

WILDFLOWER II
ASSOCIATION OF UNIT OWNERS
BALANCE SHEET
AUGUST 31, 1992

ASSETS	1992	1991	1990	1989	1988
Cash - Operating	\$12,389.42	\$5,631.00	\$3,845.12	\$10,196.81	\$1,667.98
Cash - Reserve Account	\$909.95	\$8,167.25	\$7,930.10	\$4,721.25	\$2,181.91
Accounts Receivable	\$1,039.10	\$10,290.28	\$9,796.66	\$2,450.00	\$1,650.00
TOTAL ASSETS	\$14,338.47	\$24,088.53	\$21,571.88	\$17,368.06	\$5,499.89
LIABILITIES AND FUND BALANCE					

LIABILITIES:					
Accounts Payable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
EQUITY:					
Beginning Association Funds	\$24,088.53	\$21,572.28	\$31,159.55		
Association Funds	(\$9,750.06)	\$2,516.25	(\$9,587.67)	\$17,368.06	\$5,499.89
TTL LIABILITY AND FUND	\$14,338.47	\$24,088.53	\$21,571.88	\$17,368.06	\$5,499.89

WILDFLOWER II
ASSOCIATION OF UNIT OWNERS
INCOME STATEMENT
JANUARY 1, 1992 THRU AUGUST 31, 1992

REVENUES	1992 ACTUAL	1992 BUDGET	1991 ACTUAL	1991 BUDGET	1990 ACTUAL
Quarterly Assessments	\$27,000.00	\$54,000.00	\$55,600.00	\$54,000.00	\$45,500.00
Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$0.00	\$45.00
Interest Income	\$409.67	\$1,600.00	\$1,091.51	\$1,600.00	\$1,022.02
Late Charges	\$99.02	\$0.00	\$92.99	\$0.00	\$184.35
TOTAL REVENUE	\$27,508.69	\$55,600.00	\$56,784.50	\$55,600.00	\$46,751.37
OPERATING EXPENSES					
Midstate Electric	\$652.67	\$900.00	\$922.64	\$900.00	\$926.45
Garbage Removal	\$3,343.13	\$6,500.00	\$8,073.28	\$7,000.00	\$6,492.76
Water/Irrigation	\$710.48	\$1,400.00	\$1,427.64	\$1,400.00	\$1,348.30
Snow Removal	\$167.50	\$1,500.00	\$462.50	\$1,500.00	\$840.00
Grounds Maint.	\$4,901.98	\$5,000.00	\$3,830.00	\$5,000.00	\$5,301.50
General Maint.	\$4,176.81	\$4,000.00	\$4,131.17	\$2,500.00	\$4,629.59
General Expense	\$318.27	\$2,400.00	\$2,593.00	\$1,200.00	\$1,794.60
Walkthru	\$1,488.76				
Management Fee	\$4,973.55	\$6,800.00	\$6,466.59	\$6,500.00	\$6,209.72
Director's Exp.	\$23.90	\$500.00	\$388.67	\$750.00	\$1,028.35
Roof Repairs	\$230.00	\$1,500.00	\$1,152.00	\$500.00	\$2,582.50
Chimney Sweeps	\$0.00	\$0.00	\$806.00	\$1,000.00	\$0.00
Other Expense	\$271.05	\$500.00	\$1,227.93	\$500.00	\$451.27
Legal Fees	\$3,525.65	\$3,000.00	\$3,390.83	\$200.00	\$0.00
Insurance	\$0.00	\$8,000.00	\$9,291.00	\$10,000.00	\$7,790.00
	\$24,783.75	\$42,000.00	\$43,863.25	\$38,950.00	\$39,395.04
CAPITAL EXPENDITURES					
Fencing (90)	\$0.00	\$0.00	\$0.00	\$0.00	\$1,600.00
Phase III Steps (90)	\$0.00	\$0.00	\$5,365.00	\$0.00	\$4,000.00
Roof and Deck Replacement	\$12,475.00	\$12,000.00	\$4,200.00	\$4,000.00	\$11,344.00
Siding	\$0.00	\$0.00	\$840.00	\$6,300.00	\$0.00
Chimneys (91)	\$0.00	\$1,000.00	\$0.00	\$2,400.00	\$0.00
Lighting (Parking Lot)	\$0.00	\$0.00		\$2,000.00	
	\$12,475.00	\$13,000.00	\$10,405.00	\$12,700.00	\$16,944.00
TOTAL EXPENSES	\$37,258.75	\$55,000.00	\$54,268.25	\$51,650.00	\$56,339.04
INCREASE (DECREASE) IN FUND BALANCE	(\$9,750.06)	\$600.00	\$2,516.25	\$3,950.00	(\$9,587.67)

WILDFLOWER II
ASSOCIATION OF UNIT OWNERS
ACTUAL COMPARISON
1990 THROUGH 1992

REVENUES	1990 ACTUAL	1991 ACTUAL	ANTICIPATED 1992 ACTUAL	PROPOSED 1993 BUDGET
Quarterly Assessments	\$45,500.00	\$55,600.00	\$54,000.00	\$54,000.00
Miscellaneous Income	\$45.00	\$0.00		
Interest Income	\$1,022.02	\$1,091.51	\$600.00	\$600.00
Late Charges	\$184.35	\$92.99	\$120.00	\$100.00
TOTAL REVENUE	\$46,751.37	\$56,784.50	\$54,720.00	\$54,700.00
OPERATING EXPENSES				
Midstate Electric	\$926.45	\$922.64	\$900.00	\$950.00
Garbage Removal	\$6,492.76	\$8,073.28	\$6,300.00	\$5,500.00
Water/Irrigation	\$1,348.30	\$1,427.64	\$1,200.00	\$1,350.00
Snow Removal	\$640.00	\$462.59	\$670.00	\$1,000.00
Grounds Maint.	\$5,301.50	\$3,800.00	\$4,900.00	\$5,000.00
General Maint.	\$4,629.59	\$4,131.17	\$4,500.00	\$4,500.00
General Expense	\$1,794.60	\$2,593.00	\$2,200.00	\$500.00
Walkthru				\$2,000.00
Management Fee	\$6,209.72	\$6,466.59	\$6,650.00	\$7,000.00
Director's Exp.	\$1,028.35	\$388.67	\$250.00	\$500.00
Roof Repairs	\$2,582.50	\$1,152.00	\$700.00	\$700.00
Chimney Sweeps	\$0.00	\$606.00		\$1,500.00
Other Expense	\$451.27	\$1,227.93	\$350.00	\$500.00
Legal Fees	\$0.00	\$3,300.83	\$3,500.00	\$500.00
Insurance	\$7,790.00	\$9,281.00	\$8,000.00	\$9,500.00
TOTAL OPERATING EXPENSES	\$39,395.04	\$43,863.25	\$40,120.00	\$41,000.00
CAPITAL EXPENDITURES				
Fencing	\$1,600.00	\$0.00	\$0.00	
Phase III Steps	\$4,000.00	\$5,365.00	\$0.00	
Roof and Deck Replacement	\$11,344.00	\$4,200.00	\$12,475.00	\$12,500.00 (5)
Siding	\$0.00	\$840.00	\$0.00	
Chimneys	\$0.00	\$0.00	\$0.00	\$1,200.00
Lighting (Parking Lot)			\$0.00	
TOTAL CAPITAL EXPENDITURES	\$16,944.00	\$10,405.00	\$12,475.00	\$13,700.00
TOTAL EXPENSES	\$56,339.04	\$54,268.25	\$52,595.00	\$54,700.00
INCREASE (DECREASE) IN FUND BALANCE	(\$9,587.67)	\$2,516.25	\$2,125.00	\$0.00