

SUNRIVER WILDFLOWER II HOA
FINANCIALS
FOR YEAR 1983 and YTD 1984

	Dec. 31/83	June 30/84	Aug. 31/84
CASH	\$2,531.72	\$5,867.05	\$5,247
RECEIVABLES: HOA Fees	330.00	1,460.00	1,030
TOTAL ASSETS	<u>\$2,861.72</u>	<u>\$7,327.05</u>	<u>\$6,277</u>
PAYABLES:	\$1,956.32	\$ 431.50	\$1,971
RESERVES	905.40	6,895.55	4,306
TOTAL LIABILITIES	<u>\$2,861.72</u>	<u>\$7,327.05</u>	<u>\$6,277</u>

	YTD DEC. 1983	JUNE 1984	AUG. 1984
REVENUES: Assessments	\$41,280.00 (1)	\$12,750.00	\$18,330
Misc. Income	457.31	523.57	303
TOTAL REVENUE	<u>\$41,737.31</u>	<u>\$13,273.57</u>	<u>\$18,633</u>
EXPENSES (Account No.)			
Association Management (020)	\$ 5,184.00	\$ 2,592.00	\$ 3,388
Insurance (030)	1,970.32	1,989.34	2,077
Utilities - Electric (001, 042)	535.83	327.48	423
- Garbage (003), Telephone	5,261.00	1,800.00	2,625
- Water (004)	89.64	212.50	707
Grounds Maintenance (010,011,013,015)	30,033.93 (2)	1,731.99	5,127
Snow Removal (012)	240.00	465.00	465
Swimming Pool (040)	-0-	-0-	-0-
General Maintenance (050,051)	1,073.07	416.50	1,735
General Expenses (021,022,023,024,026, 248,249,250,500)	1,216.29	368.41	416
Legal Expenses (499)	-0-	-0-	-0-
Returned Items (247)	-0-	-0-	-0-
TOTAL EXPENSES	<u>\$45,604.08</u>	<u>\$ 9,903.22</u>	<u>\$17,463</u>
GAIN(LOSS) in Association Funds	<u>\$ (3,866.77)</u>	<u>\$ 3,370.35</u>	<u>\$ 1,170</u>

(1) Includes Special Assessments totaling \$18,000.00.

(2) Includes sprinkler system expenses totaling \$22,095.00.

SUNRIVER/WILDFLOWER II HOA
FINANCIALS
FOR 1984 and 1985 FORECASTS

	ESTIMATED DEC. 31/84	ESTIMATED DEC. 31/85	ORIGINAL 1984 BUDGET
CASH	\$2,300	\$4,150	\$ 9,250
RECEIVABLES (est'd 20% of Fees)	<u>2,000</u>	<u>2,000</u>	<u>2,200</u>
TOTAL ASSETS	<u>\$4,300</u>	<u>\$6,150</u>	<u>\$11,450</u>
PAYABLES (Insurance and Legal)	\$2,000	\$2,000	\$ 2,000
RESERVES	<u>2,300</u>	<u>4,150</u>	<u>9,450</u>
TOTAL LIABILITIES	<u>\$4,300</u>	<u>\$6,150</u>	<u>\$11,450</u>
	<u>YTD</u>	<u>DEC. 1985</u>	<u>DEC. 1984</u>
REVENUES: Assessments 48 units '85	\$26,110	\$33,600 (1)	\$28,800
@ \$ 175/quarter	450	(1,300)	(1,300)
Misc. Income (Interest/Unreimb)	<u>\$26,560</u>	<u>\$32,300</u>	<u>\$27,500</u>
TOTAL REVENUE			
EXPENSES			
Association Management	\$ 5,200	\$ 5,500	\$ 6,000
Insurance	3,200 (5)	4,000	3,000
Utilities - Electric	600	700	500
- Garbage	4,500	4,500	4,000
- Water	1,500	1,500	3,500
Ground Maintenance	5,600 (2)	4,000 (3)	5,500 (2)
Snow Removal	750	1,000	750
Swimming Pool	-0-	-0-	-0-
General Maintenance w/roof repairs	5,000 (4)	8,000 (6)	250
General Expenses	750	750	750
Legal Expenses	-0-	-0-	-0-
Miscellaneous	<u>500</u>	<u>500</u>	<u>500</u>
TOTAL EXPENSES	<u>\$27,600</u>	<u>\$30,450</u>	<u>\$24,750</u>
GAIN(LOSS) in Association Funds	<u>\$ (1,040)</u>	<u>\$ 1,850</u>	<u>\$ 2,750</u>

- (1) Represents an increase of \$25 per quarter per unit for Reserve Account.
- (2) Represents Phases I and II front landscaping.
- (3) Represents Phases I, II and III upkeep landscaping.
- (4) Includes unforecasted roof repairs pending HOA final recommendations and garbage bins (\$1,200).
- (5) Includes extended Insurance coverage for 100% replacement costs.
- (6) Includes planned roof and common area replacement.

SUNRIVER/WILDFLOWER II HOA
 MONTHLY PER UNIT COSTS
 FOR YTD AUG. 1984 and 1984/1985 FORECASTS

	ACTUAL Thru 8/31/84	ESTIMATED THRU 12/31/84	ESTIMATED 1985
REVENUES: Association Fees	\$ 47.73	\$ 45.33	\$ 58.33
Other Income	<u>0.79</u>	<u>0.78</u>	<u>(2.26)</u>
TOTAL REVENUE	<u>\$ 48.52</u>	<u>\$ 46.11</u>	<u>\$ 56.07</u>
EXPENSES:			
Association Management	\$ 8.82	\$ 9.03	\$ 9.55
Insurance	5.41	5.56	6.94
Utilities - Electric	1.10	1.04	1.22
- Garbage	6.83	7.81	7.81
- Water	1.84	2.60	2.60
Grounds Maintenance	13.09	9.72	6.94
Snow Removal	1.21	1.30	1.74
Swimming Pool	-0-	-0-	-0-
General Maintenance	4.52	8.68	13.89
General Expenses	1.08	1.30	1.30
Legal Expenses	-0-	-0-	-0-
Miscellaneous	<u>-0-</u>	<u>.88</u>	<u>.88</u>
TOTAL EXPENSES	<u>\$ 45.48</u>	<u>\$ 47.92</u>	<u>\$ 52.87</u>
AMOUNT PER QUARTER	<u>\$136.44</u>	<u>\$143.76</u>	<u>\$158.61</u>

1983 VARIANCE ANALYSIS

1. Increase in Assessments reflects the Special Assessment of \$18,000 for the Sprinkler System.
2. Reduced garbage expense due to rate change.
3. Increase in water expense due to metering by Sunriver.
4. Grounds maintenance includes the installation of the sprinkler system. This year includes tree thinning and front landscaping, for Phase I and II.
5. Increase in General Maintenance including modifying garbage bin doors and roof repairs.