



Monthly Report

To: Overlook Board of Directors
From: WEB Properties, Inc.
Date: June 30, 2022
Re: Overlook HOA Operating Statements, June 2022

To All,

Enclosed you will find the June 2022 monthly statement and financial reports for the Overlook Homeowners Association.

Income

In June, we collected \$16,111.54 in Total Income, which is \$9,060.59 above the budget estimate of \$7,050.95. Year-to-Date we have collected \$80,692.40 in Total Income, which is \$6,241.10 above the budget estimate of \$74,451.30. This is primarily attributable to posting payments to homeowner accounts for future months or quarters.

Account Balances

As of June 30, the balance of each account is as follows:

Overlook Operating Account	\$58,399.91
Overlook Reserve Account	\$101,737.29
Overlook Savings Account	\$15,098.89
Total	\$175,236.09

Delinquencies

Through the month of June, there was \$21,759.43 in Outstanding Homeowner Dues, Late Fees, Interest, Lien Filing Fees and CC&R Violations. This is made up of 6 homeowners. The attached

report provides a more detailed reference for your review. The amount is greatly reduced from several months ago, but still unusually high. We sent Impending Lien Notices to four owners whose balances exceed \$1,250.00. Three responded either by email or phone to discuss their delinquencies. Two would like to request payment plans and the third is disputing the delinquency. We filed a lien against the house who didn't respond.

Prepays

In June, there was \$11,452.36 in Prepays from 65 homeowners. The attached report provides a more detailed reference for your review.

Expenses

In June, Total Expenses were \$9,026.52, which is \$7,437.98 below the budget estimate of \$16,464.50. This is mainly due to not performing the audit, which was budgeted for \$7,000. Year-to-Date Total Expenses are \$51,767.22, which is \$10,885.78 below the budget estimate of \$62,653.00. This is primarily attributable to lower snow removal, private road utility costs than budgeted, and not performing the audit.

CC&R Notices

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

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	2

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. However, since the Governor rescinded the ban on imposing Late Fees, we will now start applying those when appropriate.

The owner on Falcon Point, who requested the HOA look into installing a streetlight at the end of that street, will discuss with the other homeowners that they would be responsible for the costs.

We were advised by Josh and Alison Taylor that the new homes on lower Lincoln will share utility costs, similar to Jordan Ln and Menaul Ct. We will split the monthly costs by the number of occupied homes in future months.

While on a scheduled drive mid-June, we saw work proceeding on Jordan Ln. The person onsite didn't have a great deal of information, but we assumed it was the lot owner who had started in the summer of 2021. We are still trying to determine who authorized the work.

Together with the enclosed reports, this should bring you up to date on the status of the Overlook Homeowners Association for the month of June 2022. 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 Homeowners Association, W Willapa, Willapa Court, Z - Vacant Lot
01/01/22 - 06/30/22 (cash basis)

	Month to Date		01/01/22 - 06/30/22	
	06/01/22 - 06/30/22	% Income	01/01/22 - 06/30/22	% Income
OPERATING ACTIVITIES				
INCOME				
4100 INCOME				
4101 HOA DUES				
2201 Prepays	5,893.80	36.58 %	11,431.20	14.17 %
4101 Other HOA DUES	2,321.32	14.41 %	28,366.93	35.15 %
4101 Total HOA DUES	8,215.12	50.99 %	39,798.13	49.32 %
4102 JORDAN LANE FEES				
4104 JL - Snow Removal	195.00	1.21 %	1,230.00	1.52 %
4105 JL - Upgrade Lrgr Trash Can	13.44	0.08 %	80.64	0.10 %
4106 JL - Utility Fees	3,797.74	23.57 %	16,699.22	20.69 %
4116 JL - Private Dr Res Assessment	56.68	0.35 %	580.97	0.72 %
4121 JL - PUD Res Assessment	292.50	1.82 %	2,070.38	2.57 %
4126 JL - Private Dr Snow Removal	210.00	1.30 %	510.00	0.63 %
4102 Total JORDAN LANE FEES	4,565.36	28.34 %	21,171.21	26.24 %
4107 LOWER WEST BOLAN FEES				
4108 LWB - Snow Removal	60.00	0.37 %	570.00	0.71 %
4118 LWB - Private Dr Res Assessment	42.50	0.26 %	680.00	0.84 %
4107 Total LOWER WEST BOLAN FEES	102.50	0.64 %	1,250.00	1.55 %
4109 MENAUL COURT FEES				
4112 MC - Utility Fees	1,954.06	12.13 %	9,624.72	11.93 %
4115 MC - Snow Removal	150.00	0.93 %	582.59	0.72 %
4119 MC - Lift Station Res Assessments	224.01	1.39 %	994.13	1.23 %
4122 MC - PUD Res Assessment	243.75	1.51 %	1,088.75	1.35 %
4109 Total MENAUL COURT FEES	2,571.82	15.96 %	12,290.19	15.23 %
4113 UPPER WEST BOLAN FEES				
4114 UWB - Snow Removal	0.00	0.00 %	600.00	0.74 %
4120 UWB - Private Dr Res Assessment	0.00	0.00 %	722.50	0.90 %
4113 Total UPPER WEST BOLAN FEES	0.00	0.00 %	1,322.50	1.64 %
4123 ANTON COURT FEES				
4124 AC - Private Dr Res Assessment	0.00	0.00 %	425.00	0.53 %
4125 AC - Snow Removal	0.00	0.00 %	450.00	0.56 %
4123 Total ANTON COURT FEES	0.00	0.00 %	875.00	1.08 %
4150 CA RESERVE ASSESSMENTS				
4151 Com Area Res Assessment	311.49	1.93 %	3,592.26	4.45 %
4150 Total CA RESERVE ASSESSMENTS	311.49	1.93 %	3,592.26	4.45 %
4100 Total INCOME	15,766.29	97.86 %	80,299.29	99.51 %
4200 OTHER PROPERTY INCOME				
4201 Late Fees & Interest	217.61	1.35 %	565.47	0.70 %
4203 Lien Fees	75.00	0.47 %	-225.00	-0.28 %
4210 Other Income	52.64	0.33 %	52.64	0.07 %
4200 Total OTHER PROPERTY INCOME	345.25	2.14 %	393.11	0.49 %
TOTAL INCOME	16,111.54	99.99%	80,692.40	100.00%
EXPENSE				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5005 Plumbing Contract	-428.64	-2.66 %	-428.64	-0.53 %
5023 Maintenance Engineer	-412.50	-2.56 %	-2,090.00	-2.59 %
5001 Total MAINTENANCE EXPENSES	-841.14	-5.22 %	-2,518.64	-3.12 %
5100 LANDSCAPING				
5101 Lawn Mowing	-545.00	-3.38 %	-817.50	-1.01 %
5102 Sprinkler Materials	-444.01	-2.76 %	-888.03	-1.10 %
5103 Pruning	0.00	0.00 %	-326.18	-0.40 %
5105 Spray/Fertilization	-376.05	-2.33 %	-964.65	-1.20 %
5110 Landscaping Other	-136.25	-0.85 %	-1,059.61	-1.31 %

5100 Total LANDSCAPING	-1,501.31	-9.32 %	-4,055.97	-5.03 %
5150 STREETS & SIDEWALKS				
5153 Snow Removal CA Sidewalks	0.00	0.00 %	-3,253.81	-4.03 %
5150 Total STREETS & SIDEWALKS	0.00	0.00 %	-3,253.81	-4.03 %
5300 UTILITIES				
5304 Water	-145.29	-0.90 %	-840.36	-1.04 %
5309 Jordan Ln Util-water,sewer,refuse	-2,854.99	-17.72 %	-16,124.75	-19.98 %
5310 Menaul Ct Util-water,sewer,refuse	-1,491.90	-9.26 %	-8,333.22	-10.33 %
5300 Total UTILITIES	-4,492.18	-27.88 %	-25,298.33	-31.35 %
5400 TAX & LICENSES				
5401 Real Estate Taxes	0.00	0.00 %	-70.50	-0.09 %
5405 Lien Filling Fee	0.00	0.00 %	-208.57	-0.26 %
5400 Total TAX & LICENSES	0.00	0.00 %	-279.07	-0.35 %
5600 ADMINISTRATIVE				
5601 Property Management Fee	-1,750.00	-10.86 %	-10,250.00	-12.70 %
5603 Accounting Fees	-82.39	-0.51 %	-638.88	-0.79 %
5604 Bank Service Charges	-2.00	-0.01 %	-2.00	0.00 %
5607 Qualchan HOA Monthly Fee	-157.50	-0.98 %	-945.00	-1.17 %
5610 Other Admin Exp	-200.00	-1.24 %	-960.00	-1.19 %
5600 Total ADMINISTRATIVE	-2,191.89	-13.60 %	-12,795.88	-15.86 %
5650 INSURANCE				
5651 Liability & Multi-Peril	0.00	0.00 %	-2,036.00	-2.52 %
5652 Board of Directors Ins	0.00	0.00 %	-1,500.00	-1.86 %
5650 Total INSURANCE	0.00	0.00 %	-3,536.00	-4.38 %
5700 OFFICE				
5702 Mail/Postage	0.00	0.00 %	-29.52	-0.04 %
5700 Total OFFICE	0.00	0.00 %	-29.52	-0.04 %
5000 Total EXPENSES	-9,026.52	-56.03 %	-51,767.22	-64.15 %
TOTAL EXPENSE	-9,026.52	-56.02%	-51,767.22	-64.14%
NON OPERATING INCOME				
7000 NON-OPERATING INCOME				
7004 Funds Transf. from Oper. to Res.	0.00	0.00 %	-2,040.37	-2.53 %
7000 Total NON-OPERATING INCOME	0.00	0.00 %	-2,040.37	-2.53 %
TOTAL NON OPERATING INCOME	0.00	0.00%	-2,040.37	-2.53%
NON OPERATING EXPENSE				
6000 NON-OPERATING EXPENSES				
6002 Funds Transf. to Res. from Oper.	-923.07	-5.73 %	-8,315.70	-10.31 %
6000 Total NON-OPERATING EXPENSES	-923.07	-5.73 %	-8,315.70	-10.31 %
TOTAL NON OPERATING EXPENSE	-923.07	-5.73%	-8,315.70	-10.31%
Net Income	6,161.95	38.25 %	18,569.11	23.01 %
Net cash provided by Operating Activities	6,161.95		18,569.11	
Net cash increase for period	6,161.95		18,569.11	
Cash at beginning of period	52,237.96		39,830.80	
Cash at end of period	58,399.91		58,399.91	

Budget Comparison

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

Comparison Periods: 06/01/22 - 06/30/22 and 01/01/22 - 06/30/22 (cash basis)

	Actual 06/01/22 - 06/30/22	Budget 06/22 - 06/22	\$ Change	% Change	Actual YTD 01/01/22 - 06/30/22	Budget YTD 01/22 - 06/22	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA DUES								
2201 Prepays	5,893.80	0.00	5,893.80		11,431.20	0.00	11,431.20	
4101 Other HOA DUES	2,321.32	1,240.00	1,081.32	87.2 %	28,366.93	32,760.00	-4,393.07	-13.4 %
4101 Total HOA DUES	8,215.12	1,240.00	6,975.12	562.5 %	39,798.13	32,760.00	7,038.13	21.5 %
4102 JORDAN LANE FEES								
4104 JL - Snow Removal	195.00	150.00	45.00	30.0 %	1,230.00	900.00	330.00	36.7 %
4105 JL - Upgrade Lrgr Trash Can	13.44	13.44	0.00	0.0 %	80.64	80.64	0.00	0.0 %
4106 JL - Utility Fees	3,797.74	2,950.00	847.74	28.7 %	16,699.22	17,700.00	-1,000.78	-5.7 %
4116 JL - Private Dr Res Assessment	56.68	85.02	-28.34	-33.3 %	580.97	510.12	70.85	13.9 %
4121 JL - PUD Res Assessment	292.50	243.75	48.75	20.0 %	2,070.38	1,462.50	607.88	41.6 %
4126 JL - Private Dr Snow Removal	210.00	60.00	150.00	250.0 %	510.00	360.00	150.00	41.7 %
4102 Total JORDAN LANE FEES	4,565.36	3,502.21	1,063.15	30.4 %	21,171.21	21,013.26	157.95	0.8 %
4107 LOWER WEST BOLAN FEES								
4108 LWB - Snow Removal	60.00	0.00	60.00		570.00	660.00	-90.00	-13.6 %
4118 LWB - Private Dr Res Assessment	42.50	0.00	42.50		680.00	935.00	-255.00	-27.3 %
4107 Total LOWER WEST BOLAN FEES	102.50	0.00	102.50		1,250.00	1,595.00	-345.00	-21.6 %
4109 MENAUL COURT FEES								
4112 MC - Utility Fees	1,954.06	1,700.00	254.06	14.9 %	9,624.72	10,200.00	-575.28	-5.6 %
4115 MC - Snow Removal	150.00	110.00	40.00	36.4 %	582.59	660.00	-77.41	-11.7 %
4119 MC - Lift Station Res Assessment	224.01	162.91	61.10	37.5 %	994.13	977.46	16.67	1.7 %
4122 MC - PUD Res Assessment	243.75	178.75	65.00	36.4 %	1,088.75	1,072.50	16.25	1.5 %
4109 Total MENAUL COURT FEES	2,571.82	2,151.66	420.16	19.5 %	12,290.19	12,909.96	-619.77	-4.8 %
4113 UPPER WEST BOLAN FEES								
4114 UWB - Snow Removal	0.00	0.00	0.00		600.00	600.00	0.00	0.0 %
4120 UWB - Private Dr Res Assessment	0.00	0.00	0.00		722.50	850.00	-127.50	-15.0 %
4113 Total UPPER WEST BOLAN FEES	0.00	0.00	0.00		1,322.50	1,450.00	-127.50	-8.8 %
4123 ANTON COURT FEES								
4124 AC - Private Dr Res Assessment	0.00	0.00	0.00		425.00	510.00	-85.00	-16.7 %
4125 AC - Snow Removal	0.00	0.00	0.00		450.00	360.00	90.00	25.0 %
4123 Total ANTON COURT FEES	0.00	0.00	0.00		875.00	870.00	5.00	0.6 %
4150 CA RESERVE ASSESSMENTS								
4151 Com Area Res Assessment	311.49	157.08	154.41	98.3 %	3,592.26	3,853.08	-260.82	-6.8 %
4150 Total CA RESERVE ASSESSMENTS	311.49	157.08	154.41	98.3 %	3,592.26	3,853.08	-260.82	-6.8 %

	Actual 06/01/22 - 06/30/22	Budget 06/22 - 06/22	\$ Change	% Change	Actual YTD 01/01/22 - 06/30/22	Budget YTD 01/22 - 06/22	\$ Change	% Change
4100 Total INCOME	15,766.29	7,050.95	8,715.34	123.6 %	80,299.29	74,451.30	5,847.99	7.9 %
4200 OTHER PROPERTY INCOME								
4201 Late Fees & Interest	217.61	0.00	217.61		565.47	0.00	565.47	
4203 Lien Fees	75.00	0.00	75.00		-225.00	0.00	-225.00	
4210 Other Income	52.64	0.00	52.64		52.64	0.00	52.64	
4200 Total OTHER PROPERTY INCOME	345.25	0.00	345.25		393.11	0.00	393.11	
TOTAL INCOME	16,111.54	7,050.95	9,060.59	128.5 %	80,692.40	74,451.30	6,241.10	8.4 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5005 Plumbing Contract	428.64	425.00	3.64	0.9 %	428.64	425.00	3.64	0.9 %
5022 Maintenance Miscellaneous	0.00	75.00	-75.00	-100.0 %	0.00	450.00	-450.00	-100.0 %
5023 Maintenance Engineer	412.50	225.00	187.50	83.3 %	2,090.00	1,750.00	340.00	19.4 %
5001 Total MAINTENANCE EXPENSE	841.14	725.00	116.14	16.0 %	2,518.64	2,625.00	-106.36	-4.1 %
5100 LANDSCAPING								
5101 Lawn Mowing	545.00	525.00	20.00	3.8 %	817.50	1,050.00	-232.50	-22.1 %
5102 Sprinkler Materials	444.01	75.00	369.01	492.0 %	888.03	375.00	513.03	136.8 %
5103 Pruning	0.00	350.00	-350.00	-100.0 %	326.18	350.00	-23.82	-6.8 %
5105 Spray/Fertilization	376.05	750.00	-373.95	-49.9 %	964.65	750.00	214.65	28.6 %
5110 Landscaping Other	136.25	250.00	-113.75	-45.5 %	1,059.61	1,300.00	-240.39	-18.5 %
5100 Total LANDSCAPING	1,501.31	1,950.00	-448.69	-23.0 %	4,055.97	3,825.00	230.97	6.0 %
5150 STREETS & SIDEWALKS								
5153 Snow Removal CA Sidewalks	0.00	0.00	0.00		3,253.81	4,600.00	-1,346.19	-29.3 %
5150 Total STREETS & SIDEWALKS	0.00	0.00	0.00		3,253.81	4,600.00	-1,346.19	-29.3 %
5300 UTILITIES								
5304 Water	145.29	200.00	-54.71	-27.4 %	840.36	925.00	-84.64	-9.2 %
5309 Jordan Ln Util-water,sewer,refuse	2,854.99	2,950.00	-95.01	-3.2 %	16,124.75	17,700.00	-1,575.25	-8.9 %
5310 Menaul Ct Util-water,sewer,refuse	1,491.90	1,700.00	-208.10	-12.2 %	8,333.22	10,200.00	-1,866.78	-18.3 %
5300 Total UTILITIES	4,492.18	4,850.00	-357.82	-7.4 %	25,298.33	28,825.00	-3,526.67	-12.2 %
5400 TAX & LICENSES								
5401 Real Estate Taxes	0.00	0.00	0.00		70.50	55.00	15.50	28.2 %
5405 Lien Filing Fee	0.00	0.00	0.00		208.57	0.00	208.57	
5400 Total TAX & LICENSES	0.00	0.00	0.00		279.07	55.00	224.07	407.4 %
5600 ADMINISTRATIVE								
5601 Property Management Fee	1,750.00	1,750.00	0.00	0.0 %	10,250.00	10,250.00	0.00	0.0 %
5603 Accounting Fees	82.39	32.00	50.39	157.5 %	638.88	617.00	21.88	3.5 %
5604 Bank Service Charges	2.00	0.00	2.00		2.00	0.00	2.00	
5605 Meeting Expenses	0.00	0.00	0.00		0.00	165.00	-165.00	-100.0 %
5606 Audit	0.00	7,000.00	-7,000.00	-100.0 %	0.00	7,000.00	-7,000.00	-100.0 %

	Actual 06/01/22 - 06/30/22	Budget 06/22 - 06/22	\$ Change	% Change	Actual YTD 01/01/22 - 06/30/22	Budget YTD 01/22 - 06/22	\$ Change	% Change
5607 Qualchan HOA Monthly Fee	157.50	157.50	0.00	0.0 %	945.00	945.00	0.00	0.0 %
5610 Other Admin Exp	200.00	0.00	200.00		960.00	210.00	750.00	357.1 %
5600 Total ADMINISTRATIVE	2,191.89	8,939.50	-6,747.61	-75.5 %	12,795.88	19,187.00	-6,391.12	-33.3 %
5650 INSURANCE								
5651 Liability & Multi-Peril	0.00	0.00	0.00		2,036.00	2,036.00	0.00	0.0 %
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		3,536.00	3,536.00	0.00	0.0 %
5700 OFFICE								
5702 Mail/Postage	0.00	0.00	0.00		29.52	0.00	29.52	
5700 Total OFFICE	0.00	0.00	0.00		29.52	0.00	29.52	
5000 Total EXPENSES	9,026.52	16,464.50	-7,437.98	-45.2 %	51,767.22	62,653.00	-10,885.78	-17.4 %
TOTAL EXPENSE	9,026.52	16,464.50	-7,437.98	-45.2 %	51,767.22	62,653.00	-10,885.78	-17.4 %
NOI	7,085.02	-9,413.55	16,498.57	175.3 %	28,925.18	11,798.30	17,126.88	145.2 %
NON OPERATING INCOME								
7000 NON-OPERATING INCOME								
7004 Funds Transf. from Oper. to Res.	0.00	0.00	0.00		-2,040.37	0.00	-2,040.37	
7000 Total NON-OPERATING INCOME	0.00	0.00	0.00		-2,040.37	0.00	-2,040.37	
TOTAL NON OPERATING INCOME	0.00	0.00	0.00		-2,040.37	0.00	-2,040.37	
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	923.07	855.85	67.22	7.9 %	8,315.70	10,340.70	-2,025.00	-19.6 %
6000 Total NON-OPERATING EXPENSE	923.07	855.85	67.22	7.9 %	8,315.70	10,340.70	-2,025.00	-19.6 %
TOTAL NON OPERATING EXPENSE	923.07	855.85	67.22	7.9 %	8,315.70	10,340.70	-2,025.00	-19.6 %
NET INCOME	6,161.95	-10,269.40	16,431.35	160.0 %	18,569.11	1,457.60	17,111.51	1,174.0 %
NET INCOME SUMMARY								
Income	16,111.54	7,050.95	9,060.59	128.5 %	80,692.40	74,451.30	6,241.10	8.4 %
Expense	-9,026.52	-16,464.50	7,437.98	45.2 %	-51,767.22	-62,653.00	10,885.78	17.4 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	7,085.02	-9,413.55	16,498.57	175.3 %	28,925.18	11,798.30	17,126.88	145.2 %
Non Operating Income	0.00	0.00	0.00		-2,040.37	0.00	-2,040.37	
Non Operating Expense	-923.07	-855.85	-67.22	-7.9 %	-8,315.70	-10,340.70	2,025.00	19.6 %
NET INCOME	6,161.95	-10,269.40	16,431.35	160.0 %	18,569.11	1,457.60	17,111.51	1,174.0 %

Actual 06/01/22 - 06/30/22	Budget 06/22 - 06/22	\$ Change	% Change	Actual YTD 01/01/22 - 06/30/22	Budget YTD 01/22 - 06/22	\$ Change	% Change
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