

RHENPOA 2003-2004 Budget		12.7% Increase310/qtr				
	ACTUAL	PROJECTED	2002/2003	PROJECTED	PROJECTED	PROJECTED
	(thru 2/03)	(thru 6/03)	YEARLY	2003/2004	2003/2004	2003/2004
			BUDGET	YEARLY	MONTHLY	ANNUAL
			AMOUNT	BUDGET	BUDGET	COST PER
				AMOUNT	AMOUNT	UNIT
INCOME						
Assessments (Regular)	127,050	169,400	169,400	190,960	15,913	1,240.00
Design Review Fees	13,800	20,700	18,000	22,000	1,833	142.86
Fines	0	0	0	0	0	0.00
Interest (Checking)	917	1,376	1,800	1,200	100	7.79
Interest (Reserves)	1,938	2,906	8,000	2,500	208	16.23
Late Charges	77	115	0	0	0	0.00
Uncategorized/Misc. Income	-40	0	0	0	0	0.00
TOTAL INCOME	143,741	194,497	197,200	216,660	18,055	1,406.88
EXPENSES						
ADMINISTRATIVE						
Audit	1,800	1,800	1,750	1,800	150	11.69
CC&Rs Advisory (Legal)	22,552	33,828	6,000	0	0	0.00
CC&Rs Advisory (Arch/Landscape)	4,434	6,652	5,000	0	0	0.00
Copying	3,445	5,168	4,000	5,200	433	33.77
Consulting/Design Review	7,606	11,409	18,000	24,000	2,000	155.84
Insurance	2,714	3,607	3,000	5,200	433	33.77
Legal	9,133	13,699	15,000	13,500	1,125	87.66
Mailing/Additional Administrative	1,062	1,594	6,000	1,600	133	10.39
Management	14,784	22,176	22,176	22,176	1,848	144.00
Meeting Room	1,702	2,553	2,000	2,600	217	16.88
Office Supplies	999	1,498	1,500	1,500	125	9.74
Other/Contingency	2,454	3,681	2,784	8,000	667	51.95
Postage	1,228	1,843	4,500	1,500	125	9.74
TOTAL ADMINISTRATIVE	73,914	109,508	91,710	87,076	7,256	565.43
MAINTENANCE & REPAIRS						
General Maintenance	578	868	1,500	1,500	125	9.74
Irrigation Repair	1,507	2,261	2,500	2,300	192	14.94
Landscape Contract	3,056	4,584	4,800	4,610	384	29.94
Landscape Extras	622	933	2,500	2,000	167	12.99
Storm Drain Maintenance	1,953	2,930	2,300	3,000	250	19.48
Street Sweeping	0	0	1,200	1,200	100	7.79
Weed Abatement (Common Area)	15,570	15,570	35,000	28,000	2,333	181.82
Beautification				35,000	2,917	227.27
TOTAL MAINT. & REPAIRS	23,287	27,145	49,800	77,610	6,468	503.96
RESERVES						
Interest to Reserves	1,938	2,906	8,000	2,500	208	16.23
Reserve Contribution	23,368	35,052	35,059	38,067	3,172	247.19
TOTAL RESERVES	25,306	37,958	43,059	40,567	3,381	263.42
UTILITIES & TAXES						
EBMUD	3,510	5,265	6,500	5,500	458	35.71
PG&E	312	468	1,500	600	50	3.90
Taxes (Operating Interest Income)	803	1,077	424	1,100	92	7.14
Taxes (Real Estate)	4,007	4,207	4,207	4,207	351	27.32
TOTAL UTILITIES & TAXES	8,632	11,017	12,631	11,407	951	74.07
TOTAL EXPENSES	131,138	185,628	197,200	216,660	18,055	1,406.88
NET INCOME (EXPENSE)	12,603	8,869	0	0	0	0