



# Monthly Report

**To:** Overlook Board of Directors  
**From:** WEB Properties, Inc.  
**Date:** January 31, 2021  
**Re:** Overlook HOA Operating Statements, January 2021

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To All,

Enclosed you will find the January 2021 monthly statement and financial reports for the Overlook Homeowners Association.

## **Income**

In January, we collected \$12,828.93 in Total Income, which is \$9,587.01 below the budget estimate of \$22,415.94. Year-to-Date we have collected \$12,828.93 in Total Income, which is \$9,587.01 below the budget estimate of \$22,415.94. This is due to mailing statements mid-month.

## **Account Balances**

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

Overlook Operating Account	\$45,072.95
Overlook Reserve Account	\$59,077.14
Overlook Savings Account	\$15,096.75
Total	\$119,246.84

## **Delinquencies**

Through the month of January, there is \$23,699.15 in Outstanding Homeowner Dues, Late Fees, Interest, Lien Filing Fees and CC&R Violations. This is made up of 16 homeowners. The attached report provides a more detailed reference for your review.

**Prepays**

In January, there was \$3,061.97 in Prepays from 13 homeowners. The attached report provides a more detailed reference for your review.

**Expenses**

In January, Total Expenses were \$10,792.89, which is \$344.61 below the budget estimate of \$11,137.50. Year-to-Date Total Expenses are \$10,792.89, which is \$344.61 below the budget estimate of \$11,137.50.

**CC&R Notices**

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

<b>CC&amp;R Violation Notices</b>	
1st Notice	1
2nd Notice	0
1st Fine	0
2nd Fine	0
3 or More Fines	1
Thank You	0
<b>Total</b>	<b>2</b>

**Management Issues**

Despite the impact of COVID-19, WEB Properties has made necessary adjustments and is operating at full capacity. We do understand, however, the impact could affect homeowners in the Overlook HOA. As such, we will carefully consider any request for dues deferment or accommodations in other aspects of HOA membership. Should you have any specific requests or considerations, please let us know and we will proceed accordingly. To date we have not received any such requests.

The 2021 budget was discussed and adopted by the Board at the January 19 Zoom Board meeting. A date was set to hold the annual meeting on February 25, at which homeowners will vote to ratify the budget and whether to waive the audit. Ballots and other documentation will be sent to homeowners early in February.

Together with the enclosed reports, this should bring you up to date on the status of the Overlook Homeowners Association for the month of January 2021. If there is anything else, we can do to be of assistance, please feel free to call or email us.

Sincerely,

WEB Properties, Inc.

A handwritten signature in blue ink that reads "Ronald W. White". The signature is written in a cursive style with a large initial 'R' and 'W'.

Ronald W. White  
Property Manager