



WILDFLOWER II  
ASSOCIATION OF UNIT OWNERS  
RESERVE SCHEDULE - 1990 TO 1998

REPLACEMENT ITEM	NO. OF UNITS	ESTIMATED COSTS(1990)	1990	1991	1992	1993	1994	1995	1996	1997	1998
1. FLAT ROOFS	17 PER EACH	\$21,250 \$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2. DECK ROOFS	34 PER EACH	\$68,000 \$2,000	\$4,000 2	\$4,200 2	\$12,475 5	\$12,500 5	\$7,500 3	\$12,500 5	\$12,500 5	\$7,500 3	\$10,000 END 4
3. (A) SHINGLE ROOFS	17 PER EACH	\$40,800 \$2,400	\$0	\$0 0	\$0 0	\$0 0	\$2,500 1	\$7,200 3	\$7,200 3	\$7,200 3	\$7,200 3
(B) SHINGLE ROOFS	7 PER EACH	\$22,400 \$3,200	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200 1	\$3,200 1	\$3,200 1
4. (A) SIDING/CLEAN OLD UNITS	17 PER EACH	\$11,900 \$700	\$11,200 16	\$0	\$0	\$1,200	\$1,200	\$0	\$0	\$0	\$0
(B) SIDING/CLEAN NEW UNITS	7 PER EACH	\$6,300 \$900	\$0	\$6,300 7	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. PAVING	N/A ESTIMATE	\$8,000 \$8,000	\$0	\$0	\$0	\$0	7AC OF RD. \$9,000	\$0	\$0	\$0	\$0
6. OTHER(FENCING)	N/A	\$2,400	\$1,200	\$0	\$0	\$0	\$0	\$1,200	\$0	\$1,200	\$0
(STEPS-PHIII)	12	\$3,200	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(CHIMNEYS)	48	\$14,400	\$2,400	\$2,400	\$2,400	\$2,400	\$0	\$2,400	\$0	\$2,400	\$0
(LIGHTING)	0	\$4,000	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(GARBAGE ENCL)		\$14,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL PER YEAR	N/A		\$20,400	\$14,900	\$14,875	\$16,100	\$20,200	\$23,300	\$22,900	\$21,500	\$20,400
EST COST PER UNIT (/48)	N/A		425	310	310	335	421	485	477	448	425

WILDFLOWER II  
ASSOCIATION OF UNIT OWNERS  
RESERVE SCHEDULE - 1999 TO 2010

REPLACEMENT ITEM	NO. OF UNITS	ESTIMATED COSTS(1993)	1999	2000	2001	2002	2003-2010 (8 YEARS)
1. FLAT ROOFS	17 PER EACH	\$25,000 \$1,500	\$0	\$9,000 6	\$9,000 6	\$7,500 5	\$0
2. DECK ROOFS	34 PER EACH	\$102,000 \$3,000	\$0	\$0	\$0	\$0	\$102,000 34
3. (A)SHINGLE ROOFS	17 (4) PER EACH	\$9,600 4	\$7,200 3	\$2,400 1	\$0	\$0	\$0
(B)SHINGLE ROOFS	7 (4) PER EACH	\$12,800 \$3,200	\$6,400 2	\$6,400 2	\$0	\$0	\$0
4. (A)NEW SIDING	17 PER EACH	\$17,000 \$1,000	\$0	\$0	\$6,000 6	\$11,000 11	\$0
(B)NEW SIDING	7 PER EACH	\$7,000 \$1,000	\$0	\$0	\$4,000 4	\$3,000 3	\$0
5. PAVING/SEALING		\$29,000	\$9,000	\$0	\$0	\$0	\$20,000
6. FENCING		\$12,400	\$0	\$1,200	\$0	\$1,200	\$10,000
7. CHIMNEYS		\$14,800	\$0	\$2,400	\$0	\$2,400	\$10,000
TOTAL PER YEAR			\$22,600	\$21,400	\$19,000	\$25,100	\$142,000/8 YEARS=\$17,750YR
EST. COST PER UNIT (/48)			471	446	396	523	370