

12.7% Increase 295/qtr					
	ACTUAL (thru 2/02)	PROJECTED ACTUAL (thru 6/02)	2002/2003 YEARLY BUDGET AMOUNT	PROJECTED 2003/2004 YEARLY BUDGET AMOUNT	PROJECTED 2003/2004 MONTHLY BUDGET AMOUNT
<b>INCOME</b>					
Assessments (Regular)	127,050	169,400	169,400	190,960	15,913
Design Review Fees	13,800	20,700	18,000	22,000	1,833
Fines	0	0	0	0	0
Interest (Checking)	917	1,376	1,800	1,200	100
Interest (Reserves)	1,938	2,906	8,000	2,500	208
Late Charges	77	115	0	0	0
Uncategorized/Misc. Income	-40	0	0	0	0
<b>TOTAL INCOME</b>	<b>143,741</b>	<b>194,497</b>	<b>197,200</b>	<b>216,660</b>	<b>18,055</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE</b>					
Audit	1,800	1,800	1,750	1,800	150
CC&Rs Advisory (Legal)	22,552	33,828	6,000	0	0
CC&Rs Advisory (Arch/Land)	4,434	6,652	5,000	0	0
Copying	3,445	5,168	4,000	5,200	433
Consulting/Design Review	7,606	11,409	18,000	24,000	2,000
Insurance	2,714	3,607	3,000	4,500	375
Legal	9,133	13,699	15,000	13,500	1,125
Mailing/Additional Administrative	1,062	1,594	6,000	5,000	417
Management	14,784	22,176	22,176	22,176	1,848
Meeting Room	1,702	2,553	2,000	2,600	217
Office Supplies	999	1,498	1,500	1,500	125
Other/Contingency	2,454	3,681	2,784	3,900	325
Postage	1,228	1,843	4,500	4,000	333
<b>TOTAL ADMINISTRATIVE</b>	<b>73,914</b>	<b>109,508</b>	<b>91,710</b>	<b>88,176</b>	<b>7,348</b>
<b>MAINTENANCE &amp; REPAIRS</b>					
General Maintenance	578	868	1,500	1,500	125
Irrigation Repair	1,507	2,261	2,500	2,300	192
Landscape Contract	3,056	4,584	4,800	4,584	382
Landscape Extras	622	933	2,500	2,000	167
Storm Drain Maintenance	1,953	2,930	2,300	3,000	250
Street Sweeping	0	0	1,200	1,200	100
Weed Abatement (Common)	15,570	15,570	35,000	25,000	2,083
Beautification				35,000	2,917
<b>TOTAL MAINT. &amp; REPAIRS</b>	<b>23,287</b>	<b>27,145</b>	<b>49,800</b>	<b>74,584</b>	<b>6,215</b>
<b>RESERVES</b>					
Interest to Reserves	1,938	2,906	8,000	2,500	208
Reserve Contribution	23,368	35,052	35,059	38,067	3,172
<b>TOTAL RESERVES</b>	<b>25,306</b>	<b>37,958</b>	<b>43,059</b>	<b>40,567</b>	<b>3,381</b>
<b>UTILITIES &amp; TAXES</b>					
EBMUD	3,510	5,265	6,500	6,500	542
PG&E	312	468	1,500	1,500	125
Taxes (Operating Interest In)	803	1,077	424	1,100	92
Taxes (Real Estate)	4,007	4,207	4,207	4,207	351
<b>TOTAL UTILITIES &amp; TAXES</b>	<b>8,632</b>	<b>11,017</b>	<b>12,631</b>	<b>13,307</b>	<b>1,109</b>

<b>TOTAL EXPENSES</b>	131,138	185,628	197,200	216,634	18,053
<b>NET INCOME (EXPENSE)</b>	12,603	8,869	0	26	2

PROJECTED 2003/2004 ANNUAL COST PER UNIT	
	1,240.00
	142.86
	0.00
	7.79
	16.23
	0.00
	0.00
	1,406.88
	11.69
	0.00
	0.00
	33.77
	155.84
	29.22
	87.66
	32.47
	144.00
	16.88
	9.74
	25.32
	25.97
	572.57
	9.74
	14.94
	29.77
	12.99
	19.48
	7.79
	162.34
	227.27
	484.31
	16.23
	247.19
	263.42
	42.21
	9.74
	7.14
	27.32
	86.41

1,406.71
0