



Monthly Report

To: Overlook Board of Directors
From: WEB Properties, Inc.
Date: July 31, 2019
Re: Overlook HOA Operating Statements, July 2019

To All,

Enclosed you will find the July, 2019 monthly statement and financial reports for the Overlook Home Owners Association.

Income

In July, we collected \$13,973.53 in Total Income, which is \$6,087.47 below the budget estimate of \$20,061.00. Year-To-Date we have collected \$70,584.02 in Total Income, which is \$15,878.98 below the budget estimate of \$86,463.00.

Account Balances

As of July31 the balance of each account is as follows:

Overlook Operating Account	\$63,077.01
Overlook Reserve Account	\$33,676.77
Overlook Savings Account	\$15,069.01
Total	\$111,822.79

Delinquencies

For the month of July, we are at \$10,598.42 in Outstanding Homeowner Dues, Late Fees, Interest, Lien Filing Fees and CC&R Violations. This is made up of 10 homeowners. The attached report provides a more detailed reference for your review.

Prepays

In July, there was \$2,493.31 in Prepays from 10 homeowners. The attached report provides a more detailed reference for your review.

Expenses

In July, Total Expenses were \$7,486.43, which is \$3,871.57 below the budget estimate of \$11,358.00. Year-To-Date Total Expenses are \$44,454.58 which is \$25,092.42 below the budget estimate of \$69,547.00. These favorable variances are primarily attributable to lower than budgeted snow removal and utilities, the deferral of the audit and the timing of insurance policy payment.

CC&R Notices

We sent out the following CC&R Violation and Thank You Letters in July.

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

Management Issues

The Overlook HOA Board managed communication and contracting for the upper and lower Bolan street repairs.

Together with the enclosed reports, this should bring you up to date on the status of the Overlook Homeowners Association for the month of July, 2019. If there is anything else, we can do to be of assistance, please feel free to call or email us.

Sincerely,

WEB Properties, Inc.



Ronald W. White
Property Manager

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

01/01/19 - 07/31/19 (cash basis)

	Month to Date			
	07/01/19 - 07/31/19	% Income	01/01/19 - 07/31/19	% Income
OPERATING ACTIVITIES				
INCOME				
4100 INCOME				
4101 HOA DUES				
2201 Prepays	372.68	2.67 %	1,076.24	1.52 %
4101 Other HOA DUES	7,653.46	54.77 %	36,856.33	52.22 %
4101 Total HOA DUES	8,026.14	57.44 %	37,932.57	53.74 %
4102 JORDAN LANE FEES				
4104 JL - Snow Removal	15.00	0.11 %	75.00	0.11 %
4105 JL - Upgrade Lrgr Trash Can	0.00	0.00 %	40.32	0.06 %
4106 JL - Utility Fees	835.00	5.98 %	6,848.95	9.70 %
4116 JL - Private Dr Res Assessment	14.17	0.10 %	266.69	0.38 %
4121 JL - PUD Res Assessment	146.25	1.05 %	1,657.50	2.35 %
4126 JL - Private Dr Snow Removal	135.00	0.97 %	810.00	1.15 %
4102 Total JORDAN LANE FEES	1,145.42	8.20 %	9,698.46	13.74 %
4107 LOWER WEST BOLAN FEES				
4108 LWB - Snow Removal	270.00	1.93 %	956.01	1.35 %
4118 LWB - Private Dr Res Assessment	255.00	1.82 %	1,239.00	1.76 %
4107 Total LOWER WEST BOLAN FEES	525.00	3.76 %	2,195.01	3.11 %
4109 MENAUL COURT FEES				
4112 MC - Utility Fees	1,621.87	11.61 %	6,938.75	9.83 %
4115 MC - Snow Removal	165.00	1.18 %	615.77	0.87 %
4119 MC - Lift Station Res Assessments	200.04	1.43 %	1,303.46	1.85 %
4122 MC - PUD Res Assessment	179.99	1.29 %	1,284.99	1.82 %
4109 Total MENAUL COURT FEES	2,166.90	15.51 %	10,142.97	14.37 %
4113 UPPER WEST BOLAN FEES				
4114 UWB - Snow Removal	315.00	2.25 %	720.00	1.02 %
4120 UWB - Private Dr Res Assessment	297.50	2.13 %	1,062.50	1.51 %
4113 Total UPPER WEST BOLAN FEES	612.50	4.38 %	1,782.50	2.53 %
4123 ANTON COURT FEES				
4124 AC - Private Dr Res Assessment	85.04	0.61 %	424.96	0.60 %
4123 Total ANTON COURT FEES	85.04	0.61 %	424.96	0.60 %
4150 CA RESERVE ASSESSMENTS				
4151 Com Area Res Assessment	1,287.35	9.21 %	5,960.86	8.45 %
4150 Total CA RESERVE ASSESSMENTS	1,287.35	9.21 %	5,960.86	8.45 %
4100 Total INCOME	13,848.35	99.10 %	68,137.33	96.53 %
4200 OTHER PROPERTY INCOME				
4201 Late Fees & Interest	125.18	0.90 %	2,446.69	3.47 %
4200 Total OTHER PROPERTY INCOME	125.18	0.90 %	2,446.69	3.47 %
TOTAL INCOME	13,973.53	100.01%	70,584.02	100.02%
EXPENSE				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5009 Locks & Keys	-33.69	-0.24 %	-33.69	-0.05 %
5022 Maintenance Miscellaneous	-8.67	-0.06 %	-94.82	-0.13 %
5023 Maintenance Engineer	-220.12	-1.58 %	-808.37	-1.15 %
5024 Travel Reimbursement	0.00	0.00 %	-12.92	-0.02 %
5001 Total MAINTENANCE EXPENSES	-262.48	-1.88 %	-949.80	-1.35 %
5100 LANDSCAPING				
5101 Lawn Mowing	-1,649.83	-11.81 %	-2,088.53	-2.96 %
5102 Sprinkler Materials	-214.51	-1.54 %	-214.51	-0.30 %
5105 Spray/Fertilization	0.00	0.00 %	-450.00	-0.64 %
5110 Landscaping Other	0.00	0.00 %	-697.99	-0.99 %
5100 Total LANDSCAPING	-1,864.34	-13.34 %	-3,451.03	-4.89 %
5150 STREETS & SIDEWALKS				

5157 Parking Other	-5.44	-0.04 %	-5.44	-0.01 %
5158 JL Snow Removal	0.00	0.00 %	-2,632.96	-3.73 %
5150 Total STREETS & SIDEWALKS	-5.44	-0.04 %	-2,638.40	-3.74 %
5300 UTILITIES				
5301 Common Area Electric	-109.70	-0.79 %	-423.78	-0.60 %
5304 Water	-270.26	-1.93 %	-912.90	-1.29 %
5305 Sewer	0.00	0.00 %	-389.32	-0.55 %
5309 Jordan Lane Utilities	-2,217.64	-15.87 %	-12,896.68	-18.27 %
5310 Menaul Ct Utilities	-1,747.57	-12.51 %	-9,149.18	-12.96 %
5300 Total UTILITIES	-4,345.17	-31.10 %	-23,771.86	-33.68 %
5400 TAX & LICENSES				
5405 Lien Filling Fee	0.00	0.00 %	-302.00	-0.43 %
5400 Total TAX & LICENSES	0.00	0.00 %	-302.00	-0.43 %
5600 ADMINISTRATIVE				
5601 Property Management Fee	-1,000.00	-7.16 %	-7,250.00	-10.27 %
5602 Legal Fees	0.00	0.00 %	-3,312.50	-4.69 %
5603 Accounting Fees	-9.00	-0.06 %	-545.00	-0.77 %
5605 Meeting Expenses	0.00	0.00 %	-100.00	-0.14 %
5607 Qualchan HOA Monthly Fee	0.00	0.00 %	-787.50	-1.12 %
5610 Other Admin Exp	0.00	0.00 %	-1,637.23	-2.32 %
5600 Total ADMINISTRATIVE	-1,009.00	-7.22 %	-13,632.23	-19.31 %
5650 INSURANCE				
5651 Liability & Multi-Peril	0.00	0.00 %	397.20	0.56 %
5650 Total INSURANCE	0.00	0.00 %	397.20	0.56 %
5700 OFFICE				
5702 Mail/Postage	0.00	0.00 %	-29.36	-0.04 %
5703 Copies/Reproductions	0.00	0.00 %	-77.10	-0.11 %
5700 Total OFFICE	0.00	0.00 %	-106.46	-0.15 %
5000 Total EXPENSES	-7,486.43	-53.58 %	-44,454.58	-62.98 %
TOTAL EXPENSE	-7,486.43	-53.59%	-44,454.58	-62.98%
NON OPERATING EXPENSE				
6000 NON-OPERATING EXPENSES				
6002 Funds Transf. to Res. from Oper.	-3,519.54	-25.19 %	-12,364.57	-17.52 %
6000 Total NON-OPERATING EXPENSES	-3,519.54	-25.19 %	-12,364.57	-17.52 %
TOTAL NON OPERATING EXPENSE	-3,519.54	-25.19%	-12,364.57	-17.52%
Net Income	2,967.56	21.24 %	13,764.87	19.50 %
Net cash provided by Operating Activities	2,967.56		13,764.87	
Net cash increase for period	2,967.56		13,764.87	
Cash at beginning of period	60,135.70		49,338.39	
Cash at end of period	63,103.26		63,103.26	

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: 07/01/19 - 07/31/19 and 01/01/19 - 07/31/19 (cash basis)

	Actual 07/01/19 - 07/31/19	Budget 07/19 - 07/19	\$ Change	% Change	Actual YTD 01/01/19 - 07/31/19	Budget YTD 01/19 - 07/19	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA DUES								
2201 Prepays	372.68	0.00	372.68		1,076.24	0.00	1,076.24	
4101 Other HOA DUES	7,653.46	11,600.00	-3,946.54	-34.0 %	36,856.33	44,800.00	-7,943.67	-17.7 %
4101 Total HOA DUES	8,026.14	11,600.00	-3,573.86	-30.8 %	37,932.57	44,800.00	-6,867.43	-15.3 %
4102 JORDAN LANE FEES								
4104 JL - Snow Removal	15.00	0.00	15.00		75.00	0.00	75.00	
4105 JL - Upgrade Lrgr Trash Can	0.00	0.00	0.00		40.32	0.00	40.32	
4106 JL - Utility Fees	835.00	3,000.00	-2,165.00	-72.2 %	6,848.95	14,880.00	-8,031.05	-54.0 %
4116 JL - Private Dr Res Assessment	14.17	170.00	-155.83	-91.7 %	266.69	510.00	-243.31	-47.7 %
4121 JL - PUD Res Assessment	146.25	382.50	-236.25	-61.8 %	1,657.50	1,747.50	-90.00	-5.2 %
4126 JL - Private Dr Snow Removal	135.00	0.00	135.00		810.00	0.00	810.00	
4102 Total JORDAN LANE FEES	1,145.42	3,552.50	-2,407.08	-67.8 %	9,698.46	17,137.50	-7,439.04	-43.4 %
4107 LOWER WEST BOLAN FEES								
4108 LWB - Snow Removal	270.00	0.00	270.00		956.01	0.00	956.01	
4118 LWB - Private Dr Res Assessment	255.00	267.50	-12.50	-4.7 %	1,239.00	1,202.50	36.50	3.0 %
4107 Total LOWER WEST BOLAN FEES	525.00	267.50	257.50	96.3 %	2,195.01	1,202.50	992.51	82.5 %
4109 MENAUL COURT FEES								
4112 MC - Utility Fees	1,621.87	2,500.00	-878.13	-35.1 %	6,938.75	12,400.00	-5,461.25	-44.0 %
4115 MC - Snow Removal	165.00	0.00	165.00		615.77	0.00	615.77	
4119 MC - Lift Station Res Assessment	200.04	300.00	-99.96	-33.3 %	1,303.46	1,400.00	-96.54	-6.9 %
4122 MC - PUD Res Assessment	179.99	336.00	-156.01	-46.4 %	1,284.99	1,408.00	-123.01	-8.7 %
4109 Total MENAUL COURT FEES	2,166.90	3,136.00	-969.10	-30.9 %	10,142.97	15,208.00	-5,065.03	-33.3 %
4113 UPPER WEST BOLAN FEES								
4114 UWB - Snow Removal	315.00	0.00	315.00		720.00	0.00	720.00	
4120 UWB - Private Dr Res Assessment	297.50	225.00	72.50	32.2 %	1,062.50	1,075.00	-12.50	-1.2 %
4113 Total UPPER WEST BOLAN FEES	612.50	225.00	387.50	172.2 %	1,782.50	1,075.00	707.50	65.8 %
4123 ANTON COURT FEES								
4124 AC - Private Dr Res Assessment	85.04	155.00	-69.96	-45.1 %	424.96	665.00	-240.04	-36.1 %
4123 Total ANTON COURT FEES	85.04	155.00	-69.96	-45.1 %	424.96	665.00	-240.04	-36.1 %
4150 CA RESERVE ASSESSMENTS								
4151 Com Area Res Assessment	1,287.35	1,125.00	162.35	14.4 %	5,960.86	6,375.00	-414.14	-6.5 %
4150 Total CA RESERVE ASSESSMENTS	1,287.35	1,125.00	162.35	14.4 %	5,960.86	6,375.00	-414.14	-6.5 %

	Actual 07/01/19 - 07/31/19	Budget 07/19 - 07/19	\$ Change	% Change	Actual YTD 01/01/19 - 07/31/19	Budget YTD 01/19 - 07/19	\$ Change	% Change
4100 Total INCOME	13,848.35	20,061.00	-6,212.65	-31.0 %	68,137.33	86,463.00	-18,325.67	-21.2 %
4200 OTHER PROPERTY INCOME								
4201 Late Fees & Interest	125.18	0.00	125.18		2,446.69	0.00	2,446.69	
4200 Total OTHER PROPERTY INCOME	125.18	0.00	125.18		2,446.69	0.00	2,446.69	
TOTAL INCOME	13,973.53	20,061.00	-6,087.47	-30.3 %	70,584.02	86,463.00	-15,878.98	-18.4 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5005 Plumbing Contract	0.00	0.00	0.00		0.00	365.00	-365.00	-100.0 %
5009 Locks & Keys	33.69	0.00	33.69		33.69	0.00	33.69	
5022 Maintenance Miscellaneous	8.67	0.00	8.67		94.82	0.00	94.82	
5023 Maintenance Engineer	220.12	150.00	70.12	46.7 %	808.37	1,050.00	-241.63	-23.0 %
5024 Travel Reimbursement	0.00	0.00	0.00		12.92	0.00	12.92	
5001 Total MAINTENANCE EXPENSE	262.48	150.00	112.48	75.0 %	949.80	1,415.00	-465.20	-32.9 %
5100 LANDSCAPING								
5101 Lawn Mowing	1,649.83	840.00	809.83	96.4 %	2,088.53	2,080.00	8.53	0.4 %
5102 Sprinkler Materials	214.51	140.00	74.51	53.2 %	214.51	420.00	-205.49	-48.9 %
5105 Spray/Fertilization	0.00	200.00	-200.00	-100.0 %	450.00	400.00	50.00	12.5 %
5108 Common Area Weed Control	0.00	2,500.00	-2,500.00	-100.0 %	0.00	2,500.00	-2,500.00	-100.0 %
5110 Landscaping Other	0.00	0.00	0.00		697.99	0.00	697.99	
5100 Total LANDSCAPING	1,864.34	3,680.00	-1,815.66	-49.3 %	3,451.03	5,400.00	-1,948.97	-36.1 %
5150 STREETS & SIDEWALKS								
5153 Snow Removal CA Sidewalks	0.00	0.00	0.00		0.00	1,845.00	-1,845.00	-100.0 %
5157 Parking Other	5.44	0.00	5.44		5.44	0.00	5.44	
5158 JL Snow Removal	0.00	0.00	0.00		2,632.96	2,700.00	-67.04	-2.5 %
5159 LWB Snow Removal	0.00	0.00	0.00		0.00	2,351.00	-2,351.00	-100.0 %
5160 UWB Snow Removal	0.00	0.00	0.00		0.00	2,445.00	-2,445.00	-100.0 %
5161 MC Snow Removal	0.00	0.00	0.00		0.00	1,966.00	-1,966.00	-100.0 %
5162 AC Snow Removal	0.00	0.00	0.00		0.00	2,052.00	-2,052.00	-100.0 %
5163 JL Private Dr Snow Removal	0.00	0.00	0.00		0.00	2,575.00	-2,575.00	-100.0 %
5150 Total STREETS & SIDEWALKS	5.44	0.00	5.44		2,638.40	15,934.00	-13,295.60	-83.4 %
5300 UTILITIES								
5301 Common Area Electric	109.70	0.00	109.70		423.78	0.00	423.78	
5304 Water	270.26	200.00	70.26	35.1 %	912.90	1,200.00	-287.10	-23.9 %
5305 Sewer	0.00	400.00	-400.00	-100.0 %	389.32	800.00	-410.68	-51.3 %
5309 Jordan Lane Utilities	2,217.64	2,400.00	-182.36	-7.6 %	12,896.68	14,600.00	-1,703.32	-11.7 %
5310 Menaul Ct Utilities	1,747.57	2,000.00	-252.43	-12.6 %	9,149.18	11,602.00	-2,452.82	-21.1 %
5300 Total UTILITIES	4,345.17	5,000.00	-654.83	-13.1 %	23,771.86	28,202.00	-4,430.14	-15.7 %
5400 TAX & LICENSES								
5405 Lien Filling Fee	0.00	0.00	0.00		302.00	0.00	302.00	

	Actual 07/01/19 - 07/31/19	Budget 07/19 - 07/19	\$ Change	% Change	Actual YTD 01/01/19 - 07/31/19	Budget YTD 01/19 - 07/19	\$ Change	% Change
5400 Total TAX & LICENSES	0.00	0.00	0.00		302.00	0.00	302.00	
5600 ADMINISTRATIVE								
5601 Property Management Fee	1,000.00	1,000.00	0.00	0.0 %	7,250.00	7,000.00	250.00	3.6 %
5602 Legal Fees	0.00	0.00	0.00		3,312.50	0.00	3,312.50	
5603 Accounting Fees	9.00	20.00	-11.00	-55.0 %	545.00	540.00	5.00	0.9 %
5605 Meeting Expenses	0.00	0.00	0.00		100.00	0.00	100.00	
5606 Audit	0.00	0.00	0.00		0.00	7,000.00	-7,000.00	-100.0 %
5607 Qualchan HOA Monthly Fee	0.00	158.00	-158.00	-100.0 %	787.50	1,106.00	-318.50	-28.8 %
5610 Other Admin Exp	0.00	0.00	0.00		1,637.23	0.00	1,637.23	
5600 Total ADMINISTRATIVE	1,009.00	1,178.00	-169.00	-14.3 %	13,632.23	15,646.00	-2,013.77	-12.9 %
5650 INSURANCE								
5651 Liability & Multi-Peril	0.00	1,350.00	-1,350.00	-100.0 %	-397.20	1,350.00	-1,747.20	-129.4 %
5652 Board of Directors Ins	0.00	0.00	0.00		0.00	1,600.00	-1,600.00	-100.0 %
5650 Total INSURANCE	0.00	1,350.00	-1,350.00	-100.0 %	-397.20	2,950.00	-3,347.20	-113.5 %
5700 OFFICE								
5702 Mail/Postage	0.00	0.00	0.00		29.36	0.00	29.36	
5703 Copies/Reproductions	0.00	0.00	0.00		77.10	0.00	77.10	
5700 Total OFFICE	0.00	0.00	0.00		106.46	0.00	106.46	
5000 Total EXPENSES	7,486.43	11,358.00	-3,871.57	-34.1 %	44,454.58	69,547.00	-25,092.42	-36.1 %
TOTAL EXPENSE	7,486.43	11,358.00	-3,871.57	-34.1 %	44,454.58	69,547.00	-25,092.42	-36.1 %
NOI	6,487.10	8,703.00	-2,215.90	-25.5 %	26,129.44	16,916.00	9,213.44	54.5 %
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	3,519.54	2,806.00	713.54	25.4 %	12,364.57	13,718.00	-1,353.43	-9.9 %
6000 Total NON-OPERATING EXPENSE	3,519.54	2,806.00	713.54	25.4 %	12,364.57	13,718.00	-1,353.43	-9.9 %
TOTAL NON OPERATING EXPENSE	3,519.54	2,806.00	713.54	25.4 %	12,364.57	13,718.00	-1,353.43	-9.9 %
NET INCOME	2,967.56	5,897.00	-2,929.44	-49.7 %	13,764.87	3,198.00	10,566.87	330.4 %
NET INCOME SUMMARY								
Income	13,973.53	20,061.00	-6,087.47	-30.3 %	70,584.02	86,463.00	-15,878.98	-18.4 %
Expense	-7,486.43	-11,358.00	3,871.57	34.1 %	-44,454.58	-69,547.00	25,092.42	36.1 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-3,519.54	-2,806.00	-713.54	-25.4 %	-12,364.57	-13,718.00	1,353.43	9.9 %
NET INCOME	2,967.56	5,897.00	-2,929.44	-49.7 %	13,764.87	3,198.00	10,566.87	330.4 %