

December 31, 2014

Daniels Loft Homeowners Association Annual Meeting Notification

Dear Owner,

We will be having our 2014 Annual Meeting on Monday January 12, 2015 at 6:30 PM MT at Wylene's loft. For those not able to attend in person you may participate by using the following conference call information:

Conference Call Number: 866 740-1260

Access Code: 6302243

(Please note that you will be put on hold until I start the meeting, which might be closer to 6:40 as people get settled.)

The agenda for the meeting is as follows:

- Update on status of the building
- Review 2014 Financials and Reserve Account
- Review proposed 2015 budget
- Discuss Property Overseer Duties
- Nominations and Election of Officers - Mark Rupert's term is up for election. Laurie and Diane have one more year on their term
- Open discussion

As a reminder, our governing documents, minutes and current financial information can be found at <http://www.muldoonassociates.com> under HOA's and Daniels Loft. In preparation for the meeting, please review the following information available at the above site:

- Information for Tenants - New
- Information for Owners - New
- Onsite Property Overseer Duties - New
- 2014 Financial Statements
- Proposed 2015 Operating Budget - New

Overall, the building is in very good shape. We did not encounter any major unexpected expenses in 2014 and were able to continue to build our Reserve Account. Going into 2015, the biggest expense that we anticipate is to clean up the wiring and secure access to the Direct TV panels in the building. This is a problem that we have allowed to fester for years and has become worse as tenants move in and out of the building. I'll discuss in more detail when we review the proposed budget.

Following is a high-level analysis of our current financial situation:

2014 Budget Variance

	Budget YTD November 2014	Actual YTD November 2014	Variance
Income	\$47,476.00	\$47,501.00	\$25.00
Operating Expense	<u>33,049.00</u>	<u>29,494.00</u>	<u>(3,555.00)</u>
Net income	\$14,427.00	\$18,007.00	\$3,580.00

Reserve Fund Analysis

	<u>2013</u>	<u>2014</u>
December 2012 Reserve Study	\$65,588.00	\$86,099.00
Savings - October 30, 2104		\$72,639.00
Checking - October, 2014		\$8,645.00
Accounts receivable		<u>\$(544.00)</u>
Total Cash		\$80,740.00
Variance		\$(5,359.00)
Budget Remaining Year		\$2,033.00
EOY Variance*		\$(3,326.00)

**Estimated. We have allocated \$500 for a Reserve Study update in March 2015.
Overall, my feeling is that we are in good shape.*

Please feel free to email or call if you have any questions or issues that you would like to discuss before the meeting.

Happy Holidays,
Mark Ruport