



Monthly Report

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

To All,

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

Income

In October we collected \$17,161.60 in Total Income, which is \$2,047.40 below the budget estimate of \$19,209.00. Year-To-Date we have collected \$135,264.25 in Total Income, which is \$17,970.25 above the budget estimate of \$117,294.00.

Account Balances

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

Overlook Operating Account	\$50,501.88
Overlook Reserve Account	\$18,869.22
Overlook Savings Account	\$15,021.68
Total	\$84,392.78

Delinquencies

As of October 30th, we are at \$21,784.07 in Outstanding Homeowner Dues, Late Fees, Interest, Lien Filing Fees and CC&R Violations. This is made up of 34 homeowners. The attached report provides a more detailed reference for your review.

Prepays

In October, there was \$3568.04 in Prepays from 8 homeowners. The attached report provides a more detailed reference for your review.

Expenses

In October, Total Expenses were \$9,363.51, which is \$3,325.51 above the budget estimate of \$6,038.00. Year-To-Date Total Expenses are \$82,268.13 which is \$7,316.87 below the budget estimate of \$89,585.00.

CC&R Notices

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

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

Management Issues

Bids have been requested from companies for the snow removal. We are having a hard time getting responses back. I am trying to contact a few new companies. C&C is the only company that got back to us. They are willing to possibly do All of the community if they are able to do Menaul at the C level and after documenting all the curbs. They also will not do any plowing of sidewalks.

WEB Properties has been getting updated bids and opinions on both the Upper Bolan drainage issue and the main Bolan drainage issue. We have two bids from two companies that come to very similar amounts. Main Bolan is C&C at \$2,200.00 and Jammin at \$2,500.00. Upper Bolan is C&C at \$15,000.00 and Jammin at \$16,000.00. We also received a drainage maintenance agreement that the Board did not have a copy of from Bob McVicars. It shows both locations as areas that the HOA is supposed to maintain as a portion of a larger drainage plan required by the County to handle the drainage of all three HOA's in the Qualchan Hills area. Mike has requested WEB Properties contact a lawyer about the liability that the HOA and Board may have in taking care of these areas since they are also on private property. We will be calling David Eash at Feltman Ewing.

David believes that it is the HOA's responsibility to have the drainage maintained and that on Common ground it would be HOA expense. But that according to the drainage agreement any non-common ground would be the responsibility of the homeowners in that particular drainage district. The Board agreed to pay for the Upper Bolan project and to award it to C&C Landscape. C&C is trying to work the project into their schedule before the ground freezes.

While Main Bolan has to be paid for by the home owners whose property the drainage comes from as it is coming out from under their homes. I have checked the area and have found only the two homes with drainage of this sort out to the street. I now need to notify the homeowners whose drainage is causing the water issue about the fix and the cost.

We have gotten an updated bid for the Map #4 project. The bid amount came to \$28,500.00. At the Meeting it was discussed that this will have to wait until next year because of the late season.

I emailed Gary and let him know that there would be no more credit given do to the lack of evidence that there had ever been earlier credits. I did not hear back from him.

Mike Durgan would like to have the dues changed to monthly charges and the utilities reconciled monthly, but everything is charged and paid quarterly. He feels this would allow owners to see what the actual charges are and also so that there is not one large reconciliation of the utilities and snow removal in the middle of the year. The Board agreed at the meeting that this would be a good way to work the charges and I am working on getting this all broken out and documented.

WEB Properties notified Mike Durgan in writing that their management contract would not be continued at the same price. Discussions on a new management contract are in the works.

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 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.



Bridgett McCain
HOA Manager

Cash Flow MTD Comparison

Property: Overlook HOA

Date Range: 01/01/18 - 10/01/18 (cash basis)

	Month to Date		01/01/18 - 10/01/18	
	10/01/18 - 10/01/18	% Income	01/01/18 - 10/01/18	% Income
OPERATING ACTIVITIES				
INCOME				
4100 INCOME				
4101 HOA DUES	0.00	0.00 %	-120.00	11.48 %
4100 Total INCOME	0.00	0.00 %	-120.00	11.48 %
4200 OTHER PROPERTY INCOME				
4201 Late Fees & Interest	0.00	0.00 %	-925.00	88.52 %
4200 Total OTHER PROPERTY INCOME	0.00	0.00 %	-925.00	88.52 %
TOTAL INCOME	0.00	0.00%	-1,045.00	100.00%
EXPENSE				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5005 Plumbing Contract	0.00	0.00 %	-364.48	34.88 %
5011 Pest Control	0.00	0.00 %	-70.72	6.77 %
5014 Paint	0.00	0.00 %	-50.59	4.84 %
5015 Paint Materials	0.00	0.00 %	-15.21	1.46 %
5023 Maintenance Engineer	0.00	0.00 %	-1,145.75	109.64 %
5024 Travel Reimbursement	0.00	0.00 %	-165.40	15.83 %
5001 Total MAINTENANCE EXPENSES	0.00	0.00 %	-1,812.15	173.41 %
5100 LANDSCAPING				
5101 Lawn Mowing	0.00	0.00 %	-2,669.95	255.50 %
5102 Sprinkler Materials	0.00	0.00 %	-338.91	32.43 %
5105 Spray/Fertilization	0.00	0.00 %	-380.80	36.44 %
5106 Weed Trimming	0.00	0.00 %	-2,356.61	225.51 %
5110 Landscaping Other	0.00	0.00 %	-22.85	2.19 %
5100 Total LANDSCAPING	0.00	0.00 %	-5,769.12	552.07 %
5150 STREETS & SIDEWALKS				
5153 Snow Removal CA Sidewalks	0.00	0.00 %	-2,038.97	195.12 %
5158 JL Snow Removal	0.00	0.00 %	-1,738.63	166.38 %
5159 LWB Snow Removal	0.00	0.00 %	-1,530.82	146.49 %
5160 UWB Snow Removal	0.00	0.00 %	-1,525.37	145.97 %
5161 MC Snow Removal	0.00	0.00 %	-1,024.32	98.02 %
5162 AC Snow Removal	0.00	0.00 %	-1,293.63	123.79 %
5163 JL Private Dr Snow Removal	0.00	0.00 %	-2,586.18	247.48 %
5150 Total STREETS & SIDEWALKS	0.00	0.00 %	-11,737.92	1123.25 %
5300 UTILITIES				
5304 Water	0.00	0.00 %	-903.51	86.46 %
5306 Refuse	0.00	0.00 %	-16.20	1.55 %
5309 Jordan Lane Utilities	0.00	0.00 %	-16,345.39	1564.15 %
5310 Menaul Ct Utilities	0.00	0.00 %	-13,298.87	1272.62 %
5300 Total UTILITIES	0.00	0.00 %	-30,563.97	2924.78 %
5400 TAX & LICENSES				
5404 Licenses	0.00	0.00 %	-10.00	0.96 %
5400 Total TAX & LICENSES	0.00	0.00 %	-10.00	0.96 %
5600 ADMINISTRATIVE				
5601 Property Management Fee	0.00	0.00 %	-6,750.00	645.93 %
5603 Accounting Fees	-30.00	0.00 %	-1,006.00	96.27 %
5605 Meeting Expenses	0.00	0.00 %	-57.05	5.46 %
5607 Qualchan HOA Monthly Fee	0.00	0.00 %	-1,417.50	135.65 %
5610 Other Admin Exp	0.00	0.00 %	-5,092.26	487.30 %
5611 Prof. ARC Fees	0.00	0.00 %	-350.00	33.49 %
5612 WEB ARC Fees	0.00	0.00 %	-100.00	9.57 %
5600 Total ADMINISTRATIVE	-30.00	0.00 %	-14,772.81	1413.67 %
5650 INSURANCE				
5651 Liability & Multi-Peril	0.00	0.00 %	-392.70	37.58 %

5652 Board of Directors Ins	0.00	0.00 %	-1,450.00	138.76 %
5650 Total INSURANCE	0.00	0.00 %	-1,842.70	176.33 %
5700 OFFICE				
5701 Office Supply	0.00	0.00 %	-15.31	1.47 %
5702 Mail/Postage	0.00	0.00 %	-275.49	26.36 %
5703 Copies/Reproductions	0.00	0.00 %	-543.90	52.05 %
5700 Total OFFICE	0.00	0.00 %	-834.70	79.88 %
5000 Total EXPENSES	-30.00	0.00 %	-67,343.37	6444.34 %
TOTAL EXPENSE	-30.00	0.00%	-67,343.37	6444.37%
NON OPERATING INCOME				
7000 NON-OPERATING INCOME				
7002 Funds Transf. from Res. to Oper.	0.00	0.00 %	388.96	-37.22 %
7000 Total NON-OPERATING INCOME	0.00	0.00 %	388.96	-37.22 %
TOTAL NON OPERATING INCOME	0.00	0.00%	388.96	-37.22%
NON OPERATING EXPENSE				
6000 NON-OPERATING EXPENSES				
6002 Funds Transf. to Res. from Oper.	0.00	0.00 %	-14,988.14	1434.27 %
6000 Total NON-OPERATING EXPENSES	0.00	0.00 %	-14,988.14	1434.27 %
TOTAL NON OPERATING EXPENSE	0.00	0.00%	-14,988.14	1434.27%
Net Income	-30.00	0.00 %	-82,987.55	0.00 %
Net cash provided by Operating Activities	-30.00		-82,987.55	
Net cash increase for period	-30.00		-82,987.55	
Cash at beginning of period	-222,716.88		-139,759.33	
Cash at end of period	-222,746.88		-222,746.88	

Owner Statement

Ownerships: Over, BolLow, BolUpp, MenCt, LinWay, JordLn, BolAve, WWilla, WillCt, AntCt, OverRs

Date Range: 10/01/18 - 10/31/18

	Current	YTD
<i>Beginning Cash Balance</i>	54,638.01	12,560.93
Income		
HOA DUES	6,729.11	53,412.25
Prepays	765.50	864.25
JL - Snow Removal	124.68	3,047.08
JL - Upgrade Lrg Trsh Can	40.32	161.28
JL - Utility Fees	2,465.01	23,375.13
JL - Private Dr Res Assessment	0.00	287.06
JL - PUD Res Assessment	341.25	2,925.00
JL - Private Dr Snow Removal	0.00	431.04
LWB - Snow Removal	0.00	3,855.99
LWB - Private Dr Res Assessment	248.50	1,651.00
MC - Utility Fees	2,345.65	18,493.11
MC - Snow Removal	259.90	2,713.53
MC - Lift Station Res Assessments	280.00	1,830.00
MC - PUD Res Assessment	243.75	1,755.00
UWB - Snow Removal	0.00	4,125.46
UWB - Private Dr Res Assessment	255.00	1,572.50
AC - Private Dr Res Assessment	0.00	415.10
AC - Snow Removal	0.00	933.60
Com Area Res Assessment	1,093.29	8,043.75
Late Fees & Interest	22.10	-338.58
CC&R Fines	0.00	461.00
Interest Income	0.94	3.15
Other Income	0.00	179.00
Funds Transf. from Oper. to Res.	0.00	14,988.14
	15,215.00	145,184.84
Expense		
Plumbing Contract	0.00	364.48
Pest Control	0.00	70.72
Paint	0.00	50.59
Paint Materials	0.00	15.21
Maintenance Engineer	19.42	1,165.17
Travel Reimbursement	13.20	178.60
Lawn Mowing	1,061.89	3,731.84
Sprinkler Materials	1,624.38	1,963.29
New Plants	952.00	952.00
Spray/Fertilization	0.00	380.80
Weed Trimming	0.00	2,356.61
Landscaping Other	0.00	22.85
Snow Removal CA Sidewalks	0.00	2,038.97
JL Snow Removal	0.00	2,835.40
LWB Snow Removal	0.00	2,391.72
UWB Snow Removal	0.00	2,473.23
MC Snow Removal	0.00	1,970.01
AC Snow Removal	0.00	2,044.70
JL Private Dr Snow Removal	0.00	2,586.18
Water	51.07	1,554.58
Sewer	0.00	388.96
Refuse	0.00	16.20
Jordan Lane Utilities	2,148.82	18,494.21
Menaul Ct Utilities	1,777.77	15,076.64
Licenses	0.00	10.00
Property Management Fee	750.00	7,500.00
Accounting Fees	30.00	1,006.00
Meeting Expenses	0.00	57.05
Qualchan HOA Monthly Fee	202.50	1,620.00

Other Admin Exp	0.00	5,092.26
Prof. ARC Fees	0.00	350.00
WEB ARC Fees	0.00	100.00
Liability & Multi-Peril	671.50	1,064.20
Board of Directors Ins	0.00	1,450.00
Office Supply	0.00	15.31
Mail/Postage	18.21	293.70
Copies/Reproductions	42.75	586.65
Funds Transf. to Res. from Oper.	0.00	14,988.14
	9,363.51	97,256.27
Net Income/Loss	5,851.49	47,928.57
<i>Ending Cash Balance</i>	60,489.50	60,489.50
Cash Requirements		
Total Reserve:	0.00	
Security Deposits Held:	0.00	
Total Requirements	0.00	

COMMENTS

We appreciate your business

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: 10/01/18 - 10/31/18 and 01/01/18 - 10/31/18 (cash basis)

	Actual 10/01/18 - 10/31/18	Budget 10/18 - 10/18	\$ Change	% Change	Actual YTD 01/01/18 - 10/31/18	Budget YTD 01/18 - 10/18	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA DUES								
2201 Prepays	765.54	0.00	765.54		864.29	0.00	864.29	
4101 Other HOA DUES	6,969.11	11,200.00	-4,230.89	-37.8 %	55,032.53	54,410.00	622.53	1.1 %
4101 Total HOA DUES	7,734.65	11,200.00	-3,465.35	-30.9 %	55,896.82	54,410.00	1,486.82	2.7 %
4102 JORDAN LANE FEES								
4104 JL - Snow Removal	124.68	0.00	124.68		3,075.11	1,050.00	2,025.11	192.9 %
4105 JL - Upgrade Lrgtr Trash Can	40.32	40.00	0.32	0.8 %	161.28	160.00	1.28	0.8 %
4106 JL - Utility Fees	2,465.01	1,900.00	565.01	29.7 %	23,455.13	19,000.00	4,455.13	23.4 %
4116 JL - Private Dr Res Assessment	0.00	327.00	-327.00	-100.0 %	287.06	1,731.00	-1,443.94	-83.4 %
4121 JL - PUD Res Assessment	341.25	853.00	-511.75	-60.0 %	2,925.00	4,510.00	-1,585.00	-35.1 %
4126 JL - Private Dr Snow Removal	0.00	0.00	0.00		431.04	0.00	431.04	
4102 Total JORDAN LANE FEES	2,971.26	3,120.00	-148.74	-4.8 %	30,334.62	26,451.00	3,883.62	14.7 %
4107 LOWER WEST BOLAN FEES								
4108 LWB - Snow Removal	0.00	0.00	0.00		3,855.99	1,050.00	2,805.99	267.2 %
4118 LWB - Private Dr Res Assessment	248.50	298.00	-49.50	-16.6 %	1,651.00	1,573.00	78.00	5.0 %
4107 Total LOWER WEST BOLAN FEES	248.50	298.00	-49.50	-16.6 %	5,506.99	2,623.00	2,883.99	110.0 %
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	2,345.65	1,500.00	845.65	56.4 %	18,493.11	15,000.00	3,493.11	23.3 %
4115 MC - Snow Removal	259.90	0.00	259.90		2,713.53	1,050.00	1,663.53	158.4 %
4119 MC - Lift Station Res Assessment	280.00	385.00	-105.00	-27.3 %	1,830.00	2,035.00	-205.00	-10.1 %
4122 MC - PUD Res Assessment	243.75	375.00	-131.25	-35.0 %	1,755.00	1,984.00	-229.00	-11.5 %
4109 Total MENAUL COURT FEES	3,129.30	2,260.00	869.30	38.5 %	24,791.64	20,444.00	4,347.64	21.3 %
4113 UPPER WEST BOLAN FEES								
4114 UWB - Snow Removal	0.00	0.00	0.00		4,125.46	1,050.00	3,075.46	292.9 %
4120 UWB - Private Dr Res Assessment	255.00	327.00	-72.00	-22.0 %	1,572.50	1,729.00	-156.50	-9.1 %
4113 Total UPPER WEST BOLAN FEES	255.00	327.00	-72.00	-22.0 %	5,697.96	2,779.00	2,918.96	105.0 %
4123 ANTON COURT FEES								
4124 AC - Private Dr Res Assessment	127.50	179.00	-51.50	-28.8 %	925.10	944.00	-18.90	-2.0 %
4125 AC - Snow Removal	0.00	0.00	0.00		1,867.20	0.00	1,867.20	
4123 Total ANTON COURT FEES	127.50	179.00	-51.50	-28.8 %	2,792.30	944.00	1,848.30	195.8 %
4150 CA RESERVE ASSESSMENTS								
4151 Com Area Res Assessment	1,168.29	1,825.00	-656.71	-36.0 %	8,437.50	9,643.00	-1,205.50	-12.5 %

	Actual 10/01/18 - 10/31/18	Budget 10/18 - 10/18	\$ Change	% Change	Actual YTD 01/01/18 - 10/31/18	Budget YTD 01/18 - 10/18	\$ Change	% Change
4150 Total CA RESERVE ASSESSM	1,168.29	1,825.00	-656.71	-36.0 %	8,437.50	9,643.00	-1,205.50	-12.5 %
4100 Total INCOME	15,634.50	19,209.00	-3,574.50	-18.6 %	133,457.83	117,294.00	16,163.83	13.8 %
4200 OTHER PROPERTY INCOME								
4201 Late Fees & Interest	22.10	0.00	22.10		-338.58	0.00	-338.58	
4208 CC&R Fines	0.00	0.00	0.00		461.00	0.00	461.00	
4210 Other Income	0.00	0.00	0.00		179.00	0.00	179.00	
4200 Total OTHER PROPERTY INCOMI	22.10	0.00	22.10		301.42	0.00	301.42	
TOTAL INCOME	15,656.60	19,209.00	-3,552.40	-18.5 %	133,759.25	117,294.00	16,465.25	14.0 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5003 Repairs Contract	0.00	0.00	0.00		0.00	3,000.00	-3,000.00	-100.0 %
5005 Plumbing Contract	0.00	0.00	0.00		364.48	350.00	14.48	4.1 %
5011 Pest Control	0.00	0.00	0.00		70.72	0.00	70.72	
5014 Paint	0.00	0.00	0.00		50.59	0.00	50.59	
5015 Paint Materials	0.00	0.00	0.00		15.21	0.00	15.21	
5023 Maintenance Engineer	19.42	150.00	-130.58	-87.1 %	1,165.17	1,500.00	-334.83	-22.3 %
5024 Travel Reimbursement	13.20	20.00	-6.80	-34.0 %	178.60	200.00	-21.40	-10.7 %
5001 Total MAINTENANCE EXPENS	32.62	170.00	-137.38	-80.8 %	1,844.77	5,050.00	-3,205.23	-63.5 %
5100 LANDSCAPING								
5101 Lawn Mowing	1,061.89	725.00	336.89	46.5 %	3,731.84	4,000.00	-268.16	-6.7 %
5102 Sprinkler Materials	1,624.38	0.00	1,624.38		1,963.29	1,400.00	563.29	40.2 %
5104 New Plants	952.00	0.00	952.00		952.00	0.00	952.00	
5105 Spray/Fertilization	0.00	0.00	0.00		380.80	0.00	380.80	
5106 Weed Trimming	0.00	0.00	0.00		2,356.61	3,150.00	-793.39	-25.2 %
5108 Common Area Weed Control	0.00	0.00	0.00		0.00	1,100.00	-1,100.00	-100.0 %
5110 Landscaping Other	0.00	200.00	-200.00	-100.0 %	22.85	1,125.00	-1,102.15	-98.0 %
5100 Total LANDSCAPING	3,638.27	925.00	2,713.27	293.3 %	9,407.39	10,775.00	-1,367.61	-12.7 %
5120 UNIMPROVED COMMON AREAS								
5121 Seeding/Irrigation	0.00	0.00	0.00		0.00	5,000.00	-5,000.00	-100.0 %
5120 Total UNIMPROVED COMMON	0.00	0.00	0.00		0.00	5,000.00	-5,000.00	-100.0 %
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	0.00	0.00	0.00		2,835.40	1,050.00	1,785.40	170.0 %
5159 LWB Snow Removal	0.00	0.00	0.00		2,391.72	1,050.00	1,341.72	127.8 %
5160 UWB Snow Removal	0.00	0.00	0.00		2,473.23	1,050.00	1,423.23	135.5 %
5161 MC Snow Removal	0.00	0.00	0.00		1,970.01	1,050.00	920.01	87.6 %
5162 AC Snow Removal	0.00	0.00	0.00		2,044.70	0.00	2,044.70	
5163 JL Private Dr Snow Removal	0.00	0.00	0.00		2,586.18	0.00	2,586.18	
5150 Total STREETS & SIDEWALKS	0.00	0.00	0.00		16,340.21	7,600.00	8,740.21	115.0 %

	Actual 10/01/18 - 10/31/18	Budget 10/18 - 10/18	\$ Change	% Change	Actual YTD 01/01/18 - 10/31/18	Budget YTD 01/18 - 10/18	\$ Change	% Change
5300 UTILITIES								
5301 Common Area Electric	0.00	0.00	0.00		0.00	300.00	-300.00	-100.0 %
5304 Water	51.07	200.00	-148.93	-74.5 %	1,554.58	1,650.00	-95.42	-5.8 %
5305 Sewer	0.00	0.00	0.00		388.96	375.00	13.96	3.7 %
5306 Refuse	0.00	0.00	0.00		16.20	0.00	16.20	
5309 Jordan Lane Utilities	2,148.82	1,900.00	248.82	13.1 %	18,494.21	19,000.00	-505.79	-2.7 %
5310 Menaul Ct Utilities	1,777.77	1,500.00	277.77	18.5 %	15,076.64	15,000.00	76.64	0.5 %
5300 Total UTILITIES	3,977.66	3,600.00	377.66	10.5 %	35,530.59	36,325.00	-794.41	-2.2 %
5400 TAX & LICENSES								
5404 Licenses	0.00	0.00	0.00		10.00	200.00	-190.00	-95.0 %
5405 Lien Filling Fee	0.00	0.00	0.00		0.00	250.00	-250.00	-100.0 %
5400 Total TAX & LICENSES	0.00	0.00	0.00		10.00	450.00	-440.00	-97.8 %
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		0.00	2,500.00	-2,500.00	-100.0 %
5603 Accounting Fees	30.00	0.00	30.00		1,006.00	1,100.00	-94.00	-8.5 %
5605 Meeting Expenses	0.00	0.00	0.00		57.05	0.00	57.05	
5607 Qualchan HOA Monthly Fee	202.50	158.00	44.50	28.2 %	1,620.00	1,580.00	40.00	2.5 %
5610 Other Admin Exp	0.00	250.00	-250.00	-100.0 %	5,092.26	3,550.00	1,542.26	43.4 %
5611 Prof. ARC Fees	0.00	0.00	0.00		350.00	2,900.00	-2,550.00	-87.9 %
5612 WEB ARC Fees	0.00	25.00	-25.00	-100.0 %	100.00	325.00	-225.00	-69.2 %
5600 Total ADMINISTRATIVE	982.50	1,183.00	-200.50	-16.9 %	15,725.31	19,455.00	-3,729.69	-19.2 %
5650 INSURANCE								
5651 Liability & Multi-Peril	671.50	0.00	671.50		1,064.20	1,800.00	-735.80	-40.9 %
5652 Board of Directors Ins	0.00	0.00	0.00		1,450.00	1,500.00	-50.00	-3.3 %
5650 Total INSURANCE	671.50	0.00	671.50		2,514.20	3,300.00	-785.80	-23.8 %
5700 OFFICE								
5701 Office Supply	0.00	0.00	0.00		15.31	30.00	-14.69	-49.0 %
5702 Mail/Postage	18.21	80.00	-61.79	-77.2 %	293.70	800.00	-506.30	-63.3 %
5703 Copies/Reproductions	42.75	80.00	-37.25	-46.6 %	586.65	800.00	-213.35	-26.7 %
5700 Total OFFICE	60.96	160.00	-99.04	-61.9 %	895.66	1,630.00	-734.34	-45.1 %
5000 Total EXPENSES	9,363.51	6,038.00	3,325.51	55.1 %	82,268.13	89,585.00	-7,316.87	-8.2 %
TOTAL EXPENSE	9,363.51	6,038.00	3,325.51	55.1 %	82,268.13	89,585.00	-7,316.87	-8.2 %
NOI	6,293.09	13,171.00	-6,877.91	-52.2 %	51,491.12	27,709.00	23,782.12	85.8 %
NON OPERATING INCOME								
7000 NON-OPERATING INCOME								
7002 Funds Transf. from Res. to Oper.	0.00	0.00	0.00		388.96	375.00	13.96	3.7 %
7000 Total NON-OPERATING INCOME	0.00	0.00	0.00		388.96	375.00	13.96	3.7 %

	Actual 10/01/18 - 10/31/18	Budget 10/18 - 10/18	\$ Change	% Change	Actual YTD 01/01/18 - 10/31/18	Budget YTD 01/18 - 10/18	\$ Change	% Change
TOTAL NON OPERATING INCOME	0.00	0.00	0.00		388.96	375.00	13.96	3.7 %
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	0.00	4,568.00	-4,568.00	-100.0 %	14,988.14	24,147.00	-9,158.86	-37.9 %
6000 Total NON-OPERATING EXPENSES	0.00	4,568.00	-4,568.00	-100.0 %	14,988.14	24,147.00	-9,158.86	-37.9 %
TOTAL NON OPERATING EXPENSE	0.00	4,568.00	-4,568.00	-100.0 %	14,988.14	24,147.00	-9,158.86	-37.9 %
NET INCOME	6,293.09	8,603.00	-2,309.91	-26.9 %	36,891.94	3,937.00	32,954.94	837.1 %
NET INCOME SUMMARY								
Income	15,656.60	19,209.00	-3,552.40	-18.5 %	133,759.25	117,294.00	16,465.25	14.0 %
Expense	-9,363.51	-6,038.00	-3,325.51	55.1 %	-82,268.13	-89,585.00	7,316.87	8.2 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	6,293.09	13,171.00	-6,877.91	-52.2 %	51,491.12	27,709.00	23,782.12	85.8 %
Non Operating Income	0.00	0.00	0.00		388.96	375.00	13.96	3.7 %
Non Operating Expense	0.00	-4,568.00	4,568.00	100.0 %	-14,988.14	-24,147.00	9,158.86	37.9 %
NET INCOME	6,293.09	8,603.00	-2,309.91	-26.9 %	36,891.94	3,937.00	32,954.94	837.1 %