

-----Period to Date-----		-----Year to Date-----		
01/01/1993	01/01/1993	01/01/1993	01/01/1993	01/01/1993
08/31/1993	08/31/1993	08/31/1993	08/31/1993	12/31/1993
-----ACTUAL-----	-----BUDGET-----	-----ACTUAL-----	-----BUDGET-----	-----TOTAL BUDGET-----

REVENUES

\$41,133.33	\$40,500.00	INCOME-QTRLY ASSESSMENTS	\$41,133.33	\$40,500.00	\$54,000.00
10,800.00	<10,800.00>	INCOME - SNOW REMOVAL	10,800.00	<10,800.00>	<10,800.00>
136.89	400.00	INCOME-INTEREST	136.89	400.00	600.00
68.87	66.64	INCOME-SERVICE CHARGES	68.87	66.64	100.00
<hr/>	<hr/>		<hr/>	<hr/>	<hr/>
\$52,139.09	\$30,166.64	TOTAL REVENUE	\$52,139.09	\$30,166.64	\$43,900.00

OPERATING EXPENSES

2,210.00	1,500.00	CHIMNEY SWEEPING	2,210.00	1,500.00	1,500.00
0.00	375.00	DIRECTORS EXPENSE	0.00	375.00	500.00
494.40	633.36	ELECTRIC SERVICE	494.40	633.36	950.00
3,196.23	3,666.64	GARBAGE REMOVAL	3,196.23	3,666.64	5,500.00
4,747.76	3,000.00	GENERAL MAINTENANCE	4,747.76	3,000.00	4,500.00
2,288.01	4,000.00	GROUNDS MAINTENANCE	2,288.01	4,000.00	5,000.00
0.00	0.00	INSURANCE	0.00	0.00	9,500.00
206.11	333.36	LEGAL FEES	206.11	333.36	500.00
5,122.50	5,250.00	MANAGEMENT FEE EXPENSE	5,122.50	5,250.00	7,000.00
0.00	333.36	OTHER EXPENSE	0.00	333.36	500.00
747.34	333.36	MISCELLANEOUS EXPENSE	747.34	333.36	500.00
115.00	350.00	ROOF REPAIRS	115.00	350.00	700.00
11,050.28	500.00	SNOW REMOVAL	11,050.28	500.00	1,000.00
630.00	1,333.36	WALK THRU	630.00	1,333.36	2,000.00
906.04	810.00	WATER-IRRIGATION	906.04	810.00	1,350.00
<hr/>	<hr/>		<hr/>	<hr/>	<hr/>
\$31,713.67	\$22,418.44	TOTAL OPERATING EXPENSES	\$31,713.67	\$22,418.44	\$41,000.00

CAPITAL EXPENDITURES

0.00	12,500.00	RESERVE - ROOFS AND DECKS	0.00	12,500.00	12,500.00
0.00	1,200.00	RESERVE - CHIMNEYS	0.00	1,200.00	1,200.00
<hr/>	<hr/>		<hr/>	<hr/>	<hr/>
\$0.00	\$13,700.00	TOTAL CAPITAL EXPENDITURES	\$0.00	\$13,700.00	\$13,700.00

<hr/>	<hr/>		<hr/>	<hr/>	<hr/>
\$20,425.42	<\$5,951.80>	GAIN (LOSS) ASSOCIATION FUNDS	\$20,425.42	<\$5,951.80>	<10,800.00>
<hr/>	<hr/>		<hr/>	<hr/>	<hr/>

WILDFLOWER II
ASSOCIATION OF UNIT OWNERS
INCOME STATEMENT
COMPARATIVE BUDGET
1990 THROUGH 1994

REVENUES	1992 ACTUAL	1992 BUDGET	1993 9 MTH YTD	1993 BUDGET	PROPOSED 1994 BUDGET
Quarterly Assessments	\$54,000.00	\$54,000.00	\$41,133.33	\$54,000.00	\$63,000.00
Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$0.00	
Interest Income	\$522.84	\$1,600.00	\$136.89	\$600.00	\$200.00
Late Charges	\$131.11	\$0.00	\$88.87	\$100.00	\$100.00
TOTAL REVENUE	\$54,653.45	\$55,600.00	\$41,339.09	\$54,700.00	\$63,300.00
OPERATING EXPENSES					
Midstate Electric	\$970.35	\$900.00	\$494.40	\$950.00	\$1,000.00
Garbage Removal	\$4,909.61	\$6,500.00	\$3,196.23	\$5,500.00	\$6,000.00
Water/Irrigation	\$1,441.91	\$1,400.00	\$906.04	\$1,350.00	\$1,500.00
Snow Removal	\$1,678.53	\$1,500.00	\$250.28	\$1,000.00	\$3,000.00
Grounds Maint.	\$7,704.93	\$5,000.00	\$2,283.01	\$5,000.00	\$5,000.00
General Maint.	\$5,700.72	\$4,000.00	\$4,747.76	\$4,500.00	\$4,500.00
General Expense	\$0.00	\$2,400.00	\$0.00	\$500.00	\$0.00
Walk Thrus	\$2,167.51	\$0.00	\$630.00	\$2,000.00	\$1,000.00
Management Fee	\$4,973.55	\$6,800.00	\$5,122.50	\$7,000.00	\$7,300.00
Miscellaneous Expense	\$2,714.46	\$0.00	\$747.34	\$0.00	
Director's Exp.	\$269.55	\$500.00	\$0.00	\$500.00	\$300.00
Roof Repairs	\$380.00	\$1,500.00	\$115.00	\$700.00	\$700.00
Chimney Sweeps	\$0.00	\$0.00	\$2,210.00	\$1,500.00	\$0.00
Other Expense	\$357.45	\$500.00	\$0.00	\$500.00	\$300.00
Legal Fees	\$2,645.63	\$3,000.00	\$206.11	\$500.00	\$500.00
Insurance	\$10,102.00	\$8,000.00	\$0.00	\$9,500.00	\$12,000.00
	\$46,016.07	\$42,000.00	\$20,913.67	\$41,000.00	\$43,100.00
CAPITAL EXPENDITURES					
Fencing	\$0.00	\$0.00	\$0.00	\$0.00	
Phase III Steps	\$0.00	\$0.00	\$0.00	\$0.00	
Roof and Deck Replacement	\$12,475.00	\$12,000.00	\$0.00	\$12,500.00	\$7,500.00
Siding	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
Chimneys	\$0.00	\$1,000.00	\$0.00	\$1,200.00	\$600.00
Paving/Sealing	\$0.00	\$0.00	\$0.00	\$0.00	\$9,000.00
Shingle (A) Roofs	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00
	\$12,475.00	\$13,000.00	\$0.00	\$13,700.00	\$20,200.00
TOTAL EXPENSES	\$58,491.07	\$55,000.00	\$20,913.67	\$54,700.00	\$63,300.00
INCREASE (DECREASE) IN FUND BALANCE	(\$3,837.62)	\$600.00	\$20,425.42	\$0.00	\$0.00

-----Year to Date-----
 01/01/1993 01/01/1993 01/01/1993
 08/31/1993 08/31/1993 12/31/1993
 -----ACTUAL----- -----BUDGET----- -----TOTAL BUDGET-----

ASSETS

CASH-OPERATIONAL	\$11,390.84	\$0.00	\$0.00
CASH-REPLACEMENT RESERVE ACCT	8,135.69	0.00	0.00
ACCOUNTS RECEIVABLE	7,849.80	0.00	0.00
TOTAL ASSETS	\$27,376.33	\$0.00	\$0.00

LIABILITIES AND FUND BALANCE

LIABILITIES

TOTAL LIABILITIES	\$0.00	\$0.00	\$0.00
-------------------	--------	--------	--------

EQUITY

BEGINNING ASSOCIATION FUNDS	6,956.91	0.00	0.00
ASSOCIATION FUNDS	20,425.42	0.00	0.00
TOTAL EQUITY	<\$27,376.33>	\$0.00	\$0.00

TOTAL LIABILITY AND FUND BAL.	\$27,376.33	\$0.00	\$0.00
-------------------------------	-------------	--------	--------