Overlook Home Owners Association
Overlook Village
Overlook at Qualchan

Dear Homeowners,

We would like to invite you to the **Overlook Village / Overlook at Qualchan Annual Meeting** on **March 20th, 2025**, from **6:00 PM to 7:00 PM**. The meeting will be held at **St. John's Lutheran Church**, located at **5810 S. Meadowlane Rd., Spokane, WA**.

Agenda items will include:

- **Budget Ratification**
- **Board of Directors Elections**
- **And more**

As part of this notice, you will also receive a packet containing important documents for review prior to the meeting. The packet will include:

- **Proposed 2025 Operating Budget**
- **2025 Budget vs. 2024 Actual Budget Comparison**
- **2024 Actual vs. 2024 Budget Comparisons**

We encourage you to review these materials ahead of the meeting, as they will help facilitate a productive discussion and decision-making process.

Your participation is highly encouraged, as we will discuss key updates and decisions for our community. This is an excellent opportunity to voice your opinions and help guide the direction of our HOA.

We look forward to seeing you there!

Best regards,

David R. Van Den Berg II
HOA Manager

WEB Properties, Inc.

PO Box 21469 | Spokane WA 99201
Direct: 509-533-0995 x104
david@wpispo.com | WEB Properties, Inc.

Fiscal Year Budget

From 1/1/2025 to 12/31/2025

Profit & Loss | 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

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Total
Income													
4100 INCOME													
4101 HOA DUES	13,000.00	2,000.00	2,000.00	13,000.00	2,000.00	2,000.00	13,000.00	2,000.00	2,000.00	13,000.00	2,000.00	2,000.00	68,000.00
4102 JORDAN LANE FEES													
4104 JL - Snow Removal	225.00	400.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00	1,375.00
4105 JL - Upgrade Lrgr Trash	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
4106 JL - Utility Fees	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	37,200.00
4116 JL - Private Dr Res Asses	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
4121 JL - PUD Res Assessmer	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
4126 JL - Private Dr Snow Rer	125.00	175.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	175.00	825.00
4102 TOTAL JORDAN LANE F	4,065.00	4,290.00	4,240.00	3,715.00	3,715.00	3,715.00	3,715.00	3,715.00	3,715.00	3,715.00	4,090.00	4,090.00	46,780.00
4107 LOWER WEST BOLAN FEES													
4108 LWB - Snow Removal	125.00	175.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	175.00	825.00
4118 LWB - Private Dr Res As	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
4107 TOTAL LOWER WEST BC	450.00	500.00	500.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	500.00	500.00	4,725.00
4109 MENAUL COURT FEES													
4112 MC - Utility Fees	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
4115 MC - Snow Removal	125.00	175.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	175.00	825.00
4119 MC - Lift Station Res As	200.00	200.00	200.00	900.00	3,700.00	200.00	200.00	200.00	900.00	200.00	200.00	200.00	7,300.00
4122 MC - PUD Res Assessme	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
4109 TOTAL MENAUL COURT	2,625.00	2,675.00	2,675.00	3,200.00	6,000.00	2,500.00	2,500.00	2,500.00	3,200.00	2,500.00	2,675.00	2,675.00	35,725.00
4113 UPPER WEST BOLAN FEES													
4114 UWB - Snow Removal	125.00	175.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	175.00	825.00
4120 UWB - Private Dr Res As	765.00	0.00	0.00	765.00	0.00	0.00	765.00	0.00	0.00	765.00	0.00	0.00	3,060.00
4113 TOTAL UPPER WEST BO	890.00	175.00	175.00	765.00	0.00	0.00	765.00	0.00	0.00	765.00	175.00	175.00	3,885.00
4123 ANTON COURT FEES													
4124 AC - Private Dr Res Asse	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4125 AC - Snow Removal	75.00	125.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	125.00	575.00
4123 TOTAL ANTON COURT I	275.00	325.00	325.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	325.00	325.00	2,975.00
4129 LINCOLN WAY FEES													
4130 LW - Utility Fees	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
4129 TOTAL LINCOLN WAY F	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Total
4150 CA RESERVE ASSESSMENT													
4151 Com Area Res Assessme	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4150 TOTAL CA RESERVE ASS	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
4100 TOTAL INCOME	**23,205.00**	**11,865.00**	**11,815.00**	**23,105.00**	**14,140.00**	**10,640.00**	**22,405.00**	**10,640.00**	**11,340.00**	**22,405.00**	**11,665.00**	**11,665.00**	**184,890.00**
Total Income:	23,205.00	11,865.00	11,815.00	23,105.00	14,140.00	10,640.00	22,405.00	10,640.00	11,340.00	22,405.00	11,665.00	11,665.00	184,890.00

Expense

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Total
5000 EXPENSES													
5001 MAINTENANCE EXPENSES													
5005 Menaul Ct Lift Station	0.00	0.00	0.00	700.00	3,500.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	4,900.00
5022 Maintenance Miscellane	0.00	0.00	0.00	0.00	200.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
5023 Maintenance Engineer	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
5001 TOTAL MAINTENANCE I	600.00	600.00	600.00	1,300.00	4,300.00	800.00	600.00	600.00	1,300.00	600.00	600.00	600.00	12,500.00
5100 LANDSCAPING													
5101 Lawn Mowing	0.00	0.00	0.00	0.00	560.00	900.00	725.00	725.00	900.00	900.00	600.00	0.00	5,310.00
5102 Sprinkler Materials	0.00	0.00	0.00	0.00	275.00	225.00	150.00	200.00	325.00	325.00	0.00	0.00	1,500.00
5103 Pruning	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	400.00	0.00	0.00	0.00	600.00
5105 Spray/Fertilization	0.00	0.00	0.00	0.00	0.00	525.00	650.00	1,100.00	275.00	1,350.00	650.00	0.00	4,550.00
5108 Common Area Weed Cc	0.00	0.00	0.00	0.00	6,000.00	1,300.00	0.00	0.00	0.00	0.00	0.00	0.00	7,300.00
5110 Landscaping Other	0.00	0.00	0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00
5100 TOTAL LANDSCAPING	0.00	0.00	0.00	0.00	6,835.00	3,325.00	1,725.00	2,025.00	1,900.00	2,575.00	1,250.00	0.00	19,635.00
5150 STREETS & SIDEWALKS													
5158 JL Snow Removal	225.00	400.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00	1,375.00
5159 LWB Snow Removal	125.00	175.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	175.00	825.00
5160 UWB Snow Removal	125.00	175.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	175.00	825.00
5161 MC Snow Removal	125.00	175.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	175.00	825.00
5162 AC Snow Removal	75.00	125.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	125.00	575.00
5163 JL Private Dr Snow Rem	125.00	175.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00	175.00	825.00
5150 TOTAL STREETS & SIDE\	800.00	1,225.00	1,175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,025.00	1,025.00	5,250.00
5300 UTILITIES													

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Total
5301 Common Area Electric	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5304 Water	40.00	40.00	365.00	40.00	100.00	100.00	100.00	465.00	100.00	100.00	100.00	40.00	1,590.00
5306 Refuse	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	2,640.00
5309 Jordan Ln Util-water,sev	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	3,100.00	37,200.00
5310 Menaul Ct Util-water,sev	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5311 Lincoln Wy Util-water, s	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00
5300 TOTAL UTILITIES	6,660.00	6,660.00	6,985.00	6,660.00	6,720.00	6,720.00	6,720.00	7,085.00	6,720.00	6,720.00	6,720.00	6,660.00	81,030.00
5400 TAX & LICENSES													
5401 Real Estate Taxes	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
5404 Licenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	60.00
5400 TOTAL TAX & LICENSES	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00	110.00
5550 MARKETING EXPENSE													
5552 Signage	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
5550 TOTAL MARKETING EXP	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
5600 ADMINISTRATIVE													
5601 Property Management F	1,976.00	1,976.00	1,976.00	1,976.00	1,976.00	1,976.00	1,976.00	1,976.00	1,976.00	1,976.00	1,976.00	1,976.00	23,712.00
5602 Legal Fees	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	2,000.00
5603 Accounting Fees	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5607 Qualchan HOA Monthly	157.50	157.50	157.50	157.50	157.50	157.50	157.50	157.50	157.50	157.50	157.50	157.50	1,890.00
5610 Other Admin Exp	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	800.00
5600 TOTAL ADMINISTRATIV	2,733.50	2,233.50	2,233.50	2,733.50	2,233.50	2,233.50	3,533.50	2,233.50	2,233.50	2,733.50	2,233.50	2,233.50	29,602.00
5650 INSURANCE													
5651 Liability & Multi-Peril	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
5652 Board of Directors Ins	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	1,600.00
5650 TOTAL INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,100.00	4,100.00
5000 TOTAL EXPENSES	**10,793.50**	**10,718.50**	**10,993.50**	**13,243.50**	**20,088.50**	**13,078.50**	**12,578.50**	**11,943.50**	**12,153.50**	**12,628.50**	**11,828.50**	**14,678.50**	**154,727.00**
Total Expense:	10,793.50	10,718.50	10,993.50	13,243.50	20,088.50	13,078.50	12,578.50	11,943.50	12,153.50	12,628.50	11,828.50	14,678.50	154,727.00
NOI:	12,411.50	1,146.50	821.50	9,861.50	-5,948.50	-2,438.50	9,826.50	-1,303.50	-813.50	9,776.50	-163.50	-3,013.50	30,163.00

Non Operating Income

Profit & Loss | 12 Properties

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Total
7000 NON-OPERATING INCOME													
7002 Funds Transf. from Res. to	0.00	0.00	0.00	700.00	3,500.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	4,900.00
7000 TOTAL NON-OPERATING	**0.00**	**0.00**	**0.00**	**700.00**	**3,500.00**	**0.00**	**0.00**	**0.00**	**700.00**	**0.00**	**0.00**	**0.00**	**4,900.00**
Total Non Operating Income:	0.00	0.00	0.00	700.00	3,500.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	4,900.00

Non Operating Expense

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Total
6000 NON-OPERATING EXPENSES													
6002 Funds Transf. to Res. from	3,090.00	2,325.00	2,325.00	3,790.00	5,825.00	2,325.00	3,090.00	2,325.00	3,025.00	3,090.00	2,325.00	2,325.00	35,860.00
6000 TOTAL NON-OPERATING	**3,090.00**	**2,325.00**	**2,325.00**	**3,790.00**	**5,825.00**	**2,325.00**	**3,090.00**	**2,325.00**	**3,025.00**	**3,090.00**	**2,325.00**	**2,325.00**	**35,860.00**
Total Non Operating Expense:	3,090.00	2,325.00	2,325.00	3,790.00	5,825.00	2,325.00	3,090.00	2,325.00	3,025.00	3,090.00	2,325.00	2,325.00	35,860.00
Net Income:	9,321.50	-1,178.50	-1,503.50	6,771.50	-8,273.50	-4,763.50	6,736.50	-3,628.50	-3,138.50	6,686.50	-2,488.50	-5,338.50	-797.00

Summary

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Total
Income	23,205.00	11,865.00	11,815.00	23,105.00	14,140.00	10,640.00	22,405.00	10,640.00	11,340.00	22,405.00	11,665.00	11,665.00	184,890.00
Expense	-10,793.50	-10,718.50	-10,993.50	-13,243.50	-20,088.50	-13,078.50	-12,578.50	-11,943.50	-12,153.50	-12,628.50	-11,828.50	-14,678.50	-154,727.00
Net Operating Income	12,411.50	1,146.50	821.50	9,861.50	-5,948.50	-2,438.50	9,826.50	-1,303.50	-813.50	9,776.50	-163.50	-3,013.50	30,163.00
Non Operating Income	0.00	0.00	0.00	700.00	3,500.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	4,900.00
Non Operating Expense	-3,090.00	-2,325.00	-2,325.00	-3,790.00	-5,825.00	-2,325.00	-3,090.00	-2,325.00	-3,025.00	-3,090.00	-2,325.00	-2,325.00	-35,860.00
Net Income	9,321.50	-1,178.50	-1,503.50	6,771.50	-8,273.50	-4,763.50	6,736.50	-3,628.50	-3,138.50	6,686.50	-2,488.50	-5,338.50	-797.00

Comments

Month-Year	Property	User	Updated	Comment
4119 MC - Lift Station Res Assessments				
Apr-25	Overlook Homeowners Association	DV	02/14/25 15:04 PM	lift station inspection
May-25	Overlook Homeowners Association	DV	12/05/24 16:09 PM	backflow valve replacement
Sep-25	Overlook Homeowners Association	DV	02/14/25 15:04 PM	MC lift station inspection
5005 Menaul Ct Lift Station				
May-25	Overlook Homeowners Association	DV	12/04/24 19:29 PM	Backflow replacement est
5022 Maintenance Miscellaneous				
May-25	Overlook Homeowners Association	DV	12/04/24 19:29 PM	Landscaping equipment rental f/ common area clean up
Jun-25	Overlook Homeowners Association	DV	12/04/24 19:29 PM	Landscaping equipment rental f/ common area clean up
5110 Landscaping Other				
Jun-25	Overlook Homeowners Association	DV	12/04/24 19:29 PM	Spring clean up
5552 Signage				
Apr-25	Overlook Homeowners Association	DV	12/04/24 19:50 PM	Overlook Village sign repair
5610 Other Admin Exp				
Jul-25	Overlook Homeowners Association	DV	12/04/24 19:50 PM	Ice Cream Social
7002 Funds Transf. from Res. to Oper.				
Apr-25	Overlook Homeowners Association	DV	02/14/25 15:04 PM	MC lift station inspection
May-25	Overlook Homeowners Association	DV	02/14/25 15:04 PM	MC backflow valve replacement
Sep-25	Overlook Homeowners Association	DV	02/14/25 15:04 PM	MC lift station inspection

Budget Comparison

Comparison Periods: 01/01/24 to 12/31/24 and 01/01/25 to 12/31/25

Cash Basis

	Actual 2024	Budget 2025	$ Change	% Change
Income				
4100 INCOME				
4101 HOA DUES				
2201 Prepays	$ 6,976	$ -	$ (6,976)	-100%
4101 Other HOA DUES	$ 70,580	$ 68,000	$ (2,580)	-4%
Total 4101 HOA DUES	$ 77,556	$ 68,000	$ (9,556)	-12%
4102 JORDAN LANE FEES				
4104 JL - Snow Removal	$ 2,005	$ 1,375	$ (630)	-31%
4105 JL - Upgrade Lrgr Trash Can	$ 161	$ 180	$ 19	12%
4106 JL - Utility Fees	$ 34,646	$ 37,200	$ 2,554	7%
4116 JL - Private Dr Res Assessment	$ 1,849	$ 1,800	$ (49)	-3%
4121 JL - PUD Res Assessment	$ 5,536	$ 5,400	$ (136)	-2%
4126 JL - Private Dr Snow Removal	$ 860	$ 825	$ (35)	-4%
Total 4102 JORDAN LANE FEES	$ 45,057	$ 46,780	$ 1,723	4%
4107 LOWER WEST BOLAN FEES				
4108 LWB - Snow Removal	$ 1,151	$ 825	$ (326)	-28%
4118 LWB - Private Dr Res Assessment	$ 3,749	$ 3,900	$ 151	4%
Total 4107 LOWER WEST BOLAN FEES	$ 4,900	$ 4,725	$ (175)	-4%
4109 MENAUL COURT FEES				
4112 MC - Utility Fees	$ 21,174	$ 24,000	$ 2,826	13%
4115 MC - Snow Removal	$ 820	$ 825	$ 5	1%
4119 MC - Lift Station Res Assessments	$ 2,402	$ 7,300	$ 4,898	204%
4122 MC - PUD Res Assessment	$ 3,640	$ 3,600	$ (40)	-1%
Total 4109 MENAUL COURT FEES	$ 28,037	$ 35,725	$ 7,688	27%
4113 UPPER WEST BOLAN FEES				
4114 UWB - Snow Removal	$ 750	$ 825	$ 75	10%
4120 UWB - Private Dr Res Assessment	$ 2,975	$ 3,060	$ 85	3%
Total 4113 UPPER WEST BOLAN FEES	$ 3,725	$ 3,885	$ 160	4%
4123 ANTON COURT FEES				
4124 AC - Private Dr Res Assessment	$ 1,998	$ 2,400	$ 403	20%
4125 AC - Snow Removal	$ 1,010	$ 575	$ (435)	-43%
Total 4123 ANTON COURT FEES	$ 3,008	$ 2,975	$ (33)	-1%
4129 LINCOLN WAY FEES				
4130 LW - Utility Fees	$ 7,650	$ 14,400	$ 6,750	88%
Total 4129 LINCOLN WAY FEES	$ 7,650	$ 14,400	$ 6,750	88%
4150 CA RESERVE ASSESSMENTS				
4151 Com Area Res Assessment	$ 8,333	$ 8,400	$ 67	1%
Total 4150 CA RESERVE ASSESSMENTS	$ 8,333	$ 8,400	$ 67	1%

4100 Other INCOME	$ (625)	$ -	$ 625	-100%
Total 4100 INCOME	$ 177,640	$ 184,890	$ 7,250	4%
4200 OTHER PROPERTY INCOME				
4201 Late Fees & Interest	$ 2,761	$ -	$ (2,761)	-100%
4203 Lien Fees	$ 150	$ -	$ (150)	-100%
4208 CC&R Fines	$ 950	$ -	$ (950)	-100%
4210 Other Income	$ 742	$ -	$ (742)	-100%
4207 Miscellaneous Charges	$ 325	$ -	$ (325)	-100%
Total 4200 OTHER PROPERTY INCOME	$ 4,928	$ -	$ (4,928)	-100%
Total Income	**$ 182,568**	**$ 184,890**	$ 2,322	1%
Expense				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5005 Menaul Ct Lift Station	$ 2,789	$ 4,900	$ 2,111	76%
5022 Maintenance Miscellaneous	$ 336	$ 400	$ 64	19%
5023 Maintenance Engineer	$ 10,196	$ 7,200	$ (2,996)	-29%
Total 5001 MAINTENANCE EXPENSES	$ 13,322	$ 12,500	$ (822)	-6%
5100 LANDSCAPING				
5101 Lawn Mowing	$ 4,927	$ 5,310	$ 383	8%
5102 Sprinkler Materials	$ 1,092	$ 1,500	$ 408	37%
5103 Pruning	$ 545	$ 600	$ 55	10%
5105 Spray/Fertilization	$ 4,398	$ 4,550	$ 152	3%
5106 Weed Trimming	$ 1,197	$ -	$ (1,197)	-100%
5108 Common Area Weed Control	$ 196	$ 7,300	$ 7,104	3621%
5110 Landscaping Other	$ 365	$ 375	$ 10	3%
Total 5100 LANDSCAPING	$ 12,720	$ 19,635	$ 6,915	54%
5150 STREETS & SIDEWALKS				
5158 JL Snow Removal	$ 644	$ 1,375	$ 731	113%
5159 LWB Snow Removal	$ 332	$ 825	$ 493	149%
5160 UWB Snow Removal	$ 309	$ 825	$ 516	167%
5161 MC Snow Removal	$ 386	$ 825	$ 439	114%
5162 AC Snow Removal	$ 262	$ 575	$ 313	120%
5163 JL Private Dr Snow Removal	$ 373	$ 825	$ 452	121%
Total 5150 STREETS & SIDEWALKS	$ 2,306	$ 5,250	$ 2,944	128%
5300 UTILITIES				
5301 Common Area Electric	$ 1,146	$ 1,200	$ 54	5%
5304 Water	$ 1,290	$ 1,590	$ 300	23%
5306 Refuse	$ 1,537	$ 2,640	$ 1,103	72%
5309 Jordan Ln Util-water,sewer,refuse	$ 36,418	$ 37,200	$ 782	2%
5310 Menaul Ct Util-water,sewer,refuse	$ 22,653	$ 24,000	$ 1,347	6%
5311 Lincoln Wy Util-water, sewer,refuse	$ 18,192	$ 14,400	$ (3,792)	-21%
Total 5300 UTILITIES	$ 81,237	$ 81,030	$ (207)	0%

5400 TAX & LICENSES				
5401 Real Estate Taxes	$ 47	$ 50	$ 3	6%
5404 Licenses	$ 60	$ 60	$ -	0%
Total 5400 TAX & LICENSES	$ 107	$ 110	$ 3	3%
5550 MARKETING EXPENSE				
5552 Signage	$ 117	$ 2,500	$ 2,383	2044%
Total 5550 MARKETING EXPENSE	$ 117	$ 2,500	$ 2,383	2044%
5600 ADMINISTRATIVE				
5601 Property Management Fee	$ 22,650	$ 23,712	$ 1,062	5%
5602 Legal Fees	$ 880	$ 2,000	$ 1,120	127%
5603 Accounting Fees	$ 1,599	$ 1,200	$ (399)	-25%
5604 Bank Service Charges	$ 2	$ -	$ (2)	-100%
5605 Meeting Expenses	$ 164	$ -	$ (164)	-100%
5607 Qualchan HOA Monthly Fee	$ 1,748	$ 1,890	$ 143	8%
5610 Other Admin Exp	$ 4,406	$ 800	$ (3,606)	-82%
5600 Other ADMINISTRATIVE	$ (2)	$ -	$ 2	-100%
Total 5600 ADMINISTRATIVE	$ 31,446	$ 29,602	$ (1,844)	-6%
5650 INSURANCE				
5651 Liability & Multi-Peril	$ -	$ 2,500	$ 2,500	
5652 Board of Directors Ins	$ -	$ 1,600	$ 1,600	
Total 5650 INSURANCE	$ -	$ 4,100	$ 4,100	
5700 OFFICE				
5702 Mail/Postage	$ 27	$ -	$ (27)	-100%
Total 5700 OFFICE	$ 27	$ -	$ (27)	-100%
Total 5000 EXPENSES	$ 141,281	$ 154,727	$ 13,446	10%
Total Expense	**$ 141,281**	**$ 154,727**	$ 13,446	10%
NOI	**$ 41,286**	**$ 30,163**	$ (11,123)	-27%
Non Operating Income				
7000 NON-OPERATING INCOME				
7002 Funds Transf. from Res. to Oper.	$ -	$ 4,900	$ 4,900	
Total 7000 NON-OPERATING INCOME	$ -	$ 4,900	$ 4,900	
Total Non Operating Income	**$ -**	**$ 4,900**	$ 4,900	
Non Operating Expense				
6000 NON-OPERATING EXPENSES				
6002 Funds Transf. to Res. from Oper.	$ 29,054	$ 35,860	$ 6,806	23%
6007 Owner Distribution*	$ 40,000	$ -	$ (40,000)	-100%
Total 6000 NON-OPERATING EXPENSES	$ 69,054	$ 35,860	$ (33,194)	-48%
Total Non Operating Expense	**$ 69,054**	**$ 35,860**	$ (33,194)	-48%
NET INCOME	**$ (27,768)**	**$ (797)**	$ 26,971	-97%

*Note for Line Item 6007

The $40,000.00 Non-Operating Expense show money taken from the Operating Accounting to put into a CD

Budget Comparison

Comparison Periods: 01/01/24 to 12/31/24

Cash Basis

	Acutal 2024	Budget 2024	$ Change	% Change
Income				
4100 INCOME				
4101 HOA DUES				
2201 Prepays	6,976.17	0.00	6,976.17	0.0%
4101 Other HOA DUES	70,579.65	65,520.00	5,059.65	7.7%
Total 4101 HOA DUES	77,555.82	65,520.00	12,035.82	18.4%
4102 JORDAN LANE FEES				
4104 JL - Snow Removal	2,005.00	1,600.00	405.00	25.3%
4105 JL - Upgrade Lrgr Trash Can	161.28	161.28	0.00	0.0%
4106 JL - Utility Fees	34,645.96	40,000.00	-5,354.04	-13.4%
4116 JL - Private Dr Res Assessment	1,848.75	1,800.00	48.75	2.7%
4121 JL - PUD Res Assessment	5,536.31	5,600.00	-63.69	-1.1%
4126 JL - Private Dr Snow Removal	860.00	300.00	560.00	186.7%
Total 4102 JORDAN LANE FEES	45,057.30	49,461.28	-4,403.98	-8.9%
4107 LOWER WEST BOLAN FEES				
4108 LWB - Snow Removal	1,150.65	300.00	850.65	283.6%
4118 LWB - Private Dr Res Assessment	3,749.05	2,000.00	1,749.05	87.5%
Total 4107 LOWER WEST BOLAN FEES	4,899.70	2,300.00	2,599.70	113.0%
4109 MENAUL COURT FEES				
4112 MC - Utility Fees	21,174.21	23,000.00	-1,825.79	-7.9%
4115 MC - Snow Removal	820.00	300.00	520.00	173.3%
4119 MC - Lift Station Res Assessments	2,402.48	2,400.00	2.48	0.1%
4122 MC - PUD Res Assessment	3,640.00	2,600.00	1,040.00	40.0%
Total 4109 MENAUL COURT FEES	28,036.69	28,300.00	-263.31	-0.9%
4113 UPPER WEST BOLAN FEES				
4114 UWB - Snow Removal	750.00	300.00	450.00	150.0%
4120 UWB - Private Dr Res Assessment	2,975.00	1,700.00	1,275.00	75.0%
Total 4113 UPPER WEST BOLAN FEES	3,725.00	2,000.00	1,725.00	86.3%
4123 ANTON COURT FEES				
4124 AC - Private Dr Res Assessment	1,997.50	1,020.00	977.50	95.8%
4125 AC - Snow Removal	1,010.00	300.00	710.00	236.7%
Total 4123 ANTON COURT FEES	3,007.50	1,320.00	1,687.50	127.8%
4129 LINCOLN WAY FEES				
4130 LW - Utility Fees	7,650.00	9,600.00	-1,950.00	-20.3%
Total 4129 LINCOLN WAY FEES	7,650.00	9,600.00	-1,950.00	-20.3%
4150 CA RESERVE ASSESSMENTS				
4151 Com Area Res Assessment	8,332.97	8,800.00	-467.03	-5.3%
Total 4150 CA RESERVE ASSESSMENTS	8,332.97	8,800.00	-467.03	-5.3%
4100 Other INCOME	-625.00	0.00	-625.00	0.0%

Total 4100 INCOME	177,639.98	167,301.28	10,338.70	6.2%
4200 OTHER PROPERTY INCOME				
4201 Late Fees & Interest	2,760.87	0.00	2,760.87	0.0%
4203 Lien Fees	150.00	0.00	150.00	0.0%
4208 CC&R Fines	950.00	0.00	950.00	0.0%
4210 Other Income	742.00	0.00	742.00	0.0%
4207 Miscellaneous Charges	325.00	0.00	325.00	0.0%
Total 4200 OTHER PROPERTY INCOME	4,927.87	0.00	4,927.87	0.0%
Total Income	**182,567.85**	**167,301.28**	**15,266.57**	**9.1%**
Expense				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5005 Menaul Ct Lift Station	2,788.94	750.00	2,038.94	271.9%
5022 Maintenance Miscellaneous	336.45	1,800.00	-1,463.55	-81.3%
5023 Maintenance Engineer	10,196.25	7,200.00	2,996.25	41.6%
Total 5001 MAINTENANCE EXPENSES	13,321.64	9,750.00	3,571.64	36.6%
5100 LANDSCAPING				
5101 Lawn Mowing	4,926.80	3,875.00	1,051.80	27.1%
5102 Sprinkler Materials	1,092.19	2,705.00	-1,612.81	-59.6%
5103 Pruning	545.00	7,000.00	-6,455.00	-92.2%
5105 Spray/Fertilization	4,398.09	3,175.00	1,223.09	38.5%
5106 Weed Trimming	1,196.77	0.00	1,196.77	0.0%
5108 Common Area Weed Control	196.20	3,650.00	-3,453.80	-94.6%
5110 Landscaping Other	364.90	1,050.00	-685.10	-65.2%
Total 5100 LANDSCAPING	12,719.95	21,455.00	-8,735.05	-40.7%
5150 STREETS & SIDEWALKS				
5158 JL Snow Removal	644.24	1,600.00	-955.76	-59.7%
5159 LWB Snow Removal	331.59	300.00	31.59	10.5%
5160 UWB Snow Removal	309.26	300.00	9.26	3.1%
5161 MC Snow Removal	386.07	300.00	86.07	28.7%
5162 AC Snow Removal	261.83	300.00	-38.17	-12.7%
5163 JL Private Dr Snow Removal	373.49	300.00	73.49	24.5%
Total 5150 STREETS & SIDEWALKS	2,306.48	3,100.00	-793.52	-25.6%
5300 UTILITIES				
5301 Common Area Electric	1,145.55	900.00	245.55	27.3%
5304 Water	1,290.35	1,320.00	-29.65	-2.2%
5306 Refuse	1,536.99	2,700.00	-1,163.01	-43.1%
5309 Jordan Ln Util-water,sewer,refuse	36,418.18	40,000.00	-3,581.82	-9.0%
5310 Menaul Ct Util-water,sewer,refuse	22,653.40	23,000.00	-346.60	-1.5%
5311 Lincoln Wy Util-water, sewer,refuse	18,192.09	12,400.00	5,792.09	46.7%
Total 5300 UTILITIES	81,236.56	80,320.00	916.56	1.1%

5400 TAX & LICENSES				
5401 Real Estate Taxes	47.00	80.00	-33.00	-41.3%
5404 Licenses	60.00	90.00	-30.00	-33.3%
Total 5400 TAX & LICENSES	107.00	170.00	-63.00	-37.1%
5550 MARKETING EXPENSE				
5552 Signage	116.63	600.00	-483.37	-80.6%
Total 5550 MARKETING EXPENSE	116.63	600.00	-483.37	-80.6%
5600 ADMINISTRATIVE				
5601 Property Management Fee	22,650.00	22,650.00	0.00	0.0%
5602 Legal Fees	880.00	1,500.00	-620.00	-41.3%
5603 Accounting Fees	1,598.89	1,160.00	438.89	37.8%
5604 Bank Service Charges	2.00	0.00	2.00	0.0%
5605 Meeting Expenses	164.01	0.00	164.01	0.0%
5607 Qualchan HOA Monthly Fee	1,747.50	1,890.00	-142.50	-7.5%
5610 Other Admin Exp	4,405.80	750.00	3,655.80	487.4%
5600 Other ADMINISTRATIVE	-2.00	0.00	-2.00	0.0%
Total 5600 ADMINISTRATIVE	31,446.20	27,950.00	3,496.20	12.5%
5650 INSURANCE				
5651 Liability & Multi-Peril	0.00	4,500.00	-4,500.00	-100.0%
5652 Board of Directors Ins	0.00	3,500.00	-3,500.00	-100.0%
Total 5650 INSURANCE	0.00	8,000.00	-8,000.00	-100.0%
5700 OFFICE				
5702 Mail/Postage	27.00	0.00	27.00	0.0%
Total 5700 OFFICE	27.00	0.00	27.00	0.0%
Total 5000 EXPENSES	141,281.46	151,345.00	-10,063.54	-6.6%
Total Expense	**141,281.46**	**151,345.00**	**-10,063.54**	**-6.6%**
NOI	**41,286.39**	**15,956.28**	**25,330.11**	**158.7%**
Non Operating Expense				
6000 NON-OPERATING EXPENSES				
6002 Funds Transf. to Res. from Oper.	29,054.24	28,000.00	1,054.24	3.8%
6007 Owner Distribution*	40,000.00	0.00	40,000.00	0.0%
Total 6000 NON-OPERATING EXPENSES	69,054.24	28,000.00	41,054.24	146.6%
Total Non Operating Expense	**69,054.24**	**28,000.00**	**41,054.24**	**146.6%**
NET INCOME	**-27,767.85**	**-12,043.72**	**-15,724.13**	**-130.6%**

*Note for Line Item 6007

The $40,000.00 Non-Operating Expense show money taken from the Operating Accounting to put into a CD