
4101 Other HOA DUES	2,586.58	37.17 %	27,401.34	42.88 %
4101 Total HOA DUES	3,284.22	47.19 %	28,662.41	44.85 %
4102 JORDAN LANE FEES				
4104 JL - Snow Removal	0.00	0.00 %	1,080.23	1.69 %
4105 JL - Upgrade Lgr Trash Can	0.00	0.00 %	40.32	0.06 %
4106 JL - Utility Fees	870.00	12.50 %	10,820.00	16.93 %
4116 JL - Private Dr Res Assessment	0.00	0.00 %	202.06	0.32 %
4121 JL - PUD Res Assessment	146.25	2.10 %	1,462.50	2.29 %
4102 Total JORDAN LANE FEES	1,016.25	14.60 %	13,605.11	21.29 %
4107 LOWER WEST BOLAN FEES				
4108 LWB - Snow Removal	0.00	0.00 %	1,323.38	2.07 %
4118 LWB - Private Dr Res Assessment	42.50	0.61 %	807.50	1.26 %
4107 Total LOWER WEST BOLAN FEES	42.50	0.61 %	2,130.88	3.33 %
4109 MENAUL COURT FEES				
4112 MC - Utility Fees	1,568.31	22.54 %	8,848.82	13.85 %
4115 MC - Snow Removal	0.00	0.00 %	841.82	1.32 %
4119 MC - Lift Station Res Assessments	200.00	2.87 %	950.00	1.49 %
4122 MC - PUD Res Assessment	218.04	3.13 %	926.25	1.45 %
4109 Total MENAUL COURT FEES	1,986.35	28.54 %	11,566.89	18.10 %
4113 UPPER WEST BOLAN FEES				
4114 UWB - Snow Removal	0.00	0.00 %	1,753.78	2.74 %
4120 UWB - Private Dr Res Assessment	42.50	0.61 %	807.50	1.26 %
4113 Total UPPER WEST BOLAN FEES	42.50	0.61 %	2,561.28	4.01 %
4123 ANTON COURT FEES				
4124 AC - Private Dr Res Assessment	0.00	0.00 %	425.00	0.67 %
4123 Total ANTON COURT FEES	0.00	0.00 %	425.00	0.67 %
4150 CA RESERVE ASSESSMENTS				
4151 Com Area Res Assessment	478.23	6.87 %	4,187.86	6.55 %
4150 Total CA RESERVE ASSESSMENTS	478.23	6.87 %	4,187.86	6.55 %
4100 Total INCOME	6,850.05	98.43 %	63,139.43	98.80 %
4200 OTHER PROPERTY INCOME				
4201 Late Fees & Interest	109.14	1.57 %	303.27	0.47 %
4208 CC&R Fines	0.00	0.00 %	461.00	0.72 %
4200 Total OTHER PROPERTY INCOME	109.14	1.57 %	764.27	1.20 %
TOTAL INCOME	6,959.19	99.99%	63,903.70	99.99%
EXPENSE				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5011 Pest Control	0.00	0.00 %	-70.72	-0.11 %
5023 Maintenance Engineer	-54.39	-0.78 %	-648.19	-1.01 %
5024 Travel Reimbursement	-30.80	-0.44 %	-75.62	-0.12 %
5001 Total MAINTENANCE EXPENSES	-85.19	-1.22 %	-794.53	-1.24 %
5100 LANDSCAPING				
5101 Lawn Mowing	-287.23	-4.13 %	-287.23	-0.45 %
5102 Sprinkler Materials	-179.52	-2.58 %	-179.52	-0.28 %
5105 Spray/Fertilization	-190.40	-2.74 %	-190.40	-0.30 %
5110 Landscaping Other	-22.85	-0.33 %	-22.85	-0.04 %
5100 Total LANDSCAPING	-680.00	-9.77 %	-680.00	-1.06 %
5150 STREETS & SIDEWALKS				
5153 Snow Removal CA Sidewalks	0.00	0.00 %	-2,038.97	-3.19 %

5158 JL Snow Removal	-272.00	-3.91 %	-2,835.40	-4.44 %
5159 LWB Snow Removal	-272.00	-3.91 %	-1,792.23	-2.80 %
5160 UWB Snow Removal	-272.00	-3.91 %	-3,072.72	-4.81 %
5161 MC Snow Removal	0.00	0.00 %	-1,970.01	-3.08 %
5162 AC Snow Removal	-217.60	-3.13 %	-2,044.70	-3.20 %
5163 JL Private Dr Snow Removal	-272.00	-3.91 %	-2,586.18	-4.05 %
5150 Total STREETS & SIDEWALKS	<u>-1,305.60</u>	<u>-18.76 %</u>	<u>-16,340.21</u>	<u>-25.57 %</u>
5300 UTILITIES				
5304 Water	-1.13	-0.02 %	-594.30	-0.93 %
5309 Jordan Lane Utilities	-1,588.84	-22.83 %	-7,891.29	-12.35 %
5310 Menaul Ct Utilities	-1,219.36	-17.52 %	-6,064.64	-9.49 %
5300 Total UTILITIES	<u>-2,809.33</u>	<u>-40.37 %</u>	<u>-14,550.23</u>	<u>-22.77 %</u>
5400 TAX & LICENSES				
5404 Licenses	0.00	0.00 %	-10.00	-0.02 %
5400 Total TAX & LICENSES	<u>0.00</u>	<u>0.00 %</u>	<u>-10.00</u>	<u>-0.02 %</u>
5600 ADMINISTRATIVE				
5601 Property Management Fee	-750.00	-10.78 %	-3,750.00	-5.87 %
5603 Accounting Fees	-43.00	-0.62 %	-507.00	-0.79 %
5605 Meeting Expenses	-4.34	-0.06 %	-54.34	-0.09 %
5607 Qualchan HOA Monthly Fee	-157.50	-2.26 %	-787.50	-1.23 %
5610 Other Admin Exp	-244.47	-3.51 %	-4,163.88	-6.52 %
5611 Prof. ARC Fees	-350.00	-5.03 %	-350.00	-0.55 %
5612 WEB ARC Fees	-100.00	-1.44 %	-100.00	-0.16 %
5600 Total ADMINISTRATIVE	<u>-1,649.31</u>	<u>-23.70 %</u>	<u>-9,712.72</u>	<u>-15.20 %</u>
5650 INSURANCE				
5652 Board of Directors Ins	0.00	0.00 %	-1,450.00	-2.27 %
5650 Total INSURANCE	<u>0.00</u>	<u>0.00 %</u>	<u>-1,450.00</u>	<u>-2.27 %</u>
5700 OFFICE				
5702 Mail/Postage	-109.20	-1.57 %	-197.88	-0.31 %
5703 Copies/Reproductions	0.00	0.00 %	-424.35	-0.66 %
5700 Total OFFICE	<u>-109.20</u>	<u>-1.57 %</u>	<u>-622.23</u>	<u>-0.97 %</u>
5000 Total EXPENSES	<u>-6,638.63</u>	<u>-95.39 %</u>	<u>-44,159.92</u>	<u>-69.10 %</u>
TOTAL EXPENSE	-6,638.63	-95.41%	-44,159.92	-69.12%
NON OPERATING EXPENSE				
6000 NON-OPERATING EXPENSES				
6002 Funds Transf. to Res. from Oper.	-1,127.52	-16.20 %	-9,768.67	-15.29 %
6000 Total NON-OPERATING EXPENSES	<u>-1,127.52</u>	<u>-16.20 %</u>	<u>-9,768.67</u>	<u>-15.29 %</u>
TOTAL NON OPERATING EXPENSE	-1,127.52	-16.20%	-9,768.67	-15.29%
Net Income	<u>-806.96</u>	<u>-11.60 %</u>	<u>9,975.11</u>	<u>15.61 %</u>
Net cash provided by Operating Activities	-806.96		9,975.11	
Net cash increase for period	<u>-806.96</u>		<u>9,975.11</u>	
Cash at beginning of period	27,153.90		16,371.83	
Cash at end of period	<u>26,346.94</u>		<u>26,346.94</u>	

Cash Flow MTD Comparison

Property: Overlook Savings

Date Range: 05/01/18 - 05/31/18 (cash basis)

	<u>Month to Date</u>		<u>05/01/18 - 05/31/18</u>	
	<u>05/01/18 - 05/31/18</u>	<u>% Income</u>	<u>05/01/18 - 05/31/18</u>	<u>% Income</u>
OPERATING ACTIVITIES				
INCOME				
4200 OTHER PROPERTY INCOME				
4209 Interest Income	2.01	100.00 %	2.01	100.00 %
4200 Total OTHER PROPERTY INCOME	<u>2.01</u>	<u>100.00 %</u>	<u>2.01</u>	<u>100.00 %</u>
TOTAL INCOME	2.01	100.00%	2.01	100.00%
Net Income	<u>2.01</u>	<u>100.00 %</u>	<u>2.01</u>	<u>100.00 %</u>
Net cash provided by Operating Activities	2.01		2.01	
Net cash increase for period	<u>2.01</u>		<u>2.01</u>	
Cash at beginning of period	15,014.63		15,014.63	
Cash at end of period	<u><u>15,016.64</u></u>		<u><u>15,016.64</u></u>	

Cash Flow MTD Comparison

Property: Overlook Reserve
Date Range: 05/01/18 - 05/31/18 (cash basis)

	Month to Date 05/01/18 - 05/31/18		05/01/18 - 05/31/18	
		% Income		% Income
OPERATING ACTIVITIES				
INCOME				
4200 OTHER PROPERTY INCOME				
4209 Interest Income	0.26	100.00 %	0.26	100.00 %
4200 Total OTHER PROPERTY INCOME	0.26	100.00 %	0.26	100.00 %
TOTAL INCOME	0.26	100.00%	0.26	100.00%
NON OPERATING INCOME				
7000 NON-OPERATING INCOME				
7004 Funds Transf. from Oper. to Res.	1,127.52	3661.54 %	1,127.52	3661.54 %
7000 Total NON-OPERATING INCOME	1,127.52	3661.54 %	1,127.52	3661.54 %
TOTAL NON OPERATING INCOME	1,127.52	33661.54%	1,127.52	33661.54%
Net Income	1,127.78	3761.54 %	1,127.78	3761.54 %
Net cash provided by Operating Activities	1,127.78		1,127.78	
Net cash increase for period	1,127.78		1,127.78	
Cash at beginning of period	8,641.15		8,641.15	
Cash at end of period	9,768.93		9,768.93	

Budget Comparison

Properties: Anton Court,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: 05/01/18 - 05/31/18 and 01/01/18 - 05/31/18 (cash basis)

	Actual 05/01/18 - 05/31/18	Budget 05/18 - 05/18	\$ Change	% Change	Actual YTD 01/01/18 - 05/31/18	Budget YTD 01/18 - 05/18	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA DUES								
2201 Prepays	697.64	0.00	697.64		1,261.07	0.00	1,261.07	
4101 Other HOA DUES	2,586.58	5,130.00	-2,543.42	-49.6 %	27,401.34	23,790.00	3,611.34	15.2 %
4101 Total HOA DUES	3,284.22	5,130.00	-1,845.78	-36.0 %	28,662.41	23,790.00	4,872.41	20.5 %
4102 JORDAN LANE FEES								
4104 JL - Snow Removal	0.00	0.00	0.00		1,080.23	1,050.00	30.23	2.9 %
4105 JL - Upgrade Lrgr Trash Can	0.00	0.00	0.00		40.32	80.00	-39.68	-49.6 %
4106 JL - Utility Fees	870.00	1,900.00	-1,030.00	-54.2 %	10,820.00	9,500.00	1,320.00	13.9 %
4116 JL - Private Dr Res Assessment	0.00	94.00	-94.00	-100.0 %	202.06	889.00	-686.94	-77.3 %
4121 JL - PUD Res Assessment	146.25	244.00	-97.75	-40.1 %	1,462.50	2,316.00	-853.50	-36.9 %
4102 Total JORDAN LANE FEES	1,016.25	2,238.00	-1,221.75	-54.6 %	13,605.11	13,835.00	-229.89	-1.7 %
4107 LOWER WEST BOLAN FEES								
4108 LWB - Snow Removal	0.00	0.00	0.00		1,323.38	1,050.00	273.38	26.0 %
4118 LWB - Private Dr Res Assessment	42.50	85.00	-42.50	-50.0 %	807.50	808.00	-0.50	-0.1 %
4107 Total LOWER WEST BOLAN FEES	42.50	85.00	-42.50	-50.0 %	2,130.88	1,858.00	272.88	14.7 %
4109 MENAUL COURT FEES								
4111 MC - Sewer Pump Maint./Rprs.	0.00	0.00	0.00		0.00	375.00	-375.00	-100.0 %
4112 MC - Utility Fees	1,568.31	1,500.00	68.31	4.6 %	8,848.82	7,500.00	1,348.82	18.0 %
4115 MC - Snow Removal	0.00	0.00	0.00		841.82	1,050.00	-208.18	-19.8 %
4119 MC - Lift Station Res Assessment	200.00	110.00	90.00	81.8 %	950.00	1,045.00	-95.00	-9.1 %
4122 MC - PUD Res Assessment	218.04	107.00	111.04	103.8 %	926.25	1,019.00	-92.75	-9.1 %
4109 Total MENAUL COURT FEES	1,986.35	1,717.00	269.35	15.7 %	11,566.89	10,989.00	577.89	5.3 %
4113 UPPER WEST BOLAN FEES								
4114 UWB - Snow Removal	0.00	0.00	0.00		1,753.78	1,050.00	703.78	67.0 %
4120 UWB - Private Dr Res Assessment	42.50	94.00	-51.50	-54.8 %	807.50	888.00	-80.50	-9.1 %
4113 Total UPPER WEST BOLAN FEES	42.50	94.00	-51.50	-54.8 %	2,561.28	1,938.00	623.28	32.2 %
4123 ANTON COURT FEES								
4124 AC - Private Dr Res Assessment	0.00	51.00	-51.00	-100.0 %	425.00	485.00	-60.00	-12.4 %
4123 Total ANTON COURT FEES	0.00	51.00	-51.00	-100.0 %	425.00	485.00	-60.00	-12.4 %
4150 CA RESERVE ASSESSMENTS								
4151 Com Area Res Assessment	478.23	521.00	-42.77	-8.2 %	4,187.86	4,951.00	-763.14	-15.4 %
4150 Total CA RESERVE ASSESSMENTS	478.23	521.00	-42.77	-8.2 %	4,187.86	4,951.00	-763.14	-15.4 %

	Actual 05/01/18 - 05/31/18	Budget 05/18 - 05/18	\$ Change	% Change	Actual YTD 01/01/18 - 05/31/18	Budget YTD 01/18 - 05/18	\$ Change	% Change
4100 Total INCOME	6,850.05	9,836.00	-2,985.95	-30.4 %	63,139.43	57,846.00	5,293.43	9.2 %
4200 OTHER PROPERTY INCOME								
4201 Late Fees & Interest	109.14	0.00	109.14		303.27	0.00	303.27	
4208 CC&R Fines	0.00	0.00	0.00		461.00	0.00	461.00	
4200 Total OTHER PROPERTY INCOMI	109.14	0.00	109.14		764.27	0.00	764.27	
TOTAL INCOME	6,959.19	9,836.00	-2,876.81	-29.2 %	63,903.70	57,846.00	6,057.70	10.5 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5011 Pest Control	0.00	0.00	0.00		70.72	0.00	70.72	
5023 Maintenance Engineer	54.39	150.00	-95.61	-63.7 %	648.19	750.00	-101.81	-13.6 %
5024 Travel Reimbursement	30.80	20.00	10.80	54.0 %	75.62	100.00	-24.38	-24.4 %
5001 Total MAINTENANCE EXPENS	85.19	170.00	-84.81	-49.9 %	794.53	850.00	-55.47	-6.5 %
5100 LANDSCAPING								
5101 Lawn Mowing	287.23	375.00	-87.77	-23.4 %	287.23	375.00	-87.77	-23.4 %
5102 Sprinkler Materials	179.52	0.00	179.52		179.52	900.00	-720.48	-80.1 %
5105 Spray/Fertilization	190.40	0.00	190.40		190.40	0.00	190.40	
5106 Weed Trimming	0.00	1,050.00	-1,050.00	-100.0 %	0.00	1,050.00	-1,050.00	-100.0 %
5110 Landscaping Other	22.85	125.00	-102.15	-81.7 %	22.85	125.00	-102.15	-81.7 %
5100 Total LANDSCAPING	680.00	1,550.00	-870.00	-56.1 %	680.00	2,450.00	-1,770.00	-72.2 %
5150 STREETS & SIDEWALKS								
5153 Snow Removal CA Sidewalks	0.00	0.00	0.00		2,038.97	3,400.00	-1,361.03	-40.0 %
5158 JL Snow Removal	272.00	0.00	272.00		2,835.40	1,050.00	1,785.40	170.0 %
5159 LWB Snow Removal	272.00	0.00	272.00		1,792.23	1,050.00	742.23	70.7 %
5160 UWB Snow Removal	272.00	0.00	272.00		3,072.72	1,050.00	2,022.72	192.6 %
5161 MC Snow Removal	0.00	0.00	0.00		1,970.01	1,050.00	920.01	87.6 %
5162 AC Snow Removal	217.60	0.00	217.60		2,044.70	0.00	2,044.70	
5163 JL Private Dr Snow Removal	272.00	0.00	272.00		2,586.18	0.00	2,586.18	
5150 Total STREETS & SIDEWALKS	1,305.60	0.00	1,305.60		16,340.21	7,600.00	8,740.21	115.0 %
5300 UTILITIES								
5301 Common Area Electric	0.00	150.00	-150.00	-100.0 %	0.00	150.00	-150.00	-100.0 %
5304 Water	1.13	300.00	-298.87	-99.6 %	594.30	350.00	244.30	69.8 %
5309 Jordan Lane Utilities	1,588.84	1,900.00	-311.16	-16.4 %	7,891.29	9,500.00	-1,608.71	-16.9 %
5310 Menaul Ct Utilities	1,219.36	1,500.00	-280.64	-18.7 %	6,064.64	7,500.00	-1,435.36	-19.1 %
5300 Total UTILITIES	2,809.33	3,850.00	-1,040.67	-27.0 %	14,550.23	17,500.00	-2,949.77	-16.9 %
5400 TAX & LICENSES								
5404 Licenses	0.00	0.00	0.00		10.00	0.00	10.00	
5405 Lien Filling Fee	0.00	125.00	-125.00	-100.0 %	0.00	125.00	-125.00	-100.0 %
5400 Total TAX & LICENSES	0.00	125.00	-125.00	-100.0 %	10.00	125.00	-115.00	-92.0 %

	Actual 05/01/18 - 05/31/18	Budget 05/18 - 05/18	\$ Change	% Change	Actual YTD 01/01/18 - 05/31/18	Budget YTD 01/18 - 05/18	\$ Change	% Change
5600 ADMINISTRATIVE								
5601 Property Management Fee	750.00	750.00	0.00	0.0 %	3,750.00	3,750.00	0.00	0.0 %
5602 Legal Fees	0.00	500.00	-500.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
5603 Accounting Fees	43.00	0.00	43.00		507.00	1,100.00	-593.00	-53.9 %
5605 Meeting Expenses	4.34	0.00	4.34		54.34	0.00	54.34	
5607 Qualchan HOA Monthly Fee	157.50	158.00	-0.50	-0.3 %	787.50	790.00	-2.50	-0.3 %
5610 Other Admin Exp	244.47	250.00	-5.53	-2.2 %	4,163.88	1,600.00	2,563.88	160.2 %
5611 Prof. ARC Fees	350.00	300.00	50.00	16.7 %	350.00	1,050.00	-700.00	-66.7 %
5612 WEB ARC Fees	100.00	50.00	50.00	100.0 %	100.00	125.00	-25.00	-20.0 %
5600 Total ADMINISTRATIVE	1,649.31	2,008.00	-358.69	-17.9 %	9,712.72	8,915.00	797.72	8.9 %
5650 INSURANCE								
5652 Board of Directors Ins	0.00	0.00	0.00		1,450.00	1,500.00	-50.00	-3.3 %
5650 Total INSURANCE	0.00	0.00	0.00		1,450.00	1,500.00	-50.00	-3.3 %
5700 OFFICE								
5701 Office Supply	0.00	0.00	0.00		0.00	10.00	-10.00	-100.0 %
5702 Mail/Postage	109.20	80.00	29.20	36.5 %	197.88	400.00	-202.12	-50.5 %
5703 Copies/Reproductions	0.00	80.00	-80.00	-100.0 %	424.35	400.00	24.35	6.1 %
5700 Total OFFICE	109.20	160.00	-50.80	-31.8 %	622.23	810.00	-187.77	-23.2 %
5000 Total EXPENSES	6,638.63	7,863.00	-1,224.37	-15.6 %	44,159.92	39,750.00	4,409.92	11.1 %
TOTAL EXPENSE	6,638.63	7,863.00	-1,224.37	-15.6 %	44,159.92	39,750.00	4,409.92	11.1 %
NOI	320.56	1,973.00	-1,652.44	-83.8 %	19,743.78	18,096.00	1,647.78	9.1 %
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	1,127.52	1,305.00	-177.48	-13.6 %	9,768.67	12,400.00	-2,631.33	-21.2 %
6000 Total NON-OPERATING EXPENSE	1,127.52	1,305.00	-177.48	-13.6 %	9,768.67	12,400.00	-2,631.33	-21.2 %
TOTAL NON OPERATING EXPENSE	1,127.52	1,305.00	-177.48	-13.6 %	9,768.67	12,400.00	-2,631.33	-21.2 %
NET INCOME	-806.96	668.00	-1,474.96	-220.8 %	9,975.11	5,696.00	4,279.11	75.1 %
NET INCOME SUMMARY								
Income	6,959.19	9,836.00	-2,876.81	-29.2 %	63,903.70	57,846.00	6,057.70	10.5 %
Expense	-6,638.63	-7,863.00	1,224.37	15.6 %	-44,159.92	-39,750.00	-4,409.92	11.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-1,127.52	-1,305.00	177.48	13.6 %	-9,768.67	-12,400.00	2,631.33	21.2 %
NET INCOME	-806.96	668.00	-1,474.96	-220.8 %	9,975.11	5,696.00	4,279.11	75.1 %