

## Lorian at Prospect Creek Owner's Association Inc.

## Balance Sheet

As of September 30, 2019

	Operating	Reserves	Total
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
10 · Operating Cash			
102 · American National Bank- Oper.	24,297.52	-	24,297.52
<b>Total 10 · Operating Cash</b>	<b>24,297.52</b>	<b>-</b>	<b>24,297.52</b>
<b>104 · Reserve Funds</b>			
106 · ANB- Reserve account	-	9,865.42	9,865.42
109 · ANB CD - Matures 2/2/2021 .4%	-	51,908.93	51,908.93
111 · CD-Edward Jones MM Account	-	50,731.46	50,731.46
<b>Total 104 · Reserve Funds</b>	<b>-</b>	<b>112,505.81</b>	<b>112,505.81</b>
<b>Total Checking/Savings</b>	<b>24,297.52</b>	<b>112,505.81</b>	<b>136,803.33</b>
<b>Accounts Receivable</b>			
120 · Accounts Receivable	3,671.83	-	3,671.83
123 · FTL Settlement Agreement	8,000.00	-	8,000.00
<b>Total Accounts Receivable</b>	<b>11,671.83</b>	<b>-</b>	<b>11,671.83</b>
124- Due to Reserves from Operating	(6,796.50)	6,796.50	-
<b>Total Current Assets</b>	<b>29,172.85</b>	<b>119,302.31</b>	<b>148,475.16</b>
<b>TOTAL ASSETS</b>	<b>29,172.85</b>	<b>119,302.31</b>	<b>148,475.16</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Accounts Payable</b>			
200 · Accounts Payable	6,531.44	17,367.50	23,898.94
<b>Total Accounts Payable</b>	<b>6,531.44</b>	<b>17,367.50</b>	<b>23,898.94</b>
<b>Other Current Liabilities</b>			
209 · Deferred Revenue			
212 · FTL Settlement Agreement	8,000.00	-	8,000.00
<b>Total 209 · Deferred Revenue</b>	<b>8,000.00</b>	<b>-</b>	<b>8,000.00</b>
<b>Total Other Current Liabilities</b>	<b>8,000.00</b>	<b>-</b>	<b>8,000.00</b>
<b>Total Current Liabilities</b>	<b>14,531.44</b>	<b>17,367.50</b>	<b>31,898.94</b>
<b>Total Liabilities</b>	<b>14,531.44</b>	<b>17,367.50</b>	<b>31,898.94</b>
<b>Equity</b>			
310 · Capital Reserve	-	132,437.83	132,437.83
390 · Retained Earnings	(17,922.09)	-	(17,922.09)
Net Income	32,563.50	(30,503.02)	2,060.48
<b>Total Equity</b>	<b>14,641.41</b>	<b>101,934.81</b>	<b>116,576.22</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>29,172.85</b>	<b>119,302.31</b>	<b>148,475.16</b>

**Lorian at Prospect Creek Owner's Association Inc.**  
**Statement of Comprehensive Income/(Loss)**  
January through September 2019

	Operating	Reserves	Total
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
400 · Operating Dues	187,524.00	0.00	187,524.00
402 · Water/Sewer Assessment	15,267.36	0.00	15,267.36
404 · Natural Gas Assessment	11,494.61	0.00	11,494.61
405 · Late Fee Interest	187.36	0.00	187.36
416 · Blackstreet Agreement	8,000.00	0.00	8,000.00
426 · Interest Income - Operating Acc	11.37	0.00	11.37
<b>Total Income</b>	<b>222,484.70</b>	<b>0.00</b>	<b>222,484.70</b>
<b>Gross Profit</b>	<b>222,484.70</b>	<b>0.00</b>	<b>222,484.70</b>
<b>Expense</b>			
600 · Administrative Expenses			
600.01 · Management Fee	20,700.00	0.00	20,700.00
600.02 · Accounting	7,840.00	0.00	7,840.00
600.03 · Copies/Postage/Etc.	24.75	0.00	24.75
600.05 · Teleconference	610.93	0.00	610.93
600.06 · Bank charges-operating	154.36	0.00	154.36
600.07 · Fees/Licenses	23.00	0.00	23.00
<b>Total 600 · Administrative Expenses</b>	<b>29,353.04</b>	<b>0.00</b>	<b>29,353.04</b>
650 · Exterior Maintenance Expense			
650.01 · General Maintenance-Exterior	3,777.45	0.00	3,777.45
650.02 · Landscaping Mainteneace	4,316.43	0.00	4,316.43
650.03 · Snow Removal-Ground	4,773.14	0.00	4,773.14
650.04 · Snow Removal-Roof	14,233.65	0.00	14,233.65
650.05 · Hot Tub Maintenance	302.50	0.00	302.50
650.06 · Hot Tub Repair	372.50	0.00	372.50
650.07 · Pool Maintenance	3,895.57	0.00	3,895.57
650.08 · Pool Repair	1,330.00	0.00	1,330.00
650.09 · Roof Repair-Tile	10,499.93	0.00	10,499.93
650.10 · Trash Removal	4,973.96	0.00	4,973.96
650.11 · Window Washing	4,540.00	0.00	4,540.00
<b>Total 650 · Exterior Maintenance Expense</b>	<b>53,015.13</b>	<b>0.00</b>	<b>53,015.13</b>
670 · Interior Maintenance Expense			
670.01 · Commons Janitorial	17,100.00	0.00	17,100.00
670.02 · Janitorial Supplies/Other	1,782.69	0.00	1,782.69
670.03 · General Maintenance-Interior	5,094.49	0.00	5,094.49
670.04 · Alarm System Maintenance	55.00	0.00	55.00
670.05 · Alarm System Monitoring	876.00	0.00	876.00
670.06 · Alarm System Repair	55.00	0.00	55.00
670.07 · Elevator Maintenance	2,903.79	0.00	2,903.79
670.08 · Boiler Maintenance	343.50	0.00	343.50
670.15 · Fire Inspection	1,648.36	0.00	1,648.36
670.16 · 10% to 15% overhead from PM	565.24	0.00	565.24
<b>Total 670 · Interior Maintenance Expense</b>	<b>30,424.07</b>	<b>0.00</b>	<b>30,424.07</b>
680 · Professional Fees			
680.01 · Legal Fees	875.00	0.00	875.00
<b>Total 680 · Professional Fees</b>	<b>875.00</b>	<b>0.00</b>	<b>875.00</b>
690 · Utilities			
690.01 · Water/Sewer	14,930.84	0.00	14,930.84
690.02 · Electricity	15,766.00	0.00	15,766.00
690.03 · Natural Gas	21,922.48	0.00	21,922.48
690.04 · Cable/Internet	2,476.70	0.00	2,476.70
690.05 · Telephone Alarm System	1,674.74	0.00	1,674.74
<b>Total 690 · Utilities</b>	<b>56,770.76</b>	<b>0.00</b>	<b>56,770.76</b>
695 · Insurance			
695.01 · Liability Ins.(Fireman's Ins)	19,483.20	0.00	19,483.20
<b>Total 695 · Insurance</b>	<b>19,483.20</b>	<b>0.00</b>	<b>19,483.20</b>
<b>Total Expense</b>	<b>189,921.20</b>	<b>0.00</b>	<b>189,921.20</b>
<b>Net Ordinary Income</b>	<b>32,563.50</b>	<b>0.00</b>	<b>32,563.50</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
401 · Reserve Dues	0.00	90,019.00	90,019.00
425 · Reserve-Int Income	0.00	1,281.05	1,281.05
<b>Total Other Income</b>	<b>0.00</b>	<b>91,300.05</b>	<b>91,300.05</b>
<b>Other Expense</b>			
714 · Bank Fees	0.00	20.00	20.00
716 · Boiler Repair and Replacement	0.00	13,226.13	13,226.13
718 · Pool & Spa Repairs	0.00	102,854.50	102,854.50
719 · Roof Repair and Replacment	0.00	2,525.00	2,525.00
722 · Pool Table	0.00	1,915.46	1,915.46
723 · Bike Rack	0.00	1,261.98	1,261.98
<b>Total Other Expense</b>	<b>0.00</b>	<b>121,803.07</b>	<b>121,803.07</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>(30,503.02)</b>	<b>(30,503.02)</b>
<b>Net Income</b>	<b>32,563.50</b>	<b>(30,503.02)</b>	<b>2,060.48</b>

**Lorian at Prospect Creek Owner's Association Inc.**  
**Profit & Loss Prev Year Comparison**  
 January through September 2019

**Operating**

Ordinary Income/Expense

	<u>Jan - Sep 19</u>	<u>Jan - Sep 18</u>	<u>\$ Change</u>
<b>Income</b>			
400 · Operating Dues	187,524.00	146,874.00	40,650.00
402 · Water/Sewer Assessment	15,267.36	14,120.00	1,147.36
404 · Natural Gas Assessment	11,494.61	12,977.22	-1,482.61
405 · Late Fee Interest	187.36	86.35	101.01
416 · Blackstreet Agreement	8,000.00	0.00	8,000.00
422 · Interest Income- Operating	0.00	0.19	-0.19
426 · Interest Income - Operating Acc	11.37	0.00	11.37
<b>Total Income</b>	<u>222,484.70</u>	<u>174,057.76</u>	<u>48,426.94</u>
<b>Gross Profit</b>	222,484.70	174,057.76	48,426.94
<b>Expense</b>			
<b>600 · Administrative Expenses</b>			
600.01 · Management Fee	20,700.00	24,520.00	-3,820.00
600.02 · Accounting	7,840.00	6,310.00	1,530.00
600.03 · Copies/Postage/Etc.	24.75	0.00	24.75
600.05 · Teleconference	610.93	87.64	523.29
600.06 · Bank charges-operating	154.36	14.01	140.35
600.07 · Fees/Licenses	23.00	20.00	3.00
600.08 · Web Site	0.00	48.97	-48.97
600.10 · President Fee	0.00	3,900.00	-3,900.00
<b>Total 600 · Administrative Expenses</b>	<u>29,353.04</u>	<u>34,900.62</u>	<u>-5,547.58</u>
<b>650 · Exterior Maintenance Expense</b>			
650.01 · General Maintenance-Exterior	3,777.45	3,779.21	-1.76
650.02 · Landscaping Maintenance	4,316.43	12,034.72	-7,718.29
650.03 · Snow Removal-Ground	4,773.14	0.00	4,773.14
650.04 · Snow Removal-Roof	14,233.65	5,175.50	9,058.15
650.05 · Hot Tub Maintenance	302.50	1,224.00	-921.50
650.06 · Hot Tub Repair	372.50	220.00	152.50
650.07 · Pool Maintenance	3,895.57	3,995.28	-99.71
650.08 · Pool Repair	1,330.00	0.00	1,330.00
650.09 · Roof Repair-Tile	10,499.93	0.00	10,499.93
650.10 · Trash Removal	4,973.96	2,154.87	2,819.09
650.11 · Window Washing	4,540.00	4,375.00	165.00
650.13 · Phase III costs	0.00	228.00	-228.00
650.15 · 3rd Floor Sun Deck Sealing	0.00	450.00	-450.00
<b>Total 650 · Exterior Maintenance Expense</b>	<u>53,015.13</u>	<u>33,636.58</u>	<u>19,378.55</u>
<b>670 · Interior Maintenance Expense</b>			
670.01 · Commons Janitorial	17,100.00	5,700.00	11,400.00
670.02 · Janitorial Supplies/Other	1,782.69	2,258.00	-475.31
670.03 · General Maintenance-Interior	5,094.49	1,676.47	3,418.02
670.04 · Alarm System Maintenance	55.00	0.00	55.00
670.05 · Alarm System Monitoring	876.00	1,351.00	-475.00

**Lorian at Prospect Creek Owner's Association Inc.**  
**Profit & Loss Prev Year Comparison**  
January through September 2019

	<u>Jan - Sep 19</u>	<u>Jan - Sep 18</u>	<u>\$ Change</u>
670.06 · Alarm System Repair	55.00	358.44	-303.44
670.07 · Elevator Maintenance	2,903.79	3,248.63	-344.84
670.08 · Boiler Maintenance	343.50	1,257.42	-913.92
670.09 · Boiler Repair	0.00	4,078.16	-4,078.16
670.15 · Fire Inspection	1,648.36	1,203.00	445.36
670.16 · 10% to 15% overhead from PM	565.24	221.02	344.22
<b>Total 670 · Interior Maintenance Expense</b>	<u>30,424.07</u>	<u>21,352.14</u>	<u>9,071.93</u>
<b>680 · Professional Fees</b>			
680.01 · Legal Fees	875.00	3,856.70	-2,981.70
<b>Total 680 · Professional Fees</b>	<u>875.00</u>	<u>3,856.70</u>	<u>-2,981.70</u>
<b>690 · Utilities</b>			
690.01 · Water/Sewer	14,930.84	14,650.93	279.91
690.02 · Electricity	15,766.00	14,386.00	1,380.00
690.03 · Natural Gas	21,922.48	21,637.59	284.89
690.04 · Cable/Internet	2,476.70	531.60	1,945.10
690.05 · Telephone Alarm System	1,674.74	1,497.22	177.52
<b>Total 690 · Utilities</b>	<u>56,770.76</u>	<u>52,703.34</u>	<u>4,067.42</u>
<b>695 · Insurance</b>			
695.01 · Liability Ins.(Fireman's Ins)	19,483.20	17,032.17	2,451.03
<b>Total 695 · Insurance</b>	<u>19,483.20</u>	<u>17,032.17</u>	<u>2,451.03</u>
<b>Total Expense</b>	<u>189,921.20</u>	<u>163,481.55</u>	<u>26,439.65</u>
<b>Net Income from Operating</b>	<u>32,563.50</u>	<u>10,576.21</u>	<u>21,987.29</u>

## Reserves:

<b>Other Income/Expense</b>			
<b>Other Income</b>			
401 · Reserve Dues	90,019.00	15,000.00	75,019.00
425 · Reserve-Int Income	1,281.05	993.15	287.90
702 · Reserve Funds Used	0.00	0.00	0.00
<b>Total Other Income</b>	<u>91,300.05</u>	<u>15,993.15</u>	<u>75,306.90</u>
<b>Other Expense</b>			
714 · Bank Fees	20.00	0.00	20.00
715 · Deck	0.00	110.00	-110.00
716 · Boiler Repair and Replacement	13,226.13	135,798.20	-122,572.07
718 · Pool & Spa Repairs	102,854.50	0.00	102,854.50
719 · Roof Repair and Replacment	2,525.00	0.00	2,525.00
722 · Pool Table	1,915.46	0.00	1,915.46
723 · Bike Rack	1,261.98	0.00	1,261.98
<b>Total Other Expense</b>	<u>121,803.07</u>	<u>135,908.20</u>	<u>-14,105.13</u>
<b>Net Income from Reserves</b>	<u>-30,503.02</u>	<u>-119,915.05</u>	<u>89,412.03</u>

**Lorian at Prospect Creek Owner's Association Inc.**  
**Profit & Loss Budget vs. Actual 2019**  
 January through September 2019

**Operating**

Ordinary Income/Expense

	<u>Jan - Sep 19</u>	<u>Annual Budget</u>	<u>\$ Over Budget</u>
<b>Income</b>			
400 · Operating Dues	187,524.00	250,000.00	(62,476.00)
402 · Water/Sewer Assessment	15,267.36	19,957.00	(4,689.64)
404 · Natural Gas Assessment	11,494.61	17,400.00	(5,905.39)
405 · Late Fee Interest	187.36	0.00	187.36
416 · Blackstreet Agreement	8,000.00	0.00	8,000.00
420 · Parking Space Rental	0.00	1.00	(1.00)
426 · Interest Income - Operating Acc	11.37	0.00	11.37
<b>Total Income</b>	<u>222,484.70</u>	<u>287,358.00</u>	<u>(64,873.30)</u>
<b>Gross Profit</b>	222,484.70	287,358.00	(64,873.30)
<b>Expense</b>			
<b>600 · Administrative Expenses</b>			
600.01 · Management Fee	20,700.00	27,600.00	(6,900.00)
600.02 · Accounting	7,840.00	8,500.00	(660.00)
600.03 · Copies/Postage/Etc.	24.75	100.00	(75.25)
600.05 · Teleconference	610.93	300.00	310.93
600.06 · Bank charges-operating	154.36	20.00	134.36
600.07 · Fees/Licenses	23.00	30.00	(7.00)
600.08 · Web Site	0.00	750.00	(750.00)
<b>Total 600 · Administrative Expenses</b>	<u>29,353.04</u>	<u>37,300.00</u>	<u>(7,946.96)</u>
<b>650 · Exterior Maintenance Expense</b>			
650.01 · General Maintenance-Exterior	3,777.45	10,000.00	(6,222.55)
650.02 · Landscaping Maintenance	4,316.43	13,900.00	(9,583.57)
650.03 · Snow Removal-Ground	4,773.14	3,500.00	1,273.14
650.04 · Snow Removal-Roof	14,233.65	10,000.00	4,233.65
650.05 · Hot Tub Maintenance	302.50	4,500.00	(4,197.50)
650.06 · Hot Tub Repair	372.50	1,000.00	(627.50)
650.07 · Pool Maintenance	3,895.57	7,200.00	(3,304.43)
650.08 · Pool Repair	1,330.00	2,000.00	(670.00)
650.09 · Roof Repair-Tile	10,499.93	10,000.00	499.93
650.10 · Trash Removal	4,973.96	7,973.00	(2,999.04)
650.11 · Window Washing	4,540.00	4,400.00	140.00
<b>Total 650 · Exterior Maintenance Expense</b>	<u>53,015.13</u>	<u>74,473.00</u>	<u>(21,457.87)</u>
<b>670 · Interior Maintenance Expense</b>			
670.01 · Commons Janitorial	17,100.00	22,800.00	(5,700.00)
670.02 · Janitorial Supplies/Other	1,782.69	2,000.00	(217.31)
670.03 · General Maintenance-Interior	5,094.49	4,500.00	594.49
670.04 · Alarm System Maintenance	55.00	3,000.00	(2,945.00)
670.05 · Alarm System Monitoring	876.00	1,900.00	(1,024.00)
670.06 · Alarm System Repair	55.00	500.00	(445.00)
670.07 · Elevator Maintenance	2,903.79	7,500.00	(4,596.21)
670.08 · Boiler Maintenance	343.50	500.00	(156.50)

**Lorian at Prospect Creek Owner's Association Inc.**  
**Profit & Loss Budget vs. Actual 2019**  
January through September 2019

	<u>Jan - Sep 19</u>	<u>Annual Budget</u>	<u>\$ Over Budget</u>
670.09 · Boiler Repair	0.00	2,000.00	(2,000.00)
670.10 · Sprinkler System-Glycol	0.00	1,500.00	(1,500.00)
670.15 · Fire Inspection	1,648.36	0.00	1,648.36
670.16 · 10% to 15% overhead from PM	565.24	2,000.00	(1,434.76)
<b>Total 670 · Interior Maintenance Expense</b>	<u>30,424.07</u>	<u>48,200.00</u>	<u>(17,775.93)</u>
<b>680 · Professional Fees</b>			
680.01 · Legal Fees	875.00	5,000.00	(4,125.00)
<b>Total 680 · Professional Fees</b>	<u>875.00</u>	<u>5,000.00</u>	<u>(4,125.00)</u>
<b>690 · Utilities</b>			
690.01 · Water/Sewer	14,930.84	19,957.00	(5,026.16)
690.02 · Electricity	15,766.00	19,000.00	(3,234.00)
690.03 · Natural Gas	21,922.48	34,000.00	(12,077.52)
690.04 · Cable/Internet	2,476.70	1,800.00	676.70
690.05 · Telephone Alarm System	1,674.74	2,172.00	(497.26)
<b>Total 690 · Utilities</b>	<u>56,770.76</u>	<u>76,929.00</u>	<u>(20,158.24)</u>
<b>695 · Insurance</b>			
695.01 · Liability Ins.(Fireman's Ins)	19,483.20	30,725.00	(11,241.80)
<b>Total 695 · Insurance</b>	<u>19,483.20</u>	<u>30,725.00</u>	<u>(11,241.80)</u>
<b>Total Expense</b>	<u>189,921.20</u>	<u>272,627.00</u>	<u>(82,705.80)</u>
<b>Net Operating Income</b>	<u>32,563.50</u>	<u>14,731.00</u>	<u>17,832.50</u>

## Reserves:

<b>Other Income/Expense</b>			
<b>Other Income</b>			
401 · Reserve Dues	90,019.00	120,000.00	(29,981.00)
425 · Reserve-Int Income	1,281.05	1,999.00	(717.95)
<b>Total Other Income</b>	<u>91,300.05</u>	<u>121,999.00</u>	<u>(30,698.95)</u>
<b>Other Expense</b>			
714 · Bank Fees	20.00	0.00	20.00
716 · Boiler Repair and Replacement	13,226.13	0.00	13,226.13
718 · Pool & Spa Repairs	102,854.50	0.00	102,854.50
719 · Roof Repair and Replacment	2,525.00	0.00	2,525.00
720 · Unit Heaters, Phase I and II	0.00	5,325.00	(5,325.00)
721 · Walls, Wood Siding and Paint Fi	0.00	51,200.00	(51,200.00)
722 · Pool Table	1,915.46	0.00	1,915.46
723 · Bike Rack	1,261.98	0.00	1,261.98
<b>Total Other Expense</b>	<u>121,803.07</u>	<u>56,525.00</u>	<u>65,278.07</u>
<b>Net Reserves</b>	<u>(30,503.02)</u>	<u>65,474.00</u>	<u>(95,977.02)</u>

LORIAN AT PROSPECT CREEK HOA							
ACTUAL VS. BUDGET COMPARISON							
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2019							
	2019	2019	2018	2017	2016	2015	2014
	ACTUAL	BUDGET	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL
	(9 MOS)	(12 MOS)	(12 MOS)	(12 MOS)	(12 MOS)	(12 MOS)	(12 MOS)
<b>REVENUES:</b>							
Operating Dues	\$ 187,524	\$ 250,000	\$ 200,832	\$ 131,340	\$ 244,556	\$ 176,016	\$ 186,513
Reserve Dues	90,019	120,000	15,000	66,506	25,000	100,500	45,000
Water/Sewer Assessment -same as expense	15,267	19,957	18,848	18,168	16,832	16,484	13,240
Natural Gas Assessment (60%)	11,495	17,400	17,531	17,006	16,620	20,952	19,382
Boiler Assessment ( Units 1-6)	-	-	-	-	-	-	2,500
Reserve Int Income	1,281	1,999	1,307	1,721	1,269	582	32
Blackstreet Agreement	8,000	-	-	8,000	-	38,500	25,000
Room Rental/Pet Fee/Parking Fee	-	1	1	-	1	1	1
Late fee/Interest	198	-	98	-	4	-	-
<b>Total Operating Income</b>	<b>313,784</b>	<b>409,357</b>	<b>253,617</b>	<b>242,741</b>	<b>304,282</b>	<b>353,035</b>	<b>291,668</b>
<b>ADMINISTRATIVE EXPENSE:</b>							
Management Fee (2,300 per mo)	20,700	27,600	31,421	42,000	42,000	42,000	36,000
Accounting	7,840	8,500	10,600	6,455	6,916	7,209	8,435
Task Force Meetings	-	-	-	-	-	648	-
Copies/Postage/Etc.	25	100	42	10	73	47	316
Teleconference/BOARD Mtg expense	611	300	588	869	46	90	798
Bank Charges	154	20	34	-	25	50	34
Fees/Licenses	23	30	30	50	37	38	38
Web Site	-	750	2,659	727	47	281	2,778
President Fee (\$100/week)	-	-	3,900	5,200	5,200	5,200	5,200
<b>TOTAL ADMINISTRATIVE EXPENSE:</b>	<b>29,353</b>	<b>37,300</b>	<b>49,274</b>	<b>55,311</b>	<b>54,344</b>	<b>55,563</b>	<b>53,599</b>
<b>EXTERIOR MAINTENANCE EXPENSE:</b>							
Maintenance-exterior	3,777	10,000	9,477	12,113	6,173	3,324	9,655
Landscaping maintenance	4,316	7,400	12,979	9,240	5,896	9,814	5,123
Landscaping Improvements	-	6,500	-	-	28,656	-	-
Snow Removal-Ground	4,773	3,500	917	3,302	4,126	4,324	3,436
Snow Removal-Roof	14,234	10,000	5,513	8,660	6,742	5,308	3,569
Hot Tub Maintenance	303	4,500	2,205	-	-	264	484
Hot Tub Repair	373	1,000	3,146	2,489	1,053	6,144	561
Pool Maintenance	3,896	7,200	4,545	307	-	-	99
Pool Repair	1,330	2,000	1,584	-	-	2,201	1,729
Roof Repair	10,500	10,000	2,188	3,578	18,032	176	110
Trash Removal (191.82+472.59)x 12 Per new contrac	4,974	7,973	3,953	2,556	2,232	1,741	1,646
Window Washing	4,540	4,400	4,375	4,375	4,375	3,975	1,975
Snow Melt System	-	-	110	610	-	-	-
Phase III costs	-	-	723	-	-	-	-
3rd Floor Sun Deck Sealing- What here	-	-	450	-	308	-	4,719
Miscellaneous- painting/lights, Garage	-	-	235	4,209	1,372	4,125	-
<b>TOTAL EXTERIOR MAINTENANCE</b>	<b>53,016</b>	<b>74,473</b>	<b>52,400</b>	<b>51,439</b>	<b>78,965</b>	<b>41,396</b>	<b>33,106</b>

LORIAN AT PROSPECT CREEK HOA							
ACTUAL VS. BUDGET COMPARISON							
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2019							
	2019	2019	2018	2017	2016	2015	2014
	ACTUAL	BUDGET	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL
	(9 MOS)	(12 MOS)	(12 MOS)	(12 MOS)	(12 MOS)	(12 MOS)	(12 MOS)
<b>INTERIOR MAINTENANCE EXPENSE:</b>							
Commons Janitorial Cleaning (1,900 per Mo)	17,100	22,800	11,400	-	-	-	-
Janitorial Supplies	1,783	2,000	3,815	4,150	2,305	428	1,016
General maintenance-Interior	5,094	4,500	10,922	3,383	3,501	6,600	1,054
Alarm System Maintenance- Annual inspectior	55	3,000	890	564	400	5,962	175
Alarm System Monitoring	876	1,900	1,808	4,788	3,138	1,512	1,551
Alarm System Repair	55	500	677	-	329	158	200
Elevator Maintenance	2,904	7,500	9,142	8,404	7,237	10,186	3,516
Boiler Maintenance * will go up in 2020	344	500	1,257	583	335	314	2,737
Boiler Repair	-	2,000	4,878	165	494	132	378
Fire Suspreson system - TI	1,648	1,500	1,368	-	868	551	1,176
Hydronic Heat Tubes - Glycol	-	-	-	-	-	-	11,164
10%- 15% overhac	565	2,000	481	1,661	2,177	607	2,647
Lighting Garage	-	-	-	-	-	-	7,000
Unit 9	-	-	-	-	-	2,565	1,000
Painting garage/elevator/stairwell	-	-	-	-	-	-	3,216
Pressure Reducing Value Phase II	-	-	-	-	-	1,184	-
<b>TOTAL INTERIOR MAINTENANCE</b>	<b>30,424</b>	<b>48,200</b>	<b>46,638</b>	<b>23,698</b>	<b>20,784</b>	<b>30,199</b>	<b>36,830</b>
<b>PROFESSIONAL FEES</b>							
Legal Fees	875	5,000	4,732	3,354	2,139	4,259	9,638
<b>TOTAL PROFESSIONAL FEES</b>	<b>875</b>	<b>5,000</b>	<b>4,732</b>	<b>3,354</b>	<b>2,139</b>	<b>4,259</b>	<b>9,638</b>
<b>UTILITIES:</b>							
Water/Sewer- 3% increase	14,931	19,957	19,375	17,985	16,688	16,517	14,117
Electricity	15,766	19,000	18,964	19,898	20,848	21,674	20,533
Natural Gas	21,922	34,000	30,108	28,342	27,700	34,798	32,327
Cable/Internet- \$150 per mc	2,476	1,800	990	1,285	1,156	596	271
Telephone Alarm System -\$181 per mc	1,675	2,172	2,038	1,815	1,753	1,706	1,656
<b>TOTAL UTILITIES</b>	<b>56,770</b>	<b>76,929</b>	<b>71,475</b>	<b>69,325</b>	<b>68,145</b>	<b>75,291</b>	<b>68,904</b>
<b>TAXES/INSURANCE:</b>							
Insurance	19,483	30,725	29,444	29,517	30,229	33,244	26,850
Income taxes	-	-	-	-	-	-	-
<b>TOTAL TAXES/INSURANCE</b>	<b>19,483</b>	<b>30,725</b>	<b>29,444</b>	<b>29,517</b>	<b>30,229</b>	<b>33,244</b>	<b>26,850</b>
<b>OTHER EXPENSE:</b>							
Water leak *** is this where you want to see it	-	-	3,585	-	528	-	264
Multi-purpose Room Leak	-	-	-	-	-	-	643
<b>TOTAL OTHER EXPENSE</b>	<b>-</b>	<b>-</b>	<b>3,585</b>	<b>-</b>	<b>528</b>	<b>-</b>	<b>907</b>



LORIAN AT PROSPECT CREEK HOA							
ACTUAL VS. BUDGET COMPARISON							
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2019							
	2019	2019	2018	2017	2016	2015	2014
	ACTUAL	BUDGET	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL
	(9 MOS)	(12 MOS)	(12 MOS)	(12 MOS)	(12 MOS)	(12 MOS)	(12 MOS)
<b>CAPITAL RESERVE EXPENSE:</b>							
Capital Reserve Funding	90,019	120,000	15,000	66,506	25,000	100,500	45,000
Bank Fees	-	-	-	-	(25)	-	-
Reserve Int Expense	1,281	1,999	1,307	1,721	1,269	582	32
<b>TOTAL CAPITAL RESERVE EXPENSE</b>	<b>91,300</b>	<b>121,999</b>	<b>16,307</b>	<b>68,227</b>	<b>26,244</b>	<b>101,082</b>	<b>45,032</b>
<b>TOTAL EXPENSE</b>	<b>281,220</b>	<b>394,626</b>	<b>273,854</b>	<b>300,871</b>	<b>281,378</b>	<b>341,034</b>	<b>274,866</b>
<b>Net Profit/Loss</b>	<b>32,564</b>	<b>14,731</b>	<b>(20,238)</b>	<b>(58,130)</b>	<b>22,904</b>	<b>12,001</b>	<b>16,802</b>
<b>Beginning Cash</b>	<b>(17,926)</b>	<b>(17,926)</b>	<b>2,312</b>	<b>60,442</b>	<b>37,538</b>	<b>25,537</b>	<b>8,735</b>
<b>Ending Cash-Projected</b>	<b>\$ 14,638</b>	<b>\$ (3,194)</b>	<b>\$ (17,926)</b>	<b>\$ 2,312</b>	<b>\$ 60,442</b>	<b>\$ 37,538</b>	<b>\$ 25,537</b>
<b>LORIAN AT PROSPECT CREEK HOA</b>							
<b>RESERVE ACCOUNT DETAIL:</b>							
	2019	2019	2018	2017	2016	2015	2014
	ACTUAL	BUDGET	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL
	(9 MOS)	(12 MOS)	(12 MOS)	(12 MOS)	(12 MOS)	(12 MOS)	(12 MOS)
Beginning Balance	\$ 132,437	\$ 132,437	\$ 276,869	\$ 290,148	\$ 263,904	\$ 162,822	\$ 117,790
Add transfers from Operating Acct	90,019	120,000	15,000	66,506	25,000	100,500	45,000
Interest Income	1,281	1,999	1,307	1,721	1,269	582	32
<b>Balance before expenditures</b>	<b>223,737</b>	<b>254,436</b>	<b>293,176</b>	<b>358,375</b>	<b>290,173</b>	<b>263,904</b>	<b>162,822</b>
<b>Expenditures:</b>							
Bank Fees	20	-	-	-	25	-	-
Sun Deck	-	-	110	-	-	-	-
Boiler Repair and Replacement	13,226	-	150,525	81,506	-	-	-
Pool & SPA Repairs	102,855	-	5,039	-	-	-	-
Unit Heaters, Phase I and II, Phase	-	5,325	-	-	-	-	-
Walls, Wood Siding, Paint Finishes	-	51,200	-	-	-	-	-
Roof Repair and Replacement	2,525	-	-	-	-	-	-
Pool Table	1,916	-	-	-	-	-	-
Bike Rack	1,261	-	-	-	-	-	-
Reserve Study	-	-	5,065	-	-	-	-
<b>Total Expenditures</b>	<b>121,803</b>	<b>56,525</b>	<b>160,739</b>	<b>81,506</b>	<b>25</b>	<b>-</b>	<b>-</b>
<b>Ending Balance-Reserve Account</b>	<b>\$ 101,935</b>	<b>\$ 197,911</b>	<b>\$ 132,437</b>	<b>\$ 276,869</b>	<b>\$ 290,148</b>	<b>\$ 263,904</b>	<b>\$ 162,822</b>

LORIAN AT PROSPECT CREEK HOA								
ACTUAL VS. BUDGET COMPARISON								
FOR THE NINE MONTHS ENDING SEPTEMBER 30, 2019								
			See Note	12 months	12 months	11 months	12 months	12 months
LORIAN AT PROSPECT CREEK HOA			2014	2015	2016	2017	2018	2019
RECAP OF TOTAL DUES:	SQ. FT.	%	DUES	DUES	DUES	DUES	DUES	DUES
OSBURN #1	5,997.00	10.17%	14,566	28,115	27,406	20,118	21,946	37,622
KLEKAMP #2	3,938.00	6.68%	9,565	18,462	17,996	13,210	14,411	24,705
AGAN #3	3,508.00	5.95%	8,520	16,446	16,031	11,768	12,838	22,007
WSE Realty LLC #4	3,948.00	6.69%	9,589	18,509	18,042	13,244	14,448	24,768
MCLAUGHLIN #5	3,498.00	5.93%	8,496	16,399	15,986	11,734	12,801	21,945
FTL LORIAN #6	3,951.00	6.70%	9,596	18,523	18,056	13,254	14,459	24,787
FARAGHER #7	1,927.07	3.27%	9,663	9,034	8,807	6,465	7,052	12,089
LORIAN 8, LLC #8	1,935.41	3.28%	9,705	9,074	8,845	6,493	7,083	12,142
WILSON #9	3,856.93	6.54%	19,340	18,082	17,626	12,939	14,114	24,196
EATON #10	3,870.04	6.56%	19,406	18,143	17,686	12,983	14,162	24,279
HARE #11	2,069.86	3.51%	10,379	9,704	9,459	6,944	7,575	12,985
DEAN #12	1,550.74	2.63%	7,776	7,270	7,087	5,202	5,675	9,729
ROSADO & SCHULTEJANS #13	2,799.54	4.75%	14,038	13,125	12,794	9,391	10,245	17,563
GAYLE #14	2,073.69	3.52%	10,398	9,722	9,477	6,956	7,589	13,009
CASSEL #15	2,370.97	4.02%	11,889	11,115	10,835	7,954	8,677	14,874
LACAYO #16	2,770.69	4.70%	13,893	12,989	12,662	9,295	10,139	17,382
MARTELL #17	2,182.03	3.70%	10,941	10,230	9,972	7,320	7,985	13,689
VILA #18	2,102.98	3.57%	10,545	9,859	9,611	7,055	7,696	13,193
POST/BOHON #19	2,118.22	3.59%	10,621	9,931	9,680	7,106	7,752	13,289
CROWDER #20	2,510.20	4.26%	12,587	11,768	11,471	8,421	9,186	15,748
<b>TOTAL</b>	<b>58,978.37</b>	<b>100.00%</b>	<b>231,513</b>	<b>276,500</b>	<b>269,528</b>	<b>197,850</b>	<b>215,832</b>	<b>370,000</b>
ASSESSMENT PER SQ. FT.			4.97	4.69	4.57	3.74	3.66	6.27
						Percent Increase		71.43%
			Monthly					
	See Note		2014	2015	2016	11 months	12 months	12 months
	DUES	DUES	DUES	DUES	DUES	DUES	DUES	Monthly
RECAP OF TOTAL DUES:								Dollar
								Increase
OSBURN #1	2,428	2,343	2,284	1,829	1,702	3,135	1,433	
KLEKAMP #2	1,594	1,538	1,500	1,201	1,117	2,059	942	
AGAN #3	1,420	1,371	1,336	1,070	995	1,834	839	
WSE Realty LLC #4	1,598	1,542	1,504	1,204	1,120	2,064	944	
MCLAUGHLIN #5	1,416	1,367	1,332	1,067	993	1,829	836	
FTL LORIAN #6	1,599	1,544	1,505	1,205	1,121	2,066	945	
FARAGHER #7	805	753	734	588	547	1,007	460	
LORIAN 8, LLC #8	809	756	737	590	549	1,012	463	
WILSON #9	1,612	1,507	1,469	1,176	1,094	2,016	922	
EATON #10	1,617	1,512	1,474	1,180	1,098	2,023	925	
HARE #11	865	809	788	631	587	1,082	495	
DEAN #12	648	606	591	473	440	811	371	
ROSADO & SCHULTEJANS #13	1,170	1,094	1,066	854	794	1,464	670	
GAYLE #14	867	810	790	632	588	1,084	496	
CASSEL #15	991	926	903	723	673	1,240	567	
LACAYO #16	1,158	1,082	1,055	845	786	1,448	662	
MARTELL #17	912	852	831	665	619	1,141	522	
VILA #18	879	822	801	641	597	1,099	502	
POST/BOHON #19	885	828	807	646	601	1,107	506	
CROWDER #20	1,049	981	956	766	712	1,312	600	
<b>TOTAL</b>	<b>24,320</b>	<b>23,042</b>	<b>22,461</b>	<b>17,986</b>	<b>16,733</b>	<b>30,833</b>	<b>14,100</b>	
NOTE: Units 1 through 6 were added to the HOA in July of 2014. The squarefootage of the HOA prior to the additional units was 34,138.3								
DUES BROKEN OUT BY RESERVES VS OPERATING								
RECAP OF DUES:	SQ. FT.	%	Annual		Monthly			
			OPERATING	RESERVE	OPERATING	RESERVE		
OSBURN #1	5,997.00	10.17%	25,420	12,202	2,118	1,017		
KLEKAMP #2	3,938.00	6.68%	16,693	8,012	1,391	668		
AGAN #3	3,508.00	5.95%	14,870	7,138	1,239	595		
WSE Realty LLC #4	3,948.00	6.69%	16,735	8,033	1,395	669		
MCLAUGHLIN #5	3,498.00	5.93%	14,827	7,117	1,236	593		
FTL LORIAN #6	3,951.00	6.70%	16,748	8,039	1,396	670		
FARAGHER #7	1,927.07	3.27%	8,169	3,921	681	327		
LORIAN 8, LLC #8	1,935.41	3.28%	8,204	3,938	684	328		
WILSON #9	3,856.93	6.54%	16,349	7,847	1,362	654		
EATON #10	3,870.04	6.56%	16,404	7,874	1,367	656		
HARE #11	2,069.86	3.51%	8,774	4,211	731	351		
DEAN #12	1,550.74	2.63%	6,573	3,155	548	263		
ROSADO & SCHULTEJANS #13	2,799.54	4.75%	11,867	5,696	989	475		
GAYLE #14	2,073.69	3.52%	8,790	4,219	733	352		
CASSEL #15	2,370.97	4.02%	10,050	4,824	838	402		
LACAYO #16	2,770.69	4.70%	11,745	5,637	979	470		
MARTELL #17	2,182.03	3.70%	9,249	4,440	771	370		
VILA #18	2,102.98	3.57%	8,914	4,279	743	357		
POST/BOHON #19	2,118.22	3.59%	8,979	4,310	748	359		
CROWDER #20	2,510.20	4.26%	10,640	5,107	887	426		
<b>TOTAL</b>	<b>58,978.37</b>	<b>100.00%</b>	<b>250,000</b>	<b>120,000</b>	<b>20,833</b>	<b>10,000</b>		