

SUNRIVER WILDFLOWER II HOA  
FINANCIALS  
FOR YEAR 1981 and YTD 1982

	Dec. 31/81	June 30/82	Aug. 31/82
CASH	\$ 1,481.15	\$ 3,962.79	\$ 5,306.49
RECEIVABLES: HOA Fees	<u>1,386.72</u>	<u>150.00</u>	<u>750.00</u>
TOTAL ASSETS	<u>\$ 2,867.87</u>	<u>\$ 4,112.79</u>	<u>\$ 6,056.49</u>
PAYABLES: McCallum	\$ 4,668.59	\$ 2,103.98	2,948.00
DES		500.00	400.00
RESERVES	(1,800.72)	1,508.81	2,708.49
TOTAL LIABILITIES	<u>\$ 2,867.87</u>	<u>\$ 4,112.79</u>	<u>6,056.49</u>

	YTD	DEC. 1981	JUNE 1982	AUG. 1982
REVENUES: Assessments		\$20,737.65	\$16,756.72	\$22,456.72
Misc. Income		321.24	440.00	440.00
TOTAL REVENUE		<u>\$21,058.89</u>	<u>\$17,196.72</u>	<u>\$22,896.72</u>

EXPENSES (Account No.)				
Association Management (020)	\$ 2,346.00	2,448.00	3,744.00	3,744.00
Insurance (030)	1,472.00	2,949.00	2,949.00	2,949.00
Utilities - Electric (001, 042)	373.90	205.13	277.78	277.78
- Garbage (003)	2,772.01	1,772.40	2,676.40	2,676.40
- Water (004)	566.50	-0-	-0-	-0-
Grounds Maintenance (010,011,013,015)	5,842.24	302.42	803.24	803.24
Snow Removal (012)	240.00	720.00	720.00	720.00
Swimming Pool (040)	-0-	500.00	500.00	500.00
General Maintenance (050,051)	663.64	162.10	222.10	222.10
General Expenses (021,022,023,024,026, 248,249,250,500)	1,537.58	311.50	359.33	359.33
Legal Expenses (499)	5,475.08	4,999.53	5,999.53	5,999.53
Returned Items (247)		300.00	300.00	300.00
TOTAL EXPENSES	<u>\$21,288.94<sup>1</sup></u>	<u>\$14,670.08<sup>2</sup></u>	<u>\$18,551.38</u>	<u>\$18,551.38</u>
GAIN(LOSS) in Association Funds	(\$551.29)	\$2,526.64	\$ 4,345.34	\$ 4,345.34

NOTES: (1) Based on 34 units, average quarterly cost of \$156.53 for net loss of \$1.68/unit

(2) Based on 48 units, average quarterly cost of \$152.80 for net gain of \$26.32/unit

SUNRIVER/WILDFLOWER II HOA  
FINANCIALS  
FOR 1982 and 1983 FORECASTS

	ESTIMATED DEC. 31/82	ESTIMATED DEC. 31/83	ORIGINAL '82 BUDGET <sup>5</sup>
CASH	\$ 3,800	\$ 6,000	\$ 8,220
RECEIVABLES (est'd 20% of Fees)	<u>1,600</u>	<u>1,600</u>	<u>-0-</u>
TOTAL ASSETS	<u>\$ 5,400</u>	<u>\$ 7,600</u>	<u>\$ 8,220</u>
PAYABLES (Insurance and Legal)	\$ 1,950	\$ 2,000	-0-
RESERVES	<u>3,450</u>	<u>5,600</u>	<u>8,220 (7)</u>
TOTAL LIABILITIES	<u>\$ 5,400</u>	<u>\$ 7,600</u>	<u>\$ 8,220</u>
	<u>YTD</u>	<u>DEC. 1982</u>	<u>DEC. 1983</u>
REVENUES: Assessments 48 units '83			
@ \$150/quarter	\$31,160	\$28,800	\$28,800
Misc. Income (Interest/Unreimb)	<u>500</u>	<u>(1,800)<sup>3</sup></u>	<u>-0-</u>
TOTAL REVENUE	<u>\$31,660</u>	<u>\$27,000</u>	<u>\$28,800</u>
EXPENSES			
Association Management	\$ 5,040 <sup>1</sup>	\$ 5,600	\$ 4,600
Insurance	3,000	4,000	2,750
Utilities - Electric	400	500	650
- Garbage	4,000	4,000 <sup>4</sup>	3,700
- Water	-0-	2,000 <sup>4</sup>	400
Ground Maintenance	1,300	500	3,500
Snow Removal	720	750	500
Swimming Pool	500	-0-	-0-
General Maintenance	250	250	500
General Expenses	600 <sup>2</sup>	750	1,330
Legal Expenses	9,000 <sup>2</sup>	3,000	7,500
Miscellaneous	<u>1,600<sup>6</sup></u>	<u>500</u>	<u>250</u>
TOTAL EXPENSES	<u>\$26,410</u>	<u>\$21,850</u>	<u>\$25,680</u>
GAIN(LOSS) in Association Funds	<u>\$ 5,250</u>	<u>\$ 5,150</u>	<u>\$ 3,120</u>

- NOTES: (1) Insurance rates assume '83 payment for '82-83  
(Total '82: \$3027 less \$78 credit)
- (2) \$6000 paid through Aug. 31; \$1950 owed, est. \$1000 add'l expenses
- (3) Unpaid Board of Directors' Fees
- (4) Estimate based on metering in 1983
- (5) Adjusted for Phase III being annexed and increased legal costs
- (6) Includes an estimated \$1000 for Roofing Consultant for inspection tests.
- (7) Prepared prior to knowledge of yearend deficit for 1981.

SUNRIVER/WILDFLOWER II HOA  
MONTHLY PER UNIT COSTS  
FOR YTD JUNE 1982 and 1982/83 FORECASTS

	ACTUAL Thru 6/30/82	ESTIMATED THRU 12/31/82	ESTIMATED 1983
REVENUES: Association Fees	\$ 58.18 <sup>1</sup>	\$ 54.10 <sup>1</sup>	\$ 50.00
Other Income	1.52	0.87	(3.13)
TOTAL REVENUE	<u>\$ 59.70</u>	<u>\$ 54.97</u>	<u>\$ 46.87</u>
EXPENSES:			
Association Management	\$ 8.50	\$ 8.75	\$ 9.72
Insurance	10.24	5.20	6.95
Utilities - Electric	0.72	0.69	0.87
- Garbage	6.15	6.95	6.95
- Water	-0-	-0-	3.47
Grounds Maintenance	1.05	2.25	0.87
Snow Removal	2.50	1.25	1.30
Swimming Pool	1.74	0.87	-0-
General Maintenance	0.56	0.43	0.43
General Expenses	1.08	1.04	1.30
Legal Expenses	17.36	15.63	5.20
Miscellaneous	1.04	2.78	0.87
TOTAL EXPENSES	<u>\$ 50.94</u>	<u>\$ 45.84<sup>2</sup></u>	<u>\$ 37.93</u>
AMOUNT PER QUARTER	<u>\$152.82</u>	<u>\$137.52</u>	<u>\$113.79</u>

NOTES: (1) Increase due to '81 fees paid in '82  
(2) Versus Board of Directors' adjusted budget of \$44.58 per month and Property Management's \$45.45

## VARIANCE ANALYSIS

1. Increased '82 revenues from early closing of Phase III and reimbursement of '81 Fees in '82.
2. Increased Association Management rate in April '82.
3. Swimming pool shutdown saved electricity, water and maintenance expenses.
4. Landscaping paid in '81 versus '82.
5. Legal expenses increased due to length of time for settlement of Agreement for Roof Repairs