

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	\$75,675 \$2,500	\$4,000 2	\$4,200 2	\$12,475 5	\$12,500 5	\$7,500 3	\$12,000 5	\$12,500 5	\$7,500 3	\$10,000 4
3. (A)SHINGLE ROOFS	34 PER EACH	\$40,200 \$3,050	\$0	\$0 0	\$0 0	\$0 0	\$2,500 1	\$7,000 1	\$6,100 1	\$12,200 4	\$12,200 4
(B)SHINGLE ROOFS	14 PER EACH	\$12,800 \$3,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,400 2
4. (A)SIDING/CLEAN OLD UNITS	17 PER EACH	\$13,600 \$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) (STEPS-PHIII) (CHIMNEYS) (LIGHTING) (GARBAGE ENCL) (EXTERIOR TRIM PAINTING)	N/A 12 48 0	\$3,600 \$3,000 \$13,000 \$2,000 \$12,000	\$1,200 \$1,600 \$2,400 \$0 \$0	\$0 \$0 \$2,400 \$2,000 \$0	\$0 \$0 \$2,400 \$0 \$0	\$0 \$0 \$2,400 \$0 \$0	\$0 \$0 \$2,400 \$0 \$0	\$200 \$1,100 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$1,200 \$0 \$2,400 \$0 \$0	\$0 \$0 \$0 \$0 \$0
TOTAL PER YEAR	N/A		\$20,400	\$14,900	\$14,875	\$16,100	\$20,200	\$23,300	\$21,600	\$26,300	\$31,600
EST COST			425	310	310	335	421	392	583	547	658

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	\$25,000	\$0	\$9,000	\$9,000	\$7,500	\$0
	PER EACH	\$1,500		6	6	5	
2. DECK ROOFS	34	\$7,500	\$7,500	\$0	\$0	\$0	\$102,000
	PER EACH	\$2,500	END 3				34
3. (A)SHINGLE ROOFS	34 (2)	\$67,100	\$12,200	\$12,200	\$12,200	\$12,200	\$18,300
	PER EACH	34	4	4	4	4	END 6
(B)SHINGLE ROOFS	14 (2)	\$3,200	\$6,400	\$6,400	\$6,400	\$6,400	\$6,400
	PER EACH	\$3,200	2	2	2	2	2
4. (A)NEW SIDING	17	\$17,000	\$0	\$0	\$6,000	\$11,000	\$0
	PER EACH	\$1,000			6	11	
(B)NEW SIDING	7	\$7,000	\$0	\$0	\$4,000	\$3,000	\$0
	PER EACH	\$1,000			4	3	
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			\$35,100	\$31,200	\$37,600	\$33,800	\$166,700/8 YEARS=\$20,838YR
EST. COST PER UNIT (/48)			731	650	783	704	434