

WILDFLOWER/SUNRIVER II AUO
 FINANCIALS
 FOR YEAR 1988 AND YTD 1989

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| | 12/31/88 | 08/31/89 |
|------------------------------------|-----------------|-----------------|
| CASH | \$19,459 | \$26,516 |
| RECEIVABLES : AUO FEES | <u>4,013</u> | <u>1,750</u> |
| TOTAL ASSETS | <u>\$23,472</u> | <u>\$27,266</u> |
| PAYABLES | \$ 3,632 | \$ 2,000 |
| RESERVES | <u>19,840</u> | <u>25,266</u> |
| TOTAL LIABILITIES | <u>\$23,472</u> | <u>\$27,266</u> |
| REVENUES: | | |
| ASSESSMENTS | \$41,520 | \$34,565 (1) |
| MISC. INCOME | <u>4,298</u> | <u>818</u> |
| TOTAL REVENUE | <u>\$45,818</u> | <u>\$35,383</u> |
| EXPENSES: | | |
| 020 Association Management | \$ 5,719 | \$ 4,326 |
| 030 Insurance | 9,127 | 0 |
| 001 Electric | 702 | 334 |
| 003 Garbage | 5,165 | 4,477 |
| 004 Irrigation Water | 1,322 | 507 |
| 010,011 Landscaping | 4,497 | 3,939 |
| 012 Snow Removal | 905 | 898 |
| 050,051 General Maintenance | 5,233 (2) | 12,845 (3) |
| 021-23,26,248-250 General Expenses | 2,964 | 1,290 |
| 500 Miscellaneous | <u>\$ 48</u> | <u>\$ 181</u> |
| TOTAL EXPENSES: | <u>35,682</u> | <u>28,797</u> |
| GAIN/LOSS in Association Funds | <u>\$10,136</u> | <u>\$ 6,586</u> |

(1) Includes payment of year end receivable from Unit #34.

(2) Includes roof repairs of \$2,905

(3) Includes roof repairs of \$1,541, new roof \$828, road paving of \$7,031, and chimney sweeps of \$1,339.

SUNRIVER/WILDFLOWER II AUO
FINANCIALS
FOR 1989 AND YTD 1990 BUDGET

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| | BUDGET 1989 | ESTIMATED 12/31/89 | BUDGET 1990 |
|------------------------------|-----------------|-----------------------|-----------------|
| CASH | \$27,650 | \$22,040 | \$17,100 |
| RECEIVABLES | 4,000 | 2,000 | 2,000 |
| TOTAL ASSETS: | <u>\$31,650</u> | <u>\$24,040</u> | <u>\$19,100</u> |
| PAYABLES | 9,000 | 2,000 | 2,000 |
| RESERVES | 22,650 | 22,040 | 17,100 |
| TOTAL LIABILITIES: | <u>\$31,650</u> | <u>\$24,040</u> | <u>\$19,100</u> |
| REVENUES: ASSESSMENTS | | | |
| 48 @ 250 /QUARTER | \$46,000 (1) | \$46,000 | \$48,000 |
| BOARD ASSESS WAIVED | (3,000) | (3,000) | (3,000) |
| MISC INCOME | <u>2,000</u> | <u>1,825</u> | <u>2,000</u> |
| | 45,000 | 44,850 | 47,000 |
| EXPENSES | | | |
| Assoc. Management | \$ 6,250 | \$ 5,770 | \$ 6,250 |
| Insurance | 10,000 (2) | 9,250 (2) | 10,000 (2) |
| Electric | 900 | 500 | 600 |
| Garbage | 5,300 | 6,210 | 6,550 |
| Water | 1,500 | 1,250 | 1,400 |
| Landscaping | 4,000 | 4,800 | 5,000 |
| Snow Removal | 1,500 | 1,500 | 1,500 |
| General Maintenance | 10,800 (3) | 14,000 (4) | 18,400 (5) |
| General Expenses | 1,000 | 1,500 | 1,000 |
| Legal Expenses | 500 | 1,000 | 1,000 |
| Misc. | <u>500</u> | <u>200</u> | <u>200</u> |
| | \$42,250 | \$45,980 | \$51,900 |
| GAIN (LOSS) IN ASSOC. FUNDS: | 2,750 | (1,130) | (4,900) |

- (1) Excludes \$2000 for Timeshare Assessments.
(2) Final Insurance costs verified in November.
(3) Includes Phase III step repairs of \$3,000, chimney repairs of \$2,400, plus shingle spraying of \$3,400.
(4) Includes \$7,031 for road patching and recoating, \$3,500 for roof repairs.
(5) Includes shingle spraying of \$5,000, Phase III step repairs of \$3,000, chimney repairs of \$2,400, and deck roofs of \$6,000.

WILDFLOWER/SUNRIVER II AVO
 MONTHLY PER UNIT OPERATING COSTS
 FOR YTD 1989 AND 1989/1990 FORECASTS

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| | ACTUAL THRU 08/31/89 | ESTIMATED THRU 12/31/89 | BUDGET 1990 |
|----------------------------------|----------------------------|-------------------------------|------------------|
| REVENUES: Assessment (1) | \$ 90.01 | \$74.65 | \$78.13 |
| Misc. Income | 2.13 | 3.21 | 3.47 |
| TOTAL REVENUES: | <u>\$ 92.14</u> | <u>\$ 77.86</u> | <u>\$ 81.60</u> |
| AMOUNT PER QUARTER: | \$ 276.42 | \$ 233.59 | \$ 244.80 |
| EXPENSES: Association Management | \$ 11.27 | \$ 10.02 | \$ 10.85 |
| Insurance | .00 | 16.06 | 17.36 |
| Electric | 0.87 | 0.87 | 1.04 |
| Garbage | 11.66 | 10.78 | 11.37 |
| Irrigation Water | 1.32 | 2.17 | 2.43 |
| Landscaping | 10.26 | 8.33 | 8.68 |
| Snow Removal | 2.34 | 2.60 | 2.60 |
| General Maintenance(2) | 33.45 | 24.31 | 31.94 |
| General Expenses | 0.99 | 2.60 | 1.74 |
| Legal Expenses | 2.37 | 1.74 | 1.74 |
| Miscellaneous | 0.47 | 0.35 | 0.35 |
| TOTAL EXPENSES: | <u>\$ 75.00</u> | <u>\$ 79.83</u> | <u>\$ 90.10</u> |
| AMOUNT PER QUARTER | <u>\$ 225.00</u> | <u>\$ 239.49</u> | <u>\$ 270.30</u> |

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

(2) Includes capital improvements.

WILDFLOWER/SUNRIVER II AUC
RESERVE SCHEDULE 1989-1993
SEPTEMBER 1989

| REPLACEMENT ITEM | NUMBER OF UNITS/BLDGS | ESTIMATED COSTS | YEAR OF REPLACEMENT (UNITS) | | | | |
|----------------------------|--------------------------|--------------------|-----------------------------|---------------|---------------|---------------|---------------|
| | | | 1989 | 1990 | 1991 | 1992 | 1993 |
| 1. Flat Roofs | 4 | \$ 0 | 0 | 0 | 0 | 0 | 0 |
| 2. Deck Roof | 34 | \$42,000 | 0 | 6,000 (3) | 12,000 (6) | 12,000 (6) | 12,000 (6) |
| 3. (a) Shingle Roofs | 17 | \$14,400 | 0 | 0 | 0 | 7,200 (3) | 7,200 (3) |
| (b) Shingle Roofs | 7 | \$ 00 | 0 | 0 | 0 | 0 | 0 |
| 4. (a) Siding | 17 | \$ 8,400 | 3,400 (7) | 5,000 (10) | 0 | 0 | 0 |
| (b) Siding | 7 | 00 | 0 | 0 | 0 | 0 | 0 |
| 5. Paving | ALL | 22,500 | 0 | 0 | 0 | | 22,500 |
| 6. Other (fencing) | ALL | 2,500 | 0 | 0 | 0 | 2,500 | 0 |
| (steps) | 52-66 | 3,000 | 0 | 3,000 | 0 | 0 | 0 |
| (chimneys) | ALL | 9,600 | 400 | 2,400 | 2,400 | 4,400 | 0 |
| TOTAL FOR 5 YEARS | | \$102,400 | \$3,800 | \$16,400 | \$14,400 | \$26,100 | \$41,700 |
| ESTIMATED COST PER UNIT | | \$2,135 | 80 | 340 | 300 | 545 | 870 |