

WILDFLOWER/SUNRIVER II AVO
 FINANCIALS
 FOR YEAR 1987 AND YTD 1988

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	12/31/87	08/31/88
CASH	\$12347	\$25261
RECEIVABLES : AVO FEES	<u>5770</u>	<u>6910</u>
TOTAL ASSETS	<u>\$18117</u>	<u>\$32171</u>
PAYABLES(Insurance & Roofs)	\$ 1800	\$11589
RESERVES	<u>16317</u>	<u>20582</u>
TOTAL LIABILITIES	<u>\$18117</u>	<u>\$32171</u>
REVENUES:		
ASSESSMENTS	\$56415(1)	\$28506(2)
MISC. INCOME	<u>696</u>	<u>549</u>
TOTAL REVENUE	<u>\$57111</u>	<u>\$29055</u>
EXPENSES:		
020 Association Management	\$ 5577	\$ 4289
030 Insurance	12832	-0-
001 Electric	567	476
003 Garbage	4524	2796
004 Irrigation Water	1555	553
010,011 Landscaping	6369	1392
012 Snow Removal	1956	495
050,051 General Maintenance	3583(3)	2416(4)
021-23,26,248-250 General Expenses	1326	1766
500 Miscellaneous	<u>\$ 620</u>	<u>\$ 105</u>
TOTAL EXPENSES:	<u>38909</u>	<u>14288</u>
GAIN/LOSS in Association Funds	<u>\$18202</u>	<u>\$14767</u>

- (1) Includes special assessment for all unit owners including Board.
- (2) Assessments due to liens on Timeshare excluded.
- (3) Includes roof replacements of \$2278 & repairs of \$1247.
- (4) Includes roof repairs of \$1405.

SUNRIVER/WILDFLOWER II AVO
FINANCIALS
FOR 1988 AND YTD 1989 FORECASTS

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	BUDGET 1988	ESTIMATED 12/31/88	BUDGET 1989
CASH	\$ 1000	\$ 25900	\$27650
RECEIVABLES	4000	3000	4000
TOTAL ASSETS:	\$ 5000	\$28900	\$ 31650
PAYABLES	8000	2000	9000
RESERVES	(3000)	26900	22650
TOTAL LIABILITIES:	\$ 5000	\$ 28900	\$ 31650
REVENUES: ASSESSMENTS			
48 @ 250 /QUARTER	\$ 44000	\$ 45600	\$ 46000(1)
BOARD ASSESS WAIVED	(3000)	(3000)	(3000)
MISC INCOME	2000	2386	2000
	43000	44986	45000
EXPENSES			
Assoc. Management	\$ 5800	\$ 5750	\$ 6250
Insurance	19000(2)	9000(2)	10000(2)
Electric	900	800	900
Garbage	5100	5450	5300
Water	1500	1150	1500
Landscaping	4000	4800	4000
Snow Removal	2500	1500	1500
General Maintenance	1450	3000(3)	10800(4)
General Expenses	1000	1000	1000
Legal Expenses	200	1200	500
Misc.	\$ 500	\$ 500	\$ 500
	41950	34150	42250
GAIN(LOSS) IN ASSOC. FUNDS:	1050	10836	2750

- (1) Excludes \$2000 for Timeshare Assessments.
(2) Final Insurance costs verified in November.
(3) Includes \$1405 for roof replacement, chimney sweeps of \$1000 and steps of \$400.
(4) Includes Phase III step repairs of \$3000, chimney repairs of \$2400, plus shingle spraying of \$3400.
- NOTE: 1988 assessments include rebate of special assessment of \$200.

WILDFLOWER/SUNRIVER II AVO
 MONTHLY PER UNIT OPERATING COSTS
 FOR YTD 1988 AND 1988/1989 FORECASTS

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	ACTUAL THRU 08/31/88	ESTIMATED THRU 12/31/88	BUDGET 1989
REVENUES: Assessment (1)	\$ 74.24	\$73.96	\$74.65
Misc. Income	1.43	4.14	3.48
TOTAL REVENUES:	\$ 75.67	\$ 78.10	\$ 78.13
 AMOUNT PER QUARTER:	 \$ 227.01	 \$ 234.30	 \$ 234.39
EXPENSES: Association Management	\$ 11.17	\$ 9.99	\$ 10.85
Insurance	.00	15.63	17.37
Electric	1.24	1.39	1.57
Garbage	7.29	9.47	9.21
Irrigation Water	1.44	2.00	2.61
Landscaping	3.63	8.34	6.95
Snow Removal	1.29	2.61	2.61
General Maintenance	6.30	5.21	18.75
General Expenses	4.60	1.74	1.74
Legal Expenses	.00	2.09	.87
Miscellaneous	.28	.87	.87
TOTAL EXPENSES:	\$ 37.24	\$ 59.34	\$ 73.40
 AMOUNT PER QUARTER	 \$ 111.72	 \$ 178.02	 \$ 220.20

(1) NOTE: Assessments reflect net total assessments
 less Board waivers.

WILDFLOWER/SUNRIVER II AUO
RESERVE SCHEDULE 1988-1992
SEPTEMBER 1988

REPLACEMENT ITEM	NUMBER OF UNITS/BLDGS	ESTIMATED COSTS	YEAR OF REPLACEMENT (UNITS)					
			1988	1989	1990	1991	1992	
1. Flat Roofs	4	\$ 2,500	2500 (2)	0	0			
2. Deck Roof	34	\$30,000	0	0	6000 (3)	12000 (6)	12000 (6)	
3. (a) Shingle Roofs	17	\$14,400	0	0	0	7200 (3)	7200 (3)	
(b) Shingle Roofs	7	\$ 00	0	0	0	0	0	
4. (a) Siding	17	\$23,800	0	3400	6800 (1)	6800 (1)	6800 (1)	
(b) Siding	7	00	0	0	0	0	0	
5. Paving	ALL	22,500	0	0	0		22500	
6. Other (fencing)	ALL	2,500	0	0	0	2500	?	
(steps)	52-66	3,000	0	3000	0	0	0	
(chimneys)	ALL	9,600	400	2400	2400	4400	?	
TOTALS		\$108,300	\$2,900	\$ 8,800	\$15,200	\$32,900	\$48,500	
ESTIMATED COST PER UNIT		\$2,255	60	183	317	685	1010	