



Monthly Report

To: Overlook Board of Directors
From: WEB Properties, Inc.
Date: December 31, 2023
Re: Overlook HOA Operating Statements, December 2023

To All,

Enclosed you will find the December 2023 monthly statement and financial reports for the Overlook Homeowners Association.

Income

In December, we collected \$6,628.93 in Total Income, which is \$1,194.51 below the budget estimate of \$7,823.44. Year-to-Date we have collected \$182,395.05 in Total Income, which is \$24,222.57 above the budget estimate of \$158,172.48.

Account Balances

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

Overlook Operating Account	\$74,875.20
Overlook Reserve Account	\$82,391.54
Overlook Savings Account	\$15,181.42
Total	\$172,448.16

Delinquencies

At the end of December, there was \$7,690.29 in Outstanding Homeowner Dues, Reserve Assessments, 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 December, there was \$1,142.43 in Prepays, which is from 9 homeowners. The attached report provides a more detailed reference for your review.

Expenses

In December, Total Expenses were \$13,487.53, which is \$1,190.03 above the budget estimate of \$12,297.50. Year-to-Date Total Expenses are \$139,410.90, which is \$6,604.10 below the budget estimate of \$146,015.00.

CC&R Notices

In December, the following notices were sent.

CC&R Violation Notices	
1st Notice	3
2nd Notice	0
1st Fine	0
2nd Fine	0
3 or More Fines	0
Thank You Letter	2
Total	5

Management Issues

There were no Arc applications approved this month.

During this month Dundee had missed plowing on the 600 block of Bolan, we spoke with Gerald at Dundee and he confirmed the plowing route with me and stated that he will be speaking with his snow plowers regarding this and as he lives close to the area he will be checking to ensure it gets resolved and is completed properly in the future.

We spoke with a Homeowner on Menaul Ct who informed us that snow was being piled on the only drain at the end of Menaul Ct. We spoke with Dundee and asked them to avoid stacking snow in this area and let them know that the drain will be marked with an orange cone. They stated that they will avoid stacking snow in this area going forward.

On December 4th David Eash sent a letter to Pete Johnson informing him of the Board decision on his request to keep his greenhouse in the common area. We have attached the letter to this report.

We have written to AJ Black regarding the status of the two homes under construction at 5022 and 5030 S. Lincoln Way. We have not received any update to date.

As noted in the previous month's letter, the Board met to review the reserve study and plan next steps. Mike Bafigo will be getting a quote from a Portland contractor (related party to Mike) on options to expand street repairs from an all at once view (reserve study) to a multiyear approach.

The next Board meeting is scheduled for January 16th at 1:30 p.m. Please see the attached meeting agenda.

Together with the enclosed reports, this should bring you up to date on the status of the Overlook Homeowners Association for the month of December 2023. If there is anything else we can do to be of assistance, please feel free to call or email us.

Sincerely,

WEB Properties, Inc.



William E. Butler, RPA, CCIM
President



Lauri D. Liptac, Broker
Chief Operating Officer



Nathan Perri, HOA
Property Manager



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Sincerely,

WEB Properties, Inc.



William E. Butler, RPA, CCIM
President



Lauri D. Liptac, Broker
Chief Operating Officer



Nathan Perri, HOA
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
01/01/23 - 12/31/23 (cash basis)

OPERATING ACTIVITIES	Month to Date		01/01/23 - 12/31/23	% Income
	12/01/23 - 12/31/23	% Income		
INCOME				
4100 INCOME				
4101 HOA DUES				
2201 Prepays	-262.89	-3.97 %	0.00	0.00 %
4101 Other HOA DUES	1,834.70	27.68 %	66,927.01	36.69 %
4101 Total HOA DUES	1,571.81	23.71 %	66,927.01	36.69 %
4102 JORDAN LANE FEES				
4104 JL - Snow Removal	165.00	2.49 %	1,642.21	0.90 %
4105 JL - Upgrade Lgr Trash Can	78.12	1.18 %	248.64	0.14 %
4106 JL - Utility Fees	1,805.00	27.23 %	38,003.60	20.84 %
4116 JL - Private Dr Res Assessment	28.34	0.43 %	1,813.72	0.99 %
4121 JL - PUD Res Assessment	243.75	3.68 %	5,281.25	2.90 %
4126 JL - Private Dr Snow Removal	30.00	0.45 %	1,214.76	0.67 %
4102 Total JORDAN LANE FEES	2,350.21	35.45 %	48,204.18	26.43 %
4107 LOWER WEST BOLAN FEES				
4108 LWB - Snow Removal	126.69	1.91 %	1,478.59	0.81 %
4118 LWB - Private Dr Res Assessment	166.53	2.51 %	1,988.45	1.09 %
4127 LWB - Road Repair Special	0.00	0.00 %	379.63	0.21 %
4107 Total LOWER WEST BOLAN FEES	293.22	4.42 %	3,846.67	2.11 %
4109 MENAUL COURT FEES				
4112 MC - Utility Fees	1,384.68	20.89 %	22,437.43	12.30 %
4115 MC - Snow Removal	80.00	1.21 %	1,234.61	0.68 %
4119 MC - Lift Station Res Assessments	158.78	2.40 %	2,335.85	1.28 %
4122 MC - PUD Res Assessment	162.50	2.45 %	2,551.25	1.40 %
4109 Total MENAUL COURT FEES	1,785.96	26.94 %	28,559.14	15.66 %
4113 UPPER WEST BOLAN FEES				
4114 UWB - Snow Removal	0.00	0.00 %	1,287.20	0.71 %
4120 UWB - Private Dr Res Assessment	0.00	0.00 %	1,700.00	0.93 %
4113 Total UPPER WEST BOLAN FEES	0.00	0.00 %	2,987.20	1.64 %
4123 ANTON COURT FEES				
4124 AC - Private Dr Res Assessment	0.00	0.00 %	1,020.00	0.56 %
4125 AC - Snow Removal	0.00	0.00 %	1,239.20	0.68 %
4123 Total ANTON COURT FEES	0.00	0.00 %	2,259.20	1.24 %
4129 LINCOLN WAY FEES				
4130 LW - Utility Fees	0.00	0.00 %	10,766.74	5.90 %
4129 Total LINCOLN WAY FEES	0.00	0.00 %	10,766.74	5.90 %
4150 CA RESERVE ASSESSMENTS				
4151 Com Area Res Assessment	245.13	3.70 %	8,736.64	4.79 %
4150 Total CA RESERVE ASSESSMENTS	245.13	3.70 %	8,736.64	4.79 %
4100 Total INCOME	6,246.33	94.23 %	172,286.78	94.46 %
4200 OTHER PROPERTY INCOME				
4201 Late Fees & Interest	382.60	5.77 %	7,640.20	4.19 %
4202 Return Chk Charges / NSF Income	0.00	0.00 %	10.00	0.01 %
4203 Lien Fees	0.00	0.00 %	913.07	0.50 %
4206 Transfer Fees	0.00	0.00 %	150.00	0.08 %
4208 CC&R Fines	0.00	0.00 %	275.00	0.15 %
4210 Other Income	0.00	0.00 %	1,120.00	0.61 %
4200 Total OTHER PROPERTY INCOME	382.60	5.77 %	10,108.27	5.54 %
TOTAL INCOME	6,628.93	100.01%	182,395.05	100.01%
EXPENSE				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5005 Menaul Ct Lift Station	0.00	0.00 %	-375.00	-0.21 %
5022 Maintenance Miscellaneous	0.00	0.00 %	-1,506.33	-0.83 %

5023 Maintenance Engineer	0.00	0.00 %	-6,688.33	-3.67 %
5001 Total MAINTENANCE EXPENSES	0.00	0.00 %	-8,569.66	-4.70 %
5100 LANDSCAPING				
5101 Lawn Mowing	0.00	0.00 %	-3,763.22	-2.06 %
5102 Sprinkler Materials	0.00	0.00 %	-2,570.31	-1.41 %
5103 Pruning	-241.11	-3.64 %	-6,710.49	-3.68 %
5105 Spray/Fertilization	0.00	0.00 %	-2,908.59	-1.59 %
5106 Weed Trimming	0.00	0.00 %	-3,426.33	-1.88 %
5110 Landscaping Other	0.00	0.00 %	-958.54	-0.53 %
5100 Total LANDSCAPING	-241.11	-3.64 %	-20,337.48	-11.15 %
5120 UNIMPROVED COMMON AREAS				
5121 Seeding/Irrigation	0.00	0.00 %	-141.70	-0.08 %
5120 Total UNIMPROVED COMMON	0.00	0.00 %	-141.70	-0.08 %
5150 STREETS & SIDEWALKS				
5158 JL Snow Removal	-71.12	-1.07 %	-1,497.68	-0.82 %
5159 LWB Snow Removal	-31.29	-0.47 %	-195.67	-0.11 %
5160 UWB Snow Removal	-28.45	-0.43 %	-192.83	-0.11 %
5161 MC Snow Removal	-31.29	-0.47 %	-195.67	-0.11 %
5162 AC Snow Removal	-19.91	-0.30 %	-184.29	-0.10 %
5163 JL Private Dr Snow Removal	-34.14	-0.52 %	-198.54	-0.11 %
5150 Total STREETS & SIDEWALKS	-216.20	-3.26 %	-2,464.68	-1.35 %
5300 UTILITIES				
5301 Common Area Electric	-169.40	-2.56 %	-706.08	-0.39 %
5304 Water	-33.12	-0.50 %	-1,301.60	-0.71 %
5306 Refuse	-219.57	-3.31 %	-878.28	-0.48 %
5309 Jordan Ln Util-water,sewer,refuse	-2,712.03	-40.91 %	-35,293.70	-19.35 %
5310 Menaul Ct Util-water,sewer,refuse	-1,518.09	-22.90 %	-20,582.79	-11.28 %
5311 Lincoln Wy Util-water, sewer,refuse	-33.12	-0.50 %	-4,977.16	-2.73 %
5300 Total UTILITIES	-4,685.33	-70.68 %	-63,739.61	-34.95 %
5400 TAX & LICENSES				
5401 Real Estate Taxes	0.00	0.00 %	-70.50	-0.04 %
5404 Licenses	-60.00	-0.91 %	-90.75	-0.05 %
5405 Lien Filing Fee	0.00	0.00 %	-417.13	-0.23 %
5400 Total TAX & LICENSES	-60.00	-0.91 %	-578.38	-0.32 %
5550 MARKETING EXPENSE				
5552 Signage	0.00	0.00 %	-1,210.04	-0.66 %
5550 Total MARKETING EXPENSE	0.00	0.00 %	-1,210.04	-0.66 %
5600 ADMINISTRATIVE				
5601 Property Management Fee	-1,750.00	-26.40 %	-21,000.00	-11.51 %
5602 Legal Fees	-270.00	-4.07 %	-5,426.50	-2.98 %
5603 Accounting Fees	-28.89	-0.44 %	-953.95	-0.52 %
5604 Bank Service Charges	-2.00	-0.03 %	-6.00	0.00 %
5605 Meeting Expenses	0.00	0.00 %	-90.00	-0.05 %
5607 Qualchan HOA Monthly Fee	-315.00	-4.75 %	-1,890.00	-1.04 %
5610 Other Admin Exp	-2,275.00	-34.32 %	-5,780.57	-3.17 %
5600 Total ADMINISTRATIVE	-4,640.89	-70.01 %	-35,147.02	-19.27 %
5650 INSURANCE				
5651 Liability & Multi-Peril	-2,163.00	-32.63 %	-4,233.00	-2.32 %
5652 Board of Directors Ins	-1,481.00	-22.34 %	-2,981.00	-1.63 %
5650 Total INSURANCE	-3,644.00	-54.97 %	-7,214.00	-3.96 %
5700 OFFICE				
5704 Other Office Exp	0.00	0.00 %	-8.33	0.00 %
5700 Total OFFICE	0.00	0.00 %	-8.33	0.00 %
5000 Total EXPENSES	-13,487.53	-203.46 %	-139,410.90	-76.43 %
TOTAL EXPENSE	-13,487.53	-203.47%	-139,410.90	-76.44%
NON OPERATING EXPENSE				
6000 NON-OPERATING EXPENSES				
6002 Funds Transf. to Res. from Oper.	-2,127.56	-32.10 %	-26,929.32	-14.76 %
6000 Total NON-OPERATING EXPENSES	-2,127.56	-32.10 %	-26,929.32	-14.76 %
TOTAL NON OPERATING EXPENSE	-2,127.56	-32.10%	-26,929.32	-14.76%
Net Income	-8,986.16	-135.56 %	16,054.83	8.80 %
Adjustments to reconcile Net Income				

to net cash provided by operations		
2400 Suspense	9,439.75	9,439.75
Net cash provided by Operating Activities	453.59	25,494.58
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Net cash increase for period	453.59	25,494.58
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Cash at beginning of period	74,421.61	49,380.62
Cash at end of period	74,875.20	74,875.20
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Budget 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

Comparison Periods: 12/01/23 - 12/31/23 and 01/01/23 - 12/31/23 (cash basis)

	Actual 12/01/23 - 12/31/23	Budget 12/23 - 12/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA DUES								
2201 Prepays	-262.89	0.00	-262.89		0.00	0.00	0.00	
4101 Other HOA DUES	1,834.70	1,240.00	594.70	48.0 %	66,927.01	65,520.00	1,407.01	2.1 %
4101 Total HOA DUES	1,571.81	1,240.00	331.81	26.8 %	66,927.01	65,520.00	1,407.01	2.1 %
4102 JORDAN LANE FEES								
4104 JL - Snow Removal	165.00	100.00	65.00	65.0 %	1,642.21	1,200.00	442.21	36.9 %
4105 JL - Upgrade Lrgr Trash Can	78.12	13.44	64.68	481.2 %	248.64	161.28	87.36	54.2 %
4106 JL - Utility Fees	1,805.00	2,950.00	-1,145.00	-38.8 %	38,003.60	35,400.00	2,603.60	7.4 %
4116 JL - Private Dr Res Assessment	28.34	85.01	-56.67	-66.7 %	1,813.72	1,020.12	793.60	77.8 %
4121 JL - PUD Res Assessment	243.75	341.25	-97.50	-28.6 %	5,281.25	4,095.00	1,186.25	29.0 %
4126 JL - Private Dr Snow Removal	30.00	90.00	-60.00	-66.7 %	1,214.76	1,080.00	134.76	12.5 %
4102 Total JORDAN LANE FEES	2,350.21	3,579.70	-1,229.49	-34.3 %	48,204.18	42,956.40	5,247.78	12.2 %
4107 LOWER WEST BOLAN FEES								
4108 LWB - Snow Removal	126.69	0.00	126.69		1,478.59	1,080.00	398.59	36.9 %
4118 LWB - Private Dr Res Assessme	166.53	0.00	166.53		1,988.45	1,870.00	118.45	6.3 %
4127 LWB - Road Repair Special Ass	0.00	0.00	0.00		379.63	0.00	379.63	
4107 Total LOWER WEST BOLAN FE	293.22	0.00	293.22		3,846.67	2,950.00	896.67	30.4 %
4109 MENAUL COURT FEES								
4112 MC - Utility Fees	1,384.68	1,700.00	-315.32	-18.5 %	22,437.43	20,400.00	2,037.43	10.0 %
4115 MC - Snow Removal	80.00	90.00	-10.00	-11.1 %	1,234.61	1,080.00	154.61	14.3 %
4119 MC - Lift Station Res Assessme	158.78	162.91	-4.13	-2.5 %	2,335.85	1,954.92	380.93	19.5 %
4122 MC - PUD Res Assessment	162.50	178.75	-16.25	-9.1 %	2,551.25	2,145.00	406.25	18.9 %
4109 Total MENAUL COURT FEES	1,785.96	2,131.66	-345.70	-16.2 %	28,559.14	25,579.92	2,979.22	11.6 %
4113 UPPER WEST BOLAN FEES								
4114 UWB - Snow Removal	0.00	0.00	0.00		1,287.20	1,080.00	207.20	19.2 %
4120 UWB - Private Dr Res Assessm	0.00	0.00	0.00		1,700.00	1,700.00	0.00	0.0 %
4113 Total UPPER WEST BOLAN FE	0.00	0.00	0.00		2,987.20	2,780.00	207.20	7.5 %
4123 ANTON COURT FEES								
4124 AC - Private Dr Res Assessmen	0.00	0.00	0.00		1,020.00	1,020.00	0.00	0.0 %
4125 AC - Snow Removal	0.00	0.00	0.00		1,239.20	1,080.00	159.20	14.7 %
4123 Total ANTON COURT FEES	0.00	0.00	0.00		2,259.20	2,100.00	159.20	7.6 %
4129 LINCOLN WAY FEES								
4130 LW - Utility Fees	0.00	0.00	0.00		10,766.74	0.00	10,766.74	

	Actual 12/01/23 - 12/31/23	Budget 12/23 - 12/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
4129 Other LINCOLN WAY FEES	0.00	715.00	-715.00	-100.0 %	0.00	8,580.00	-8,580.00	-100.0 %
4129 Total LINCOLN WAY FEES	0.00	715.00	-715.00	-100.0 %	10,766.74	8,580.00	2,186.74	25.5 %
4150 CA RESERVE ASSESSMENTS								
4151 Com Area Res Assessment	245.13	157.08	88.05	56.1 %	8,736.64	7,706.16	1,030.48	13.4 %
4150 Total CA RESERVE ASSESSMI	245.13	157.08	88.05	56.1 %	8,736.64	7,706.16	1,030.48	13.4 %
4100 Total INCOME	6,246.33	7,823.44	-1,577.11	-20.2 %	172,286.78	158,172.48	14,114.30	8.9 %
4200 OTHER PROPERTY INCOME								
4201 Late Fees & Interest	382.60	0.00	382.60		7,640.20	0.00	7,640.20	
4202 Return Chk Charges / NSF Income	0.00	0.00	0.00		10.00	0.00	10.00	
4203 Lien Fees	0.00	0.00	0.00		913.07	0.00	913.07	
4206 Transfer Fees	0.00	0.00	0.00		150.00	0.00	150.00	
4208 CC&R Fines	0.00	0.00	0.00		275.00	0.00	275.00	
4210 Other Income	0.00	0.00	0.00		1,120.00	0.00	1,120.00	
4200 Total OTHER PROPERTY INCOMI	382.60	0.00	382.60		10,108.27	0.00	10,108.27	
TOTAL INCOME	6,628.93	7,823.44	-1,194.51	-15.3 %	182,395.05	158,172.48	24,222.57	15.3 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5005 Menaul Ct Lift Station	0.00	600.00	-600.00	-100.0 %	375.00	1,400.00	-1,025.00	-73.2 %
5022 Maintenance Miscellaneous	0.00	0.00	0.00		1,506.33	1,000.00	506.33	50.6 %
5023 Maintenance Engineer	0.00	550.00	-550.00	-100.0 %	6,688.33	6,600.00	88.33	1.3 %
5001 Total MAINTENANCE EXPENS	0.00	1,150.00	-1,150.00	-100.0 %	8,569.66	9,000.00	-430.34	-4.8 %
5100 LANDSCAPING								
5101 Lawn Mowing	0.00	0.00	0.00		3,763.22	3,800.00	-36.78	-1.0 %
5102 Sprinkler Materials	0.00	0.00	0.00		2,570.31	3,000.00	-429.69	-14.3 %
5103 Pruning	241.11	0.00	241.11		6,710.49	1,500.00	5,210.49	347.4 %
5105 Spray/Fertilization	0.00	0.00	0.00		2,908.59	3,000.00	-91.41	-3.0 %
5106 Weed Trimming	0.00	0.00	0.00		3,426.33	0.00	3,426.33	
5110 Landscaping Other	0.00	925.00	-925.00	-100.0 %	958.54	7,400.00	-6,441.46	-87.0 %
5100 Total LANDSCAPING	241.11	925.00	-683.89	-73.9 %	20,337.48	18,700.00	1,637.48	8.8 %
5120 UNIMPROVED COMMON AREAS								
5121 Seeding/Irrigation	0.00	0.00	0.00		141.70	0.00	141.70	
5120 Total UNIMPROVED COMMON	0.00	0.00	0.00		141.70	0.00	141.70	
5150 STREETS & SIDEWALKS								
5153 Snow Removal CA Mailboxes	0.00	300.00	-300.00	-100.0 %	0.00	900.00	-900.00	-100.0 %
5158 JL Snow Removal	71.12	500.00	-428.88	-85.8 %	1,497.68	1,200.00	297.68	24.8 %
5159 LWB Snow Removal	31.29	400.00	-368.71	-92.2 %	195.67	1,080.00	-884.33	-81.9 %
5160 UWB Snow Removal	28.45	400.00	-371.55	-92.9 %	192.83	1,080.00	-887.17	-82.1 %
5161 MC Snow Removal	31.29	400.00	-368.71	-92.2 %	195.67	1,080.00	-884.33	-81.9 %

	Actual 12/01/23 - 12/31/23	Budget 12/23 - 12/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
5162 AC Snow Removal	19.91	400.00	-380.09	-95.0 %	184.29	1,080.00	-895.71	-82.9 %
5163 JL Private Dr Snow Removal	34.14	400.00	-365.86	-91.5 %	198.54	1,080.00	-881.46	-81.6 %
5150 Total STREETS & SIDEWALKS	216.20	2,800.00	-2,583.80	-92.3 %	2,464.68	7,500.00	-5,035.32	-67.1 %
5300 UTILITIES								
5301 Common Area Electric	169.40	0.00	169.40		706.08	0.00	706.08	
5304 Water	33.12	110.00	-76.88	-69.9 %	1,301.60	1,320.00	-18.40	-1.4 %
5306 Refuse	219.57	0.00	219.57		878.28	0.00	878.28	
5309 Jordan Ln Util-water,sewer,refus	2,712.03	2,950.00	-237.97	-8.1 %	35,293.70	35,400.00	-106.30	-0.3 %
5310 Menaul Ct Util-water,sewer,refus	1,518.09	1,700.00	-181.91	-10.7 %	20,582.79	20,400.00	182.79	0.9 %
5311 Lincoln Wy Util-water, sewer,refi	33.12	715.00	-681.88	-95.4 %	4,977.16	8,580.00	-3,602.84	-42.0 %
5300 Total UTILITIES	4,685.33	5,475.00	-789.67	-14.4 %	63,739.61	65,700.00	-1,960.39	-3.0 %
5400 TAX & LICENSES								
5401 Real Estate Taxes	0.00	0.00	0.00		70.50	80.00	-9.50	-11.9 %
5404 Licenses	60.00	0.00	60.00		90.75	20.00	70.75	353.8 %
5405 Lien Filling Fee	0.00	0.00	0.00		417.13	0.00	417.13	
5400 Total TAX & LICENSES	60.00	0.00	60.00		578.38	100.00	478.38	478.4 %
5550 MARKETING EXPENSE								
5552 Signage	0.00	0.00	0.00		1,210.04	0.00	1,210.04	
5550 Total MARKETING EXPENSE	0.00	0.00	0.00		1,210.04	0.00	1,210.04	
5600 ADMINISTRATIVE								
5601 Property Management Fee	1,750.00	1,750.00	0.00	0.0 %	21,000.00	21,000.00	0.00	0.0 %
5602 Legal Fees	270.00	0.00	270.00		5,426.50	2,000.00	3,426.50	171.3 %
5603 Accounting Fees	28.89	40.00	-11.11	-27.8 %	953.95	915.00	38.95	4.3 %
5604 Bank Service Charges	2.00	0.00	2.00		6.00	0.00	6.00	
5605 Meeting Expenses	0.00	0.00	0.00		90.00	0.00	90.00	
5606 Audit	0.00	0.00	0.00		0.00	15,000.00	-15,000.00	-100.0 %
5607 Qualchan HOA Monthly Fee	315.00	157.50	157.50	100.0 %	1,890.00	1,890.00	0.00	0.0 %
5610 Other Admin Exp	2,275.00	0.00	2,275.00		5,780.57	250.00	5,530.57	2,212.2 %
5600 Total ADMINISTRATIVE	4,640.89	1,947.50	2,693.39	138.3 %	35,147.02	41,055.00	-5,907.98	-14.4 %
5650 INSURANCE								
5651 Liability & Multi-Peril	2,163.00	0.00	2,163.00		4,233.00	2,300.00	1,933.00	84.0 %
5652 Board of Directors Ins	1,481.00	0.00	1,481.00		2,981.00	1,600.00	1,381.00	86.3 %
5650 Total INSURANCE	3,644.00	0.00	3,644.00		7,214.00	3,900.00	3,314.00	85.0 %
5700 OFFICE								
5702 Mail/Postage	0.00	0.00	0.00		0.00	60.00	-60.00	-100.0 %
5704 Other Office Exp	0.00	0.00	0.00		8.33	0.00	8.33	
5700 Total OFFICE	0.00	0.00	0.00		8.33	60.00	-51.67	-86.1 %
5000 Total EXPENSES	13,487.53	12,297.50	1,190.03	9.7 %	139,410.90	146,015.00	-6,604.10	-4.5 %
TOTAL EXPENSE	13,487.53	12,297.50	1,190.03	9.7 %	139,410.90	146,015.00	-6,604.10	-4.5 %

	Actual 12/01/23 - 12/31/23	Budget 12/23 - 12/23	\$ Change	% Change	Actual YTD 01/01/23 - 12/31/23	Budget YTD 01/23 - 12/23	\$ Change	% Change
NOI	-6,858.60	-4,474.06	-2,384.54	-53.3 %	42,984.15	12,157.48	30,826.67	253.6 %
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	2,127.56	1,759.66	367.90	20.9 %	26,929.32	21,116.00	5,813.32	27.5 %
6000 Total NON-OPERATING EXPENSE	2,127.56	1,759.66	367.90	20.9 %	26,929.32	21,116.00	5,813.32	27.5 %
TOTAL NON OPERATING EXPENSE	2,127.56	1,759.66	367.90	20.9 %	26,929.32	21,116.00	5,813.32	27.5 %
NET INCOME	-8,986.16	-6,233.72	-2,752.44	-44.2 %	16,054.83	-8,958.52	25,013.35	279.2 %
NET INCOME SUMMARY								
Income	6,628.93	7,823.44	-1,194.51	-15.3 %	182,395.05	158,172.48	24,222.57	15.3 %
Expense	-13,487.53	-12,297.50	-1,190.03	9.7 %	-139,410.90	-146,015.00	6,604.10	4.5 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-2,127.56	-1,759.66	-367.90	-20.9 %	-26,929.32	-21,116.00	-5,813.32	-27.5 %
NET INCOME	-8,986.16	-6,233.72	-2,752.44	-44.2 %	16,054.83	-8,958.52	25,013.35	279.2 %