



Monthly Report

To: Overlook Board of Directors
From: WEB Properties, Inc.
Date: August 31, 2022
Re: Overlook HOA Operating Statements, August 2022

To All,

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

Income

In August, we collected \$8,275.77 in Total Income, which is \$1,224.82 below the budget estimate of \$7,050.95. Year-to-Date we have collected \$102,437.62 in Total Income, which is \$2,188.38 below the budget estimate of \$104,626.00.

Account Balances

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

Overlook Operating Account	\$51,929.20
Overlook Reserve Account	\$104,111.66
Overlook Savings Account	\$15,100.92
Total	\$171,141.78

Delinquencies

Through the month of August, there was \$26,525.50 in Outstanding Homeowner Dues, Late Fees, Interest, Lien Filing Fees and CC&R Violations. This is made up of 18 homeowners. The attached

report provides a more detailed reference for your review. Two Liens were filed recently against homes whose owners did not respond to Impending Lien Notices.

Prepays

In August, there was \$4,478.88 in Prepays from 22 homeowners. The attached report provides a more detailed reference for your review.

Expenses

In August, Total Expenses were \$13,417.29, which is \$4,227.79 above the budget estimate of \$9,189.50. This is primarily attributable to the installation of rain sensor and timer at the Willapa swale and additional maintenance labor to rid roads of weeds in preparation for the asphalt project. Year-to-Date Total Expenses are \$77,622.47, which is \$8,434.53 below the budget estimate of \$86,057.00. This is primarily attributable to lower snow removal, private road utility costs than budgeted, not performing the audit, and not incurring expenses for a camera system.

CC&R Notices

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

CC&R Violation Notices	
1st Notice	10
2nd Notice	7
1st Fine	0
2nd Fine	0
3 or More Fines	0
Thank You	5
Total	22

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.

We received an email from Alison Taylor asking whether the new, temporary city ordinance allowing duplexes would be allowed in Overlook. An attorney provided the legal opinion that the CC&Rs will override the ordinance, so duplexes should be declined.

We reached out to the owner of 5112 S Jordan asking for a status update to the construction that had been delayed. They responded that the city required resubmittal of plans due to changes in the foundation but expected approval to occur soon. I asked for more details but haven't heard back.

The asphalt repairs, crack-sealing and sealcoating work on the private roads has been completed.

Together with the enclosed reports, this should bring you up to date on the status of the Overlook Homeowners Association for the month of August 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 - 08/31/22 (cash basis)

	Month to Date		01/01/22 - 08/31/22	
	08/01/22 - 08/31/22	% Income	01/01/22 - 08/31/22	% Income
OPERATING ACTIVITIES				
INCOME				
4100 INCOME				
4101 HOA DUES				
2201 Prepays	509.61	6.16 %	5,170.15	5.05 %
4101 Other HOA DUES	1,883.06	22.75 %	41,740.46	40.75 %
4101 Total HOA DUES	2,392.67	28.91 %	46,910.61	45.79 %
4102 JORDAN LANE FEES				
4104 JL - Snow Removal	195.00	2.36 %	1,650.00	1.61 %
4105 JL - Upgrade Lrgr Trash Can	13.44	0.16 %	107.52	0.10 %
4106 JL - Utility Fees	2,899.72	35.04 %	23,222.96	22.67 %
4116 JL - Private Dr Res Assessment	113.36	1.37 %	736.84	0.72 %
4121 JL - PUD Res Assessment	383.37	4.63 %	2,746.25	2.68 %
4126 JL - Private Dr Snow Removal	135.00	1.63 %	1,050.00	1.03 %
4102 Total JORDAN LANE FEES	3,739.89	45.19 %	29,513.57	28.81 %
4107 LOWER WEST BOLAN FEES				
4108 LWB - Snow Removal	0.00	0.00 %	570.00	0.56 %
4118 LWB - Private Dr Res Assessment	0.00	0.00 %	1,062.50	1.04 %
4107 Total LOWER WEST BOLAN FEES	0.00	0.00 %	1,632.50	1.59 %
4109 MENAUL COURT FEES				
4112 MC - Utility Fees	1,419.59	17.15 %	12,327.76	12.03 %
4115 MC - Snow Removal	100.00	1.21 %	782.59	0.76 %
4119 MC - Lift Station Res Assessments	148.10	1.79 %	1,290.33	1.26 %
4122 MC - PUD Res Assessment	170.92	2.07 %	1,413.75	1.38 %
4109 Total MENAUL COURT FEES	1,838.61	22.22 %	15,814.43	15.44 %
4113 UPPER WEST BOLAN FEES				
4114 UWB - Snow Removal	0.00	0.00 %	600.00	0.59 %
4120 UWB - Private Dr Res Assessment	42.50	0.51 %	1,147.50	1.12 %
4113 Total UPPER WEST BOLAN FEES	42.50	0.51 %	1,747.50	1.71 %
4123 ANTON COURT FEES				
4124 AC - Private Dr Res Assessment	0.00	0.00 %	510.00	0.50 %
4125 AC - Snow Removal	0.00	0.00 %	540.00	0.53 %
4123 Total ANTON COURT FEES	0.00	0.00 %	1,050.00	1.03 %
4150 CA RESERVE ASSESSMENTS				
4151 Com Area Res Assessment	226.38	2.74 %	5,176.92	5.05 %
4150 Total CA RESERVE ASSESSMENTS	226.38	2.74 %	5,176.92	5.05 %
4100 Total INCOME	8,240.05	99.57 %	101,845.53	99.42 %
4200 OTHER PROPERTY INCOME				
4201 Late Fees & Interest	35.72	0.43 %	697.09	0.68 %
4203 Lien Fees	0.00	0.00 %	-225.00	-0.22 %
4210 Other Income	0.00	0.00 %	120.00	0.12 %
4200 Total OTHER PROPERTY INCOME	35.72	0.43 %	592.09	0.58 %
TOTAL INCOME	8,275.77	100.00%	102,437.62	100.01%
EXPENSE				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5005 Plumbing Contract	0.00	0.00 %	-803.64	-0.78 %
5023 Maintenance Engineer	-1,170.00	-14.14 %	-4,332.50	-4.23 %
5001 Total MAINTENANCE EXPENSES	-1,170.00	-14.14 %	-5,136.14	-5.01 %
5100 LANDSCAPING				
5101 Lawn Mowing	-681.25	-8.23 %	-2,043.75	-2.00 %
5102 Sprinkler Materials	-1,666.50	-20.14 %	-2,652.60	-2.59 %
5103 Pruning	-212.55	-2.57 %	-538.73	-0.53 %
5105 Spray/Fertilization	-21.79	-0.26 %	-1,275.29	-1.24 %
5110 Landscaping Other	-1,090.00	-13.17 %	-5,446.86	-5.32 %

5100 Total LANDSCAPING	-3,672.09	-44.37 %	-11,957.23	-11.67 %
5150 STREETS & SIDEWALKS				
5153 Snow Removal CA Sidewalks	0.00	0.00 %	-3,253.81	-3.18 %
5150 Total STREETS & SIDEWALKS	0.00	0.00 %	-3,253.81	-3.18 %
5300 UTILITIES				
5304 Water	-2,300.18	-27.79 %	-4,492.20	-4.39 %
5305 Sewer	-782.00	-9.45 %	-1,564.00	-1.53 %
5306 Refuse	-846.62	-10.23 %	-1,702.73	-1.66 %
5309 Jordan Ln Util-water,sewer,refuse	-78.40	-0.95 %	-16,359.95	-15.97 %
5310 Menaul Ct Util-water,sewer,refuse	-1,967.54	-23.77 %	-11,911.08	-11.63 %
5311 Lincoln Wy Util-water, sewer,refuse	0.00	0.00 %	-84.43	-0.08 %
5300 Total UTILITIES	-5,974.74	-72.20 %	-36,114.39	-35.26 %
5400 TAX & LICENSES				
5401 Real Estate Taxes	0.00	0.00 %	-70.50	-0.07 %
5405 Lien Filling Fee	-278.50	-3.37 %	-487.07	-0.48 %
5400 Total TAX & LICENSES	-278.50	-3.37 %	-557.57	-0.54 %
5600 ADMINISTRATIVE				
5601 Property Management Fee	-1,750.00	-21.15 %	-13,750.00	-13.42 %
5603 Accounting Fees	-41.73	-0.50 %	-720.20	-0.70 %
5607 Qualchan HOA Monthly Fee	-315.00	-3.81 %	-1,260.00	-1.23 %
5610 Other Admin Exp	-200.00	-2.42 %	-1,285.00	-1.25 %
5600 Total ADMINISTRATIVE	-2,306.73	-27.87 %	-17,015.20	-16.61 %
5650 INSURANCE				
5651 Liability & Multi-Peril	0.00	0.00 %	-2,036.00	-1.99 %
5652 Board of Directors Ins	0.00	0.00 %	-1,500.00	-1.46 %
5650 Total INSURANCE	0.00	0.00 %	-3,536.00	-3.45 %
5700 OFFICE				
5702 Mail/Postage	-15.23	-0.18 %	-52.13	-0.05 %
5700 Total OFFICE	-15.23	-0.18 %	-52.13	-0.05 %
5000 Total EXPENSES	-13,417.29	-162.13 %	-77,622.47	-75.78 %
TOTAL EXPENSE	-13,417.29	-162.13%	-77,622.47	-75.78%
NON OPERATING INCOME				
7000 NON-OPERATING INCOME				
7004 Funds Transf. from Oper. to Res.	0.00	0.00 %	-2,040.37	-1.99 %
7000 Total NON-OPERATING INCOME	0.00	0.00 %	-2,040.37	-1.99 %
TOTAL NON OPERATING INCOME	0.00	0.00%	-2,040.37	-1.99%
NON OPERATING EXPENSE				
6000 NON-OPERATING EXPENSES				
6002 Funds Transf. to Res. from Oper.	-1,119.67	-13.53 %	-10,676.38	-10.42 %
6000 Total NON-OPERATING EXPENSES	-1,119.67	-13.53 %	-10,676.38	-10.42 %
TOTAL NON OPERATING EXPENSE	-1,119.67	-13.53%	-10,676.38	-10.42%
Net Income	-6,261.19	-75.66 %	12,098.40	11.81 %
Net cash provided by Operating Activities	-6,261.19		12,098.40	
Net cash increase for period	-6,261.19		12,098.40	
Cash at beginning of period	58,190.39		39,830.80	
Cash at end of period	51,929.20		51,929.20	

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: 08/01/22 - 08/31/22 and 01/01/22 - 08/31/22 (cash basis)

INCOME	Actual	Budget	\$ Change	% Change	Actual YTD	Budget YTD	\$ Change	% Change
	08/01/22 - 08/31/22	08/22 - 08/22			01/01/22 - 08/31/22	01/22 - 08/22		
4100 INCOME								
4101 HOA DUES								
2201 Prepays	509.61	0.00	509.61		5,170.15	0.00	5,170.15	
4101 Other HOA DUES	1,883.06	1,240.00	643.06	51.9 %	41,740.46	47,900.00	-6,159.54	-12.9 %
4101 Total HOA DUES	2,392.67	1,240.00	1,152.67	93.0 %	46,910.61	47,900.00	-989.39	-2.1 %
4102 JORDAN LANE FEES								
4104 JL - Snow Removal	195.00	150.00	45.00	30.0 %	1,650.00	1,200.00	450.00	37.5 %
4105 JL - Upgrade Lrgtr Trash Can	13.44	13.44	0.00	0.0 %	107.52	107.52	0.00	0.0 %
4106 JL - Utility Fees	2,899.72	2,950.00	-50.28	-1.7 %	23,222.96	23,600.00	-377.04	-1.6 %
4116 JL - Private Dr Res Assessment	113.36	85.02	28.34	33.3 %	736.84	680.16	56.68	8.3 %
4121 JL - PUD Res Assessment	383.37	243.75	139.62	57.3 %	2,746.25	1,950.00	796.25	40.8 %
4126 JL - Private Dr Snow Removal	135.00	60.00	75.00	125.0 %	1,050.00	480.00	570.00	118.8 %
4102 Total JORDAN LANE FEES	3,739.89	3,502.21	237.68	6.8 %	29,513.57	28,017.68	1,495.89	5.3 %
4107 LOWER WEST BOLAN FEES								
4108 LWB - Snow Removal	0.00	0.00	0.00		570.00	990.00	-420.00	-42.4 %
4118 LWB - Private Dr Res Assessment	0.00	0.00	0.00		1,062.50	1,402.50	-340.00	-24.2 %
4107 Total LOWER WEST BOLAN FEES	0.00	0.00	0.00		1,632.50	2,392.50	-760.00	-31.8 %
4109 MENAUL COURT FEES								
4112 MC - Utility Fees	1,419.59	1,700.00	-280.41	-16.5 %	12,327.76	13,600.00	-1,272.24	-9.4 %
4115 MC - Snow Removal	100.00	110.00	-10.00	-9.1 %	782.59	880.00	-97.41	-11.1 %
4119 MC - Lift Station Res Assessment	148.10	162.91	-14.81	-9.1 %	1,290.33	1,303.28	-12.95	-1.0 %
4122 MC - PUD Res Assessment	170.92	178.75	-7.83	-4.4 %	1,413.75	1,430.00	-16.25	-1.1 %
4109 Total MENAUL COURT FEES	1,838.61	2,151.66	-313.05	-14.5 %	15,814.43	17,213.28	-1,398.85	-8.1 %
4113 UPPER WEST BOLAN FEES								
4114 UWB - Snow Removal	0.00	0.00	0.00		600.00	900.00	-300.00	-33.3 %
4120 UWB - Private Dr Res Assessment	42.50	0.00	42.50		1,147.50	1,275.00	-127.50	-10.0 %
4113 Total UPPER WEST BOLAN FEES	42.50	0.00	42.50		1,747.50	2,175.00	-427.50	-19.7 %
4123 ANTON COURT FEES								
4124 AC - Private Dr Res Assessment	0.00	0.00	0.00		510.00	765.00	-255.00	-33.3 %
4125 AC - Snow Removal	0.00	0.00	0.00		540.00	540.00	0.00	0.0 %
4123 Total ANTON COURT FEES	0.00	0.00	0.00		1,050.00	1,305.00	-255.00	-19.5 %
4150 CA RESERVE ASSESSMENTS								
4151 Com Area Res Assessment	226.38	157.08	69.30	44.1 %	5,176.92	5,622.54	-445.62	-7.9 %
4150 Total CA RESERVE ASSESSMENTS	226.38	157.08	69.30	44.1 %	5,176.92	5,622.54	-445.62	-7.9 %

	Actual 08/01/22 - 08/31/22	Budget 08/22 - 08/22	\$ Change	% Change	Actual YTD 01/01/22 - 08/31/22	Budget YTD 01/22 - 08/22	\$ Change	% Change
4100 Total INCOME	8,240.05	7,050.95	1,189.10	16.9 %	101,845.53	104,626.00	-2,780.47	-2.7 %
4200 OTHER PROPERTY INCOME								
4201 Late Fees & Interest	35.72	0.00	35.72		697.09	0.00	697.09	
4203 Lien Fees	0.00	0.00	0.00		-225.00	0.00	-225.00	
4210 Other Income	0.00	0.00	0.00		120.00	0.00	120.00	
4200 Total OTHER PROPERTY INCOME	35.72	0.00	35.72		592.09	0.00	592.09	
TOTAL INCOME	8,275.77	7,050.95	1,224.82	17.4 %	102,437.62	104,626.00	-2,188.38	-2.1 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5005 Plumbing Contract	0.00	0.00	0.00		803.64	425.00	378.64	89.1 %
5022 Maintenance Miscellaneous	0.00	75.00	-75.00	-100.0 %	0.00	4,600.00	-4,600.00	-100.0 %
5023 Maintenance Engineer	1,170.00	225.00	945.00	420.0 %	4,332.50	2,200.00	2,132.50	96.9 %
5001 Total MAINTENANCE EXPENSE	1,170.00	300.00	870.00	290.0 %	5,136.14	7,225.00	-2,088.86	-28.9 %
5100 LANDSCAPING								
5101 Lawn Mowing	681.25	525.00	156.25	29.8 %	2,043.75	2,100.00	-56.25	-2.7 %
5102 Sprinkler Materials	1,666.50	75.00	1,591.50	2,122.0 %	2,652.60	525.00	2,127.60	405.3 %
5103 Pruning	212.55	500.00	-287.45	-57.5 %	538.73	1,350.00	-811.27	-60.1 %
5105 Spray/Fertilization	21.79	250.00	-228.21	-91.3 %	1,275.29	1,150.00	125.29	10.9 %
5110 Landscaping Other	1,090.00	250.00	840.00	336.0 %	5,446.86	3,350.00	2,096.86	62.6 %
5100 Total LANDSCAPING	3,672.09	1,600.00	2,072.09	129.5 %	11,957.23	8,475.00	3,482.23	41.1 %
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	2,300.18	700.00	1,600.18	228.6 %	4,492.20	1,900.00	2,592.20	136.4 %
5305 Sewer	782.00	0.00	782.00		1,564.00	0.00	1,564.00	
5306 Refuse	846.62	0.00	846.62		1,702.73	0.00	1,702.73	
5309 Jordan Ln Util-water,sewer,refuse	78.40	2,950.00	-2,871.60	-97.3 %	16,359.95	23,600.00	-7,240.05	-30.7 %
5310 Menaul Ct Util-water,sewer,refuse	1,967.54	1,700.00	267.54	15.7 %	11,911.08	13,600.00	-1,688.92	-12.4 %
5311 Lincoln Wy Util-water, sewer,refu:	0.00	0.00	0.00		84.43	0.00	84.43	
5300 Total UTILITIES	5,974.74	5,350.00	624.74	11.7 %	36,114.39	39,100.00	-2,985.61	-7.6 %
5400 TAX & LICENSES								
5401 Real Estate Taxes	0.00	0.00	0.00		70.50	55.00	15.50	28.2 %
5405 Lien Filling Fee	278.50	0.00	278.50		487.07	0.00	487.07	
5400 Total TAX & LICENSES	278.50	0.00	278.50		557.57	55.00	502.57	913.8 %
5600 ADMINISTRATIVE								
5601 Property Management Fee	1,750.00	1,750.00	0.00	0.0 %	13,750.00	13,750.00	0.00	0.0 %
5603 Accounting Fees	41.73	32.00	9.73	30.4 %	720.20	681.00	39.20	5.8 %

	Actual 08/01/22 - 08/31/22	Budget 08/22 - 08/22	\$ Change	% Change	Actual YTD 01/01/22 - 08/31/22	Budget YTD 01/22 - 08/22	\$ Change	% Change
5605 Meeting Expenses	0.00	0.00	0.00		0.00	165.00	-165.00	-100.0 %
5606 Audit	0.00	0.00	0.00		0.00	7,000.00	-7,000.00	-100.0 %
5607 Qualchan HOA Monthly Fee	315.00	157.50	157.50	100.0 %	1,260.00	1,260.00	0.00	0.0 %
5610 Other Admin Exp	200.00	0.00	200.00		1,285.00	210.00	1,075.00	511.9 %
5600 Total ADMINISTRATIVE	2,306.73	1,939.50	367.23	18.9 %	17,015.20	23,066.00	-6,050.80	-26.2 %
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	15.23	0.00	15.23		52.13	0.00	52.13	
5700 Total OFFICE	15.23	0.00	15.23		52.13	0.00	52.13	
5000 Total EXPENSES	13,417.29	9,189.50	4,227.79	46.0 %	77,622.47	86,057.00	-8,434.53	-9.8 %
TOTAL EXPENSE	13,417.29	9,189.50	4,227.79	46.0 %	77,622.47	86,057.00	-8,434.53	-9.8 %
NOI	-5,141.52	-2,138.55	-3,002.97	-140.4 %	24,815.15	18,569.00	6,246.15	33.6 %
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.	1,119.67	855.85	263.82	30.8 %	10,676.38	14,655.20	-3,978.82	-27.1 %
6000 Total NON-OPERATING EXPENSE	1,119.67	855.85	263.82	30.8 %	10,676.38	14,655.20	-3,978.82	-27.1 %
TOTAL NON OPERATING EXPENSE	1,119.67	855.85	263.82	30.8 %	10,676.38	14,655.20	-3,978.82	-27.1 %
NET INCOME	-6,261.19	-2,994.40	-3,266.79	-109.1 %	12,098.40	3,913.80	8,184.60	209.1 %

NET INCOME SUMMARY

	Actual 08/01/22 - 08/31/22	Budget 08/22 - 08/22	\$ Change	% Change	Actual YTD 01/01/22 - 08/31/22	Budget YTD 01/22 - 08/22	\$ Change	% Change
Income	8,275.77	7,050.95	1,224.82	17.4 %	102,437.62	104,626.00	-2,188.38	-2.1 %
Expense	-13,417.29	-9,189.50	-4,227.79	46.0 %	-77,622.47	-86,057.00	8,434.53	9.8 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-5,141.52	-2,138.55	-3,002.97	-140.4 %	24,815.15	18,569.00	6,246.15	33.6 %
Non Operating Income	0.00	0.00	0.00		-2,040.37	0.00	-2,040.37	
Non Operating Expense	-1,119.67	-855.85	-263.82	-30.8 %	-10,676.38	-14,655.20	3,978.82	27.1 %
NET INCOME	-6,261.19	-2,994.40	-3,266.79	-109.1 %	12,098.40	3,913.80	8,184.60	209.1 %