

WILDFLOWER II
ASSOCIATION OF UNIT OWNERS
BALANCE SHEET
AUGUST 31, 1990

ASSETS	1988	1989	08/31/90
Cash - Operating	\$1,667.98	\$10,196.81	\$7,186.67
Cash - Reserve Account	\$2,181.91	\$4,721.25	\$7,930.10
Accounts Receivable	\$1,650.00	\$2,450.00	\$1,141.25
TOTAL ASSETS	\$5,499.89	\$17,368.06	\$16,258.02

LIABILITIES AND FUND BALANCE

LIABILITIES:			
Accounts Payable	\$0.00	\$0.00	\$5,866.64
EQUITY:			
Association Funds	\$5,499.89	\$17,368.06	\$10,391.38
TTL LIABILITY AND FUND	\$5,499.89	\$17,368.06	\$16,258.02

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ASSOCIATION OF UNIT OWNERS
INCOME STATEMENT
AS OF AUGUST 31, 1990

REVENUES	1989 ACTUAL	1989 BUDGET	08/31/90 ACTUAL	1990 BUDGET
Quarterly Assessments	\$45,000.00	\$43,000.00	\$32,543.01	\$45,000.00
Miscellaneous Income	\$0.00	\$0.00	\$35.00	\$0.00
Interest Income	\$1,223.95	\$2,000.00	\$905.58	\$2,000.00
Late Charges	\$175.34	\$0.00	\$165.19	\$0.00
TOTAL REVENUE	\$46,399.29	\$45,000.00	\$33,648.78	\$47,000.00
OPERATING EXPENSES				
Midstate Electric	\$499.96	\$900.00	\$685.30	\$600.00
Garbage Removal	\$6,841.75	\$5,300.00	\$4,996.01	\$6,550.00
Water/Irrigation	\$1,277.03	\$1,500.00	\$383.72	\$1,400.00
Snow Removal	\$1,047.50	\$1,500.00	\$987.50	\$1,500.00
Grounds Maint.	\$6,455.67	\$4,000.00	\$3,432.50	\$5,000.00
General Maint.	\$4,148.82	\$5,000.00	\$3,274.49	\$5,000.00
General Exp. Walk-thru	\$0.00	\$1,000.00	\$1,120.00	\$1,000.00
Management Fee	\$6,949.27	\$6,250.00	\$4,705.86	\$6,250.00
Director's Exp.	\$0.00	\$0.00	\$714.64	\$0.00
Roof Repairs	\$2,527.38	\$2,400.00	\$2,342.50	\$2,400.00
Chimney Sweeps	\$0.00	\$0.00	\$0.00	\$0.00
Other Expense	\$2,168.43	\$500.00	\$520.78	\$200.00
Legal Fees	\$0.00	\$500.00	\$0.00	\$1,000.00
Insurance	\$7,899.00	\$10,000.00	\$0.00	\$10,000.00
	\$39,814.81	\$38,850.00	\$23,163.30	\$40,900.00
CAPITAL EXPENDITURES				
Paving	\$7,031.00	\$0.00		
Roof Replacement	\$828.00	\$0.00	\$4,000.00	\$6,000.00
Siding	\$0.00	\$3,400.00	\$11,344.00	\$5,000.00
	\$7,859.00	\$3,400.00	\$15,344.00	\$11,000.00
TOTAL EXPENSES	\$47,673.81	\$42,250.00	\$38,507.30	\$51,900.00
INCREASE (DECREASE) IN FUND BALANCE	(\$1,274.52)	\$2,750.00	(\$4,858.52)	(\$4,900.00)

WILDFLOWER II
ASSOCIATION OF UNIT OWNERS
INCOME STATEMENT
FOR 1990 EST. AND 1991 BUDGET

REVENUES	REVISED 1990 BUDGET	ESTIMATE 1990 12/31/90	1991 BUDGET
Quarterly Assessments	\$45,000.00	\$45,000.00	\$54,000.00 **
Miscellaneous Income	\$0.00	\$0.00	\$0.00
Interest Income	\$2,000.00	\$1,500.00	\$1,600.00
Late Charges	\$0.00	\$200.00	\$0.00
TOTAL REVENUE	\$47,000.00	\$46,700.00	\$55,600.00
OPERATING EXPENSES			
Midstate Electric	\$600.00	\$900.00	\$900.00
Garbage Removal	\$6,550.00	\$7,000.00	\$7,000.00
Water/Irrigation	\$1,400.00	\$1,400.00	\$1,400.00
Snow Removal	\$1,500.00	\$1,500.00	\$1,500.00
Grounds Maint.	\$5,000.00	\$5,000.00	\$5,000.00
General Maint.	\$2,400.00	\$2,800.00	\$2,500.00
General Exp. Walk-Thru	\$1,000.00	\$1,000.00	\$1,200.00
Management Fee	\$6,250.00	\$6,250.00	\$6,500.00
Director's Exp.	\$0.00	\$750.00	\$750.00
Roof Repairs	\$2,400.00	\$2,400.00	\$500.00
Chimney Sweeps	\$0.00	\$0.00	\$1,000.00
Other Expense	\$200.00	\$550.00	\$500.00
Legal Fees	\$1,000.00	\$200.00	\$200.00
Insurance	\$8,000.00	\$8,800.00	\$10,000.00
	\$36,300.00	\$38,550.00	\$38,950.00
CAPITAL EXPENDITURES			
Fencing (90)	\$1,200.00	\$1,200.00	\$0.00
Phase III Steps (90)	\$1,600.00	\$1,600.00	\$0.00
Roof Replacement (Decks)	\$4,000.00	\$4,000.00	\$4,000.00
Siding	\$11,200.00	\$11,350.00	\$6,300.00
Chimneys (91)	\$2,400.00	\$0.00	\$2,400.00
Lighting	\$0.00	\$0.00	\$2,000.00
	\$20,400.00	\$18,150.00	\$14,700.00
TOTAL EXPENSES	\$56,700.00	\$56,700.00	\$53,650.00
INCREASE (DECREASE) IN FUND BALANCE	(\$9,700.00)	(\$10,000.00)	\$1,950.00

** Assessments @ \$300.00/quarter; allows for Reserve Transfer of \$100.00 / Unit / QTR

WILDFLOWER II
ASSOCIATION OF UNIT OWNERS
MONTHLY PER UNIT OPERATING COSTS
FOR YTD 1990 AND 1991 FORECASTS

REVENUES	REVISED 1990 BUDGET	ESTIMATE 1990 12/31/90	1991 BUDGET
Quarterly Assessments	\$83.33	\$83.33	\$100.00
Miscellaneous Income	\$0.00	\$0.00	\$0.00
Interest Income	\$3.70	\$2.78	\$2.96
Late Charges	\$0.00	\$0.37	\$0.00
TOTAL REVENUE / MONTH	\$87.04	\$86.48	\$102.96
TTL REVENUE / QUARTER	\$261.11	\$259.44	\$308.89
OPERATING EXPENSES			
Midstate Electric	\$1.11	\$1.67	\$1.67
Garbage Removal	\$12.13	\$12.96	\$12.96
Water/Irrigation	\$2.59	\$2.59	\$2.59
Snow Removal	\$2.78	\$2.78	\$2.78
Grounds Maint.	\$9.26	\$9.26	\$9.26
General Maint.	\$4.44	\$5.19	\$4.63
General Exp. Walk-Thru	\$1.85	\$1.85	\$2.22
Management Fee	\$11.57	\$11.57	\$12.04
Director's Exp.	\$0.00	\$1.39	\$1.39
Roof Repairs	\$4.44	\$4.44	\$0.93
Chimney Sweeps	\$0.00	\$0.00	\$1.85
Other Expense	\$0.37	\$1.02	\$0.93
Legal Fees	\$1.85	\$0.37	\$0.37
Insurance	\$14.81	\$16.30	\$18.52
TTL OPERATING EXP / MONTH	\$67.22	\$71.39	\$72.13
TTL OPERATING EXP / QUARTER	\$201.67	\$214.17	\$216.39
CAPITAL EXPENDITURES			
Fencing (90)	\$2.22	\$2.22	\$0.00
Phase III Steps (90)	\$2.96	\$2.96	\$0.00
Roof Replacement (Decks)	\$7.41	\$7.41	\$7.41
Siding	\$20.74	\$21.02	\$11.67
Chimneys	\$4.44	\$0.00	\$4.44
Lighting	\$0.00	\$0.00	\$3.70
TOTAL CAPITAL EXP / MONTH	\$37.78	\$33.61	\$27.22
TTL OP & CAPITAL EXP / MONTH	\$105.00	\$105.00	\$99.35
AMOUNT PER QUARTER	\$315.00	\$315.00	\$298.06