

SUNRIVER WILDFLOWER II HOA
FINANCIALS
FOR YEAR 1984 and YTD 1985

| | Dec. 31/84 | Aug. 31/85 |
|--|-----------------|-----------------|
| CASH | \$3,135 | \$8,337 |
| RECEIVABLES: HOA Fees | <u>(610)</u> | <u>680</u> |
| TOTAL ASSETS | <u>\$2,525</u> | <u>\$9,017</u> |
| PAYABLES: | \$2,333 | \$2,000 |
| RESERVES: | <u>192</u> | <u>7,017</u> |
| TOTAL LIABILITIES | <u>\$2,525</u> | <u>\$9,017</u> |
| | | |
| REVENUES: Assessments | \$27,595 | \$26,520 |
| Misc. Income | <u>470</u> | <u>1,230</u> |
| TOTAL REVENUE | \$28,065 | \$27,750 |
| | | |
| EXPENSES (Account No.) | | |
| Association Management (020) | \$5,184 | 3,888 |
| Insurance (030) | 3,244 | 2,333 |
| Utilities - Electric (001, 042) | 637 | 484 |
| - Garbage (003) | 4,575 | 3,450 |
| - Water (004) | 2,175 | 1,904 |
| Grounds Maintenance (010,011,013,015) | 5,109 | 2,255 |
| Snow Removal (012) | 905 | 1,100 |
| Swimming Pool (040) | -0- | -0- |
| General Maintenance (050, 051) | (1) 5,365 | 5,647 |
| General Expenses (021,022,023,024,026, 248,249,250,500) | 877 | 807 |
| Legal Expenses (499) | -0- | -0- |
| Returned Items (247) | <u>-0-</u> | <u>-0-</u> |
| TOTAL EXPENSES | <u>\$28,071</u> | <u>\$21,868</u> |
| GAIN(LOSS) in Association Funds | <u>(\$6)</u> | <u>\$5,882</u> |

(1) Includes pool fence removal @ \$250; garbage bin doors @ \$1,200; roof replacement and repairs @ \$3,600.

SUNRIVER/WILDFLOWER II HOA
FINANCIALS
FOR 1985 and 1986 FORECASTS

| | ESTIMATED DEC. 31/85 | BUDGET DEC. 31/86 | ORIGINAL BUDGET |
|---|-------------------------|----------------------|--------------------|
| CASH | \$8,000 | \$12,000 | \$6,850 |
| RECEIVABLES (est'd 5% of Fees) | <u>1,000</u> | <u>1,500</u> | <u>3,500</u> |
| TOTAL ASSETS | <u>\$9,000</u> | <u>\$13,500</u> | <u>\$10,350</u> |
| PAYABLES (Insurance and Misc.) | \$2,000 | \$3,000 | \$2,000 |
| RESERVES | <u>7,000</u> | <u>10,500</u> | <u>8,350</u> |
| TOTAL LIABILITIES | <u>\$9,000</u> | <u>\$13,500</u> | <u>\$10,350</u> |
| | DEC. 31/85 | DEC. 31/86 | DEC. 31/85 |
| REVENUES: Assessments 48 units @ \$200/quarter | \$38,400 | \$38,400 | \$38,400 |
| Misc. Income (Interest/Unreimb) | <u>(1,100)</u> | <u>(1,900)</u> | <u>(1,900)</u> |
| TOTAL REVENUE | \$37,300 | \$36,500 | \$36,500 |
| EXPENSES | | | |
| Association Management | \$5,250 | (1) \$5,400 | \$5,500 |
| Insurance | 3,800 | 4,500 | 4,000 |
| Utilities - Electric | 750 | 750 | 700 |
| - Garbage | 4,750 | 5,000 | 4,500 |
| - Water | 2,000 | 2,000 | 1,500 |
| Ground Maintenance | 3,000 | 2,000 | 4,000 |
| Snow Removal | 1,500 | 1,000 | 1,000 |
| Swimming Pool | (3) -0- | (2) -0- | -0- |
| General Maintenance | 11,200 | 11,000 | 8,000 |
| General Expenses | 1,100 | 1,000 | 750 |
| Legal Expenses | -0- | -0- | -0- |
| Miscellaneous | <u>250</u> | <u>500</u> | <u>500</u> |
| TOTAL EXPENSES | <u>\$33,600</u> | <u>\$33,150</u> | <u>\$30,450</u> |
| GAIN(LOSS) in Association Funds | <u>\$3,700</u> | <u>\$3,350</u> | <u>\$6,050</u> |

(1) Final insurance costs will be verified in November

(2) Includes 9 buildings @\$1,050 each (a total of \$9,500) for roof replacement.

(3) Includes \$3,300 on roof replacement year-to-date plus \$3,000 projected through year end on roof replacement.

SUNRIVER/WILDFLOWER II HOA
MONTHLY PER UNIT COSTS
FOR YTD AUGUST 1985 and 1985/86 FORECASTS

| | ACTUAL THRU 8/31/85 | ESTIMATED THRU 12/31/85 | BUDGET 1986 |
|----------------------------|---------------------------|-------------------------------|----------------|
| REVENUES: Association Fees | \$69.06 | \$66.67 | \$66.67 |
| Other Income | <u>3.20</u> | <u>(1.91)</u> | <u>(3.30)</u> |
| TOTAL REVENUE | <u>\$72.26</u> | <u>\$64.76</u> | <u>\$63.37</u> |
| EXPENSES: | | | |
| Association Management | (1) \$10.13 | \$ 9.11 | \$ 9.38 |
| Insurance | 6.08 | 6.60 | 7.81 |
| Utilities - Electric | 1.26 | 1.30 | 1.30 |
| - Garbage | 8.98 | 8.25 | 8.68 |
| - Water | 4.96 | 3.47 | 3.47 |
| Grounds Maintenance | 5.87 | 5.21 | 3.47 |
| Snow Removal | 2.86 | 2.60 | 1.74 |
| Swimming Pool | -0- | -0- | -0- |
| General Maintenance | 14.71 | 19.44 | 19.10 |
| General Expenses | 2.10 | 1.91 | 1.74 |
| Legal Expenses | -0- | -0- | -0- |
| Miscellaneous | <u>-0-</u> | <u>.43</u> | <u>.87</u> |
| TOTAL EXPENSES | <u>\$56.95</u> | <u>\$58.32</u> | <u>\$57.56</u> |
| AMOUNT PER QUARTER | \$170.85 | \$174.96 | \$172.68 |

(1) Includes prepayment for one month.

SUNRIVER WILDFLOWER II HOA
FINANCIALS
FOR YEAR 1984 and YTD 1985

| | Dec. 31/84 | Aug. 31/85 | Dec. 31/85 |
|--|-----------------|-----------------|------------------|
| CASH | \$3,135 | \$8,337 | \$2,525 |
| RECEIVABLES: HOA Fees | <u>(610)</u> | <u>680</u> | <u>(835)</u> |
| TOTAL ASSETS | <u>\$2,525</u> | <u>\$9,017</u> | <u>\$1,690</u> |
| PAYABLES: | \$2,333 | \$2,000 | -0- |
| RESERVES: | <u>192</u> | <u>7,017</u> | <u>\$1,690</u> |
| TOTAL LIABILITIES | <u>\$2,525</u> | <u>\$9,017</u> | <u>\$1,690</u> |
| REVENUES: | | | |
| Interest Income | | | \$ 468 |
| Assessments | \$27,595 | \$26,520 | 35,515 |
| Misc. Income | <u>470</u> | <u>1,230</u> | <u>1,019</u> |
| TOTAL REVENUE | \$28,065 | \$27,750 | \$37,002 |
| EXPENSES (Account No.) | | | |
| Association Management (020) | \$5,184 | 3,888 | \$ 5,227 |
| Insurance (030) | 3,244 | 2,333 | 7,695 |
| Utilities - Electric (001, 042) | 637 | 484 | 728 |
| - Garbage (003) | 4,575 | 3,450 | 4,950 |
| - Water (004) | 2,175 | 1,904 | 2,694 |
| Grounds Maintenance (010,011,013,015) | 5,109 | 2,255 | 4,286 |
| Snow Removal (012) | 905 | 1,100 | 1,648 |
| Swimming Pool (040) | -0- | -0- | -0- |
| General Maintenance (050, 051) | (1) 5,365 | 5,647 | 9,707 |
| General Expenses (021,022,023,024,026, 248,249,250,500) | 877 | 807 | 1,512 |
| Legal Expenses (499) | -0- | -0- | -0- |
| Returned Items (247) | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> |
| TOTAL EXPENSES | <u>\$28,071</u> | <u>\$21,868</u> | <u>\$38,447</u> |
| GAIN(LOSS) in Association Funds | <u>(\$6)</u> | <u>\$5,882</u> | <u>(\$1,445)</u> |

(1) Includes pool fence removal @ \$250; garbage bin doors @ \$1,200; roof replacement and repairs @ \$3,600.