



Monthly Report

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

To All,

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

Income

In March, we collected \$13,448.77 in Total Income, which is \$6,865.63 above the budget estimate of \$6,583.14. This is primarily due to receiving dues income that was budgeted in January. Year-to-Date we have collected \$40,101.41 in Total Income, which is \$4,519.19 above the budget estimate of \$35,582.22. which is attributable to payments received for April dues.

Account Balances

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

Overlook Operating Account	\$42,525.06
Overlook Reserve Account	\$74,775.05
Overlook Savings Account	\$15,096.99
Total	\$132,397.10

Delinquencies

Through the month of March, there is \$27,263.60 in Outstanding Homeowner Dues, Late Fees, Interest, Lien Filing Fees and CC&R Violations. This is made up of 23 homeowners. The attached report provides a more detailed reference for your review. Much of this amount may be attributable

to owners of vacant lots that have agreements with Josh Taylor that dues won't be charged until construction of a home is completed. I would like to address this in the near future.

Prepays

In January, there was \$3,727.05 in Prepays from 45 homeowners. The attached report provides a more detailed reference for your review.

Expenses

In March, Total Expenses were \$7,399.16, which is \$2,723.24 below the budget estimate of \$10,122.50. Year-to-Date Total Expenses are \$24,916.35, which is \$3,202.15 below the budget estimate of \$28,118.00. This is primarily due to not yet completing the Fire Sign project.

CC&R Notices

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

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

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 ratified at the annual meeting on March 25, but the vote whether to waive the audit did not reach the level of votes required, so will need to be extended. This announcement will be sent to homeowners in April.

We received two additional nominations for Board positions which were vetted by the Board. Once the draft ballot is approved I will send to all homeowners to vote for the nominees.

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



Ronald W. White
Property Manager

Cash Flow MTD Comparison

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

01/01/21 - 03/31/21 (cash basis)

	Month to Date		01/01/21 - 03/31/21	
	03/01/21 - 03/31/21	% Income	01/01/21 - 03/31/21	% Income
OPERATING ACTIVITIES				
INCOME				
4100 INCOME				
4101 HOA DUES				
2201 Prepays	-593.67	-4.41 %	4,011.84	10.00 %
4101 Other HOA DUES	8,347.65	62.07 %	22,219.11	55.41 %
4101 Total HOA DUES	7,753.98	57.66 %	26,230.95	65.41 %
4102 JORDAN LANE FEES				
4104 JL - Snow Removal	240.00	1.78 %	-1,160.74	-2.89 %
4105 JL - Upgrade Lrgr Trash Can	13.44	0.10 %	53.76	0.13 %
4106 JL - Utility Fees	2,357.09	17.53 %	6,662.91	16.62 %
4116 JL - Private Dr Res Assessment	70.85	0.53 %	275.46	0.69 %
4121 JL - PUD Res Assessment	373.75	2.78 %	1,072.50	2.67 %
4126 JL - Private Dr Snow Removal	45.00	0.33 %	-241.64	-0.60 %
4102 Total JORDAN LANE FEES	3,100.13	23.05 %	6,662.25	16.61 %
4107 LOWER WEST BOLAN FEES				
4108 LWB - Snow Removal	-45.00	-0.33 %	-919.10	-2.29 %
4118 LWB - Private Dr Res Assessment	246.84	1.84 %	595.00	1.48 %
4107 Total LOWER WEST BOLAN FEES	201.84	1.50 %	-324.10	-0.81 %
4109 MENAUL COURT FEES				
4112 MC - Utility Fees	1,683.35	12.52 %	4,698.51	11.72 %
4115 MC - Snow Removal	140.41	1.04 %	-808.69	-2.02 %
4119 MC - Lift Station Res Assessments	192.60	1.43 %	542.67	1.35 %
4122 MC - PUD Res Assessment	195.00	1.45 %	536.25	1.34 %
4109 Total MENAUL COURT FEES	2,211.36	16.44 %	4,968.74	12.39 %
4113 UPPER WEST BOLAN FEES				
4114 UWB - Snow Removal	-195.82	-1.46 %	-934.10	-2.33 %
4120 UWB - Private Dr Res Assessment	130.19	0.97 %	512.69	1.28 %
4113 Total UPPER WEST BOLAN FEES	-65.63	-0.49 %	-421.41	-1.05 %
4123 ANTON COURT FEES				
4124 AC - Private Dr Res Assessment	42.50	0.32 %	382.50	0.95 %
4125 AC - Snow Removal	-82.91	-0.62 %	-234.55	-0.58 %
4123 Total ANTON COURT FEES	-40.41	-0.30 %	147.95	0.37 %
4150 CA RESERVE ASSESSMENTS				
4151 Com Area Res Assessment	277.72	2.07 %	2,491.72	6.21 %
4150 Total CA RESERVE ASSESSMENTS	277.72	2.07 %	2,491.72	6.21 %
4100 Total INCOME	13,438.99	99.93 %	39,756.10	99.14 %
4200 OTHER PROPERTY INCOME				
4201 Late Fees & Interest	9.78	0.07 %	295.31	0.74 %
4208 CC&R Fines	0.00	0.00 %	50.00	0.12 %
4200 Total OTHER PROPERTY INCOME	9.78	0.07 %	345.31	0.86 %
TOTAL INCOME	13,448.77	100.01%	40,101.41	100.00%
EXPENSE				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5022 Maintenance Miscellaneous	-142.54	-1.06 %	-218.29	-0.54 %
5023 Maintenance Engineer	-398.75	-2.96 %	-1,186.25	-2.96 %
5001 Total MAINTENANCE EXPENSES	-541.29	-4.02 %	-1,404.54	-3.50 %
5100 LANDSCAPING				
5103 Pruning	0.00	0.00 %	-159.32	-0.40 %
5110 Landscaping Other	0.00	0.00 %	-196.02	-0.49 %
5100 Total LANDSCAPING	0.00	0.00 %	-355.34	-0.89 %
5150 STREETS & SIDEWALKS				
5153 Snow Removal CA Sidewalks	0.00	0.00 %	-2,129.57	-5.31 %
5150 Total STREETS & SIDEWALKS	0.00	0.00 %	-2,129.57	-5.31 %

5300 UTILITIES				
5304 Water	-366.04	-2.72 %	-469.66	-1.17 %
5309 Jordan Ln Util-water,sewer,refuse	-2,425.27	-18.03 %	-7,168.18	-17.88 %
5310 Menaul Ct Util-water,sewer,refuse	-1,264.46	-9.40 %	-3,795.96	-9.47 %
5300 Total UTILITIES	-4,055.77	-30.16 %	-11,433.80	-28.51 %
5400 TAX & LICENSES				
5401 Real Estate Taxes	-53.10	-0.39 %	-53.10	-0.13 %
5400 Total TAX & LICENSES	-53.10	-0.39 %	-53.10	-0.13 %
5600 ADMINISTRATIVE				
5601 Property Management Fee	-1,500.00	-11.15 %	-4,250.00	-10.60 %
5602 Legal Fees	-657.50	-4.89 %	-657.50	-1.64 %
5603 Accounting Fees	-432.00	-3.21 %	-482.00	-1.20 %
5604 Bank Service Charges	-2.00	-0.01 %	-4.00	-0.01 %
5607 Qualchan HOA Monthly Fee	-157.50	-1.17 %	-472.50	-1.18 %
5610 Other Admin Exp	0.00	0.00 %	-210.00	-0.52 %
5600 Total ADMINISTRATIVE	-2,749.00	-20.44 %	-6,076.00	-15.15 %
5650 INSURANCE				
5651 Liability & Multi-Peril	0.00	0.00 %	-1,964.00	-4.90 %
5652 Board of Directors Ins	0.00	0.00 %	-1,500.00	-3.74 %
5650 Total INSURANCE	0.00	0.00 %	-3,464.00	-8.64 %
5000 Total EXPENSES	-7,399.16	-55.02 %	-24,916.35	-62.13 %
TOTAL EXPENSE	-7,399.16	-54.99%	-24,916.35	-62.14%
NON OPERATING EXPENSE				
6000 NON-OPERATING EXPENSES				
6002 Funds Transf. to Res. from Oper.	-2,195.24	-16.32 %	-18,308.33	-45.66 %
6000 Total NON-OPERATING EXPENSES	-2,195.24	-16.32 %	-18,308.33	-45.66 %
TOTAL NON OPERATING EXPENSE	-2,195.24	-16.32%	-18,308.33	-45.66%
Net Income	3,854.37	28.66 %	-3,123.27	-7.79 %
Net cash provided by Operating Activities	3,854.37		-3,123.27	
Net cash increase for period	3,854.37		-3,123.27	
Cash at beginning of period	38,670.69		45,648.33	
Cash at end of period	42,525.06		42,525.06	

Budget Comparison

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

Comparison Periods: 03/01/21 - 03/31/21 and 01/01/21 - 03/31/21 (cash basis)

INCOME	Actual 03/01/21 - 03/31/21	Budget 03/21 - 03/21	\$ Change	% Change	Actual YTD 01/01/21 - 03/31/21	Budget YTD 01/21 - 03/21	\$ Change	% Change
4100 INCOME								
4101 HOA DUES								
2201 Prepays	-593.67	0.00	-593.67		4,011.84	0.00	4,011.84	
4101 Other HOA DUES	8,347.65	1,280.00	7,067.65	552.2 %	22,219.11	16,260.00	5,959.11	36.6 %
4101 Total HOA DUES	7,753.98	1,280.00	6,473.98	505.8 %	26,230.95	16,260.00	9,970.95	61.3 %
4102 JORDAN LANE FEES								
4104 JL - Snow Removal	240.00	150.00	90.00	60.0 %	-1,160.74	450.00	-1,610.74	-357.9 %
4105 JL - Upgrade Lrgtr Trash Can	13.44	13.44	0.00	0.0 %	53.76	40.32	13.44	33.3 %
4106 JL - Utility Fees	2,357.09	2,506.00	-148.91	-5.9 %	6,662.91	7,518.00	-855.09	-11.4 %
4116 JL - Private Dr Res Assessment	70.85	113.36	-42.51	-37.5 %	275.46	340.08	-64.62	-19.0 %
4121 JL - PUD Res Assessment	373.75	243.75	130.00	53.3 %	1,072.50	731.25	341.25	46.7 %
4126 JL - Private Dr Snow Removal	45.00	70.00	-25.00	-35.7 %	-241.64	210.00	-451.64	-215.1 %
4102 Total JORDAN LANE FEES	3,100.13	3,096.55	3.58	0.1 %	6,662.25	9,289.65	-2,627.40	-28.3 %
4107 LOWER WEST BOLAN FEES								
4108 LWB - Snow Removal	-45.00	0.00	-45.00		-919.10	330.00	-1,249.10	-378.5 %
4118 LWB - Private Dr Res Assessment	246.84	0.00	246.84		595.00	467.50	127.50	27.3 %
4107 Total LOWER WEST BOLAN FEES	201.84	0.00	201.84		-324.10	797.50	-1,121.60	-140.6 %
4109 MENAUL COURT FEES								
4112 MC - Utility Fees	1,683.35	1,597.85	85.50	5.4 %	4,698.51	4,793.55	-95.04	-2.0 %
4115 MC - Snow Removal	140.41	110.00	30.41	27.6 %	-808.69	330.00	-1,138.69	-345.1 %
4119 MC - Lift Station Res Assessment	192.60	162.91	29.69	18.2 %	542.67	488.73	53.94	11.0 %
4122 MC - PUD Res Assessment	195.00	178.75	16.25	9.1 %	536.25	536.25	0.00	0.0 %
4109 Total MENAUL COURT FEES	2,211.36	2,049.51	161.85	7.9 %	4,968.74	6,148.53	-1,179.79	-19.2 %
4113 UPPER WEST BOLAN FEES								
4114 UWB - Snow Removal	-195.82	0.00	-195.82		-934.10	300.00	-1,234.10	-411.4 %
4120 UWB - Private Dr Res Assessment	130.19	0.00	130.19		512.69	425.00	87.69	20.6 %
4113 Total UPPER WEST BOLAN FEES	-65.63	0.00	-65.63		-421.41	725.00	-1,146.41	-158.1 %
4123 ANTON COURT FEES								
4124 AC - Private Dr Res Assessment	42.50	0.00	42.50		382.50	255.00	127.50	50.0 %
4125 AC - Snow Removal	-82.91	0.00	-82.91		-234.55	180.00	-414.55	-230.3 %
4123 Total ANTON COURT FEES	-40.41	0.00	-40.41		147.95	435.00	-287.05	-66.0 %
4150 CA RESERVE ASSESSMENTS								
4151 Com Area Res Assessment	277.72	157.08	120.64	76.8 %	2,491.72	1,926.54	565.18	29.3 %
4150 Total CA RESERVE ASSESSMENTS	277.72	157.08	120.64	76.8 %	2,491.72	1,926.54	565.18	29.3 %

	Actual 03/01/21 - 03/31/21	Budget 03/21 - 03/21	\$ Change	% Change	Actual YTD 01/01/21 - 03/31/21	Budget YTD 01/21 - 03/21	\$ Change	% Change
4100 Total INCOME	13,438.99	6,583.14	6,855.85	104.1 %	39,756.10	35,582.22	4,173.88	11.7 %
4200 OTHER PROPERTY INCOME								
4201 Late Fees & Interest	9.78	0.00	9.78		295.31	0.00	295.31	
4208 CC&R Fines	0.00	0.00	0.00		50.00	0.00	50.00	
4200 Total OTHER PROPERTY INCOME	9.78	0.00	9.78		345.31	0.00	345.31	
TOTAL INCOME	13,448.77	6,583.14	6,865.63	104.3 %	40,101.41	35,582.22	4,519.19	12.7 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5022 Maintenance Miscellaneous	142.54	3,000.00	-2,857.46	-95.2 %	218.29	3,000.00	-2,781.71	-92.7 %
5023 Maintenance Engineer	398.75	225.00	173.75	77.2 %	1,186.25	675.00	511.25	75.7 %
5001 Total MAINTENANCE EXPENSE	541.29	3,225.00	-2,683.71	-83.2 %	1,404.54	3,675.00	-2,270.46	-61.8 %
5100 LANDSCAPING								
5103 Pruning	0.00	0.00	0.00		159.32	0.00	159.32	
5110 Landscaping Other	0.00	0.00	0.00		196.02	0.00	196.02	
5100 Total LANDSCAPING	0.00	0.00	0.00		355.34	0.00	355.34	
5150 STREETS & SIDEWALKS								
5153 Snow Removal CA Sidewalks	0.00	1,100.00	-1,100.00	-100.0 %	2,129.57	4,200.00	-2,070.43	-49.3 %
5150 Total STREETS & SIDEWALKS	0.00	1,100.00	-1,100.00	-100.0 %	2,129.57	4,200.00	-2,070.43	-49.3 %
5300 UTILITIES								
5304 Water	366.04	40.00	326.04	815.1 %	469.66	120.00	349.66	291.4 %
5309 Jordan Ln Util-water,sewer,refuse	2,425.27	2,506.00	-80.73	-3.2 %	7,168.18	7,518.00	-349.82	-4.7 %
5310 Menaul Ct Util-water,sewer,refuse	1,264.46	1,300.00	-35.54	-2.7 %	3,795.96	3,900.00	-104.04	-2.7 %
5300 Total UTILITIES	4,055.77	3,846.00	209.77	5.5 %	11,433.80	11,538.00	-104.20	-0.9 %
5400 TAX & LICENSES								
5401 Real Estate Taxes	53.10	54.00	-0.90	-1.7 %	53.10	54.00	-0.90	-1.7 %
5400 Total TAX & LICENSES	53.10	54.00	-0.90	-1.7 %	53.10	54.00	-0.90	-1.7 %
5600 ADMINISTRATIVE								
5601 Property Management Fee	1,500.00	1,500.00	0.00	0.0 %	4,250.00	4,250.00	0.00	0.0 %
5602 Legal Fees	657.50	0.00	657.50		657.50	0.00	657.50	
5603 Accounting Fees	432.00	30.00	402.00	1,340.0 %	482.00	90.00	392.00	435.6 %
5604 Bank Service Charges	2.00	0.00	2.00		4.00	0.00	4.00	
5605 Meeting Expenses	0.00	0.00	0.00		0.00	165.00	-165.00	-100.0 %
5607 Qualchan HOA Monthly Fee	157.50	157.50	0.00	0.0 %	472.50	472.50	0.00	0.0 %
5610 Other Admin Exp	0.00	210.00	-210.00	-100.0 %	210.00	210.00	0.00	0.0 %
5600 Total ADMINISTRATIVE	2,749.00	1,897.50	851.50	44.9 %	6,076.00	5,187.50	888.50	17.1 %
5650 INSURANCE								
5651 Liability & Multi-Peril	0.00	0.00	0.00		1,964.00	1,964.00	0.00	0.0 %

	Actual 03/01/21 - 03/31/21	Budget 03/21 - 03/21	\$ Change	% Change	Actual YTD 01/01/21 - 03/31/21	Budget YTD 01/21 - 03/21	\$ Change	% Change
5652 Board of Directors Ins	0.00	0.00	0.00		1,500.00	1,500.00	0.00	0.0 %
5650 Total INSURANCE	0.00	0.00	0.00		3,464.00	3,464.00	0.00	0.0 %
5000 Total EXPENSES	7,399.16	10,122.50	-2,723.34	-26.9 %	24,916.35	28,118.50	-3,202.15	-11.4 %
TOTAL EXPENSE	7,399.16	10,122.50	-2,723.34	-26.9 %	24,916.35	28,118.50	-3,202.15	-11.4 %
NOI	6,049.61	-3,539.36	9,588.97	270.9 %	15,185.06	7,463.72	7,721.34	103.5 %
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	2,195.24	855.85	1,339.39	156.5 %	18,308.33	5,170.35	13,137.98	254.1 %
6000 Total NON-OPERATING EXPENSE	2,195.24	855.85	1,339.39	156.5 %	18,308.33	5,170.35	13,137.98	254.1 %
TOTAL NON OPERATING EXPENSE	2,195.24	855.85	1,339.39	156.5 %	18,308.33	5,170.35	13,137.98	254.1 %
NET INCOME	3,854.37	-4,395.21	8,249.58	187.7 %	-3,123.27	2,293.37	-5,416.64	-236.2 %
NET INCOME SUMMARY								
Income	13,448.77	6,583.14	6,865.63	104.3 %	40,101.41	35,582.22	4,519.19	12.7 %
Expense	-7,399.16	-10,122.50	2,723.34	26.9 %	-24,916.35	-28,118.50	3,202.15	11.4 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-2,195.24	-855.85	-1,339.39	-156.5 %	-18,308.33	-5,170.35	-13,137.98	-254.1 %
NET INCOME	3,854.37	-4,395.21	8,249.58	187.7 %	-3,123.27	2,293.37	-5,416.64	-236.2 %