

**PRESTON PARK
2015 STANDARD BUDGET
CONSOLIDATION & SIGN-OFF**



Description	2015 Total	2014 Projected	Variance	Variance %
Physical Occupancy	97.87 %	97.89 %		
Economic Occupancy	93.58 %	94.25 %		

Description	2015 Total	2014 Projected	Variance	Variance %
Gross Market Potential	\$6,262,119	\$6,038,519	\$223,600	3.7%
Market Gain/Loss to Lease	(\$203,193)	(\$153,411)	(\$49,782)	-32.5%
Affordable Housing	\$0	\$0	\$0	0.0%
Non-Revenue Apartments	(\$63,870)	(\$68,070)	\$4,201	6.2%
Rental Concessions	\$0	\$0	\$0	0.0%
Delinquent Rent	\$0	\$0	\$0	0.0%
Vacancy Loss	(\$133,488)	(\$127,385)	(\$6,103)	-4.8%
Prepaid/Previous Paid Rent	\$0	\$0	\$0	0.0%
Other Months' Rent/Delinquency Recovery	\$0	\$1,110	(\$1,110)	-100.0%
Bad Debt Expense	(\$1,212)	\$0	(\$1,212)	-100.0%
Other Resident Income	\$44,398	\$40,287	\$4,111	10.2%
Miscellaneous Income	\$6,200	\$10,554	(\$4,354)	-41.3%
Corp Apartment Income	\$0	\$0	\$0	0.0%
Retail Income	\$0	\$0	\$0	0.0%
TOTAL INCOME	\$5,910,955	\$5,741,604	\$169,350	2.9%
PAYROLL	\$541,800	\$525,709	(\$16,091)	-3.1%
LANDSCAPING	\$69,800	\$73,968	\$4,168	5.6%
UTILITIES	\$104,309	\$98,813	(\$5,496)	-5.6%
REDECORATING	\$86,843	\$83,478	(\$3,365)	-4.0%
MAINTENANCE	\$104,812	\$103,214	(\$1,598)	-1.5%
MARKETING	\$15,475	\$15,449	(\$26)	-0.2%
ADMINISTRATIVE	\$92,088	\$91,881	(\$207)	-0.2%
RETAIL EXPENSE	\$0	\$0	\$0	0.0%
PROFESSIONAL SERVICES	\$147,874	\$142,718	(\$5,156)	-3.6%
INSURANCE	\$207,012	\$197,507	(\$9,505)	-4.8%
AD-VALOREM TAXES	\$107,472	\$107,469	(\$3)	0.0%
NON ROUTINE MAINTENANCE	\$194,225	\$78,557	(\$115,668)	-147.2%
TOTAL OPERATING EXP	\$1,671,709	\$1,518,762	(\$152,947)	-10.1%
NET OPERATING INCOME	\$4,239,245	\$4,222,842	\$16,403	0.4%
DEBT SERVICE	\$0	\$0	\$0	0.0%
DEPRECIATION	\$417,696	\$417,425	(\$271)	-0.1%
AMORTIZATION	\$0	\$0	\$0	0.0%
PARTNERSHIP	\$8,000	\$0	(\$8,000)	-100.0%
EXTRAORDINARY COST	\$0	\$0	\$0	0.0%
NET INCOME	\$3,813,549	\$3,805,417	\$8,132	0.2%
CAPITAL EXPENDITURES	\$1,453,804	\$3,825,287	\$2,371,483	62.0%
MORTGAGE PRINCIPAL	\$0	\$0	\$0	0.0%
TAX ESCROW	\$0	\$0	\$0	0.0%
INSURANCE ESCROW	\$0	\$0	\$0	0.0%
INTEREST ESCROW	\$0	\$0	\$0	0.0%
REPLACEMENT RESERVE	\$743,379	\$734,976	(\$8,403)	-1.1%
REPLACEMENT RESERVE REIMBURSEM	(\$1,453,804)	(\$3,825,287)	(\$2,371,483)	-62.0%
WIP	\$0	\$0	\$0	0.0%
OWNER DISTRIBUTIONS	\$3,487,866	\$3,487,866	(\$0)	0.0%
DEPRECIATION AND AMORTIZATION	(\$417,696)	(\$417,425)	\$271	0.1%
NET CASH FLOW	\$0	\$0	\$0	33.9%

Approvals

Owner _____ Date _____

Asset Manager _____ Date _____

COO _____ Date _____

VP _____ Date _____

Regional Manager _____ Date _____

Business Manager _____ Date _____

Alliance Residential, LLC makes no guarantee, warranty or representation whatsoever in connection with the accuracy of this Operating Budget as it is intended as a good faith estimate only.

PRESTON PARK
2015 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
INCOME																	
RENTAL INCOME																	
5101	Gross Market Potential	\$503,463	\$507,669	\$507,669	\$518,824	\$518,824	\$525,349	\$525,349	\$525,349	\$532,405	\$532,405	\$532,405	\$532,405	\$6,262,119	\$17,790	\$12.74	\$6,038,519
5103	Market Gain/Loss to Lease	(\$11,698)	(\$13,941)	(\$12,537)	(\$20,807)	(\$19,049)	(\$22,843)	(\$20,696)	(\$18,140)	(\$21,373)	(\$17,949)	(\$14,036)	(\$10,123)	(\$203,193)	(\$577)	(\$0.41)	(\$153,411)
5105	Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
ACTUAL POTENTIAL RENT		\$491,765	\$493,728	\$495,133	\$498,017	\$499,775	\$502,506	\$504,653	\$507,209	\$511,032	\$514,456	\$518,369	\$522,282	\$6,058,926	\$17,213	\$12.33	\$5,885,108
Average Potential Rent		\$1,397	\$1,403	\$1,407	\$1,415	\$1,420	\$1,428	\$1,434	\$1,441	\$1,452	\$1,462	\$1,473	\$1,484	\$17,213			\$16,719
Average Potential Rent per sq ft		\$1.00	\$1.00	\$1.01	\$1.01	\$1.02	\$1.02	\$1.03	\$1.03	\$1.04	\$1.05	\$1.05	\$1.06	\$12.33			\$11.97
5115	Non-Revenue Apartments	(\$5,108)	(\$5,159)	(\$5,159)	(\$5,283)	(\$5,283)	(\$5,362)	(\$5,362)	(\$5,362)	(\$5,447)	(\$5,447)	(\$5,447)	(\$5,447)	(\$63,870)	(\$181)	(\$0.13)	(\$68,070)
5120	Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5125	Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5130	Vacancy Loss	(\$10,012)	(\$10,096)	(\$10,096)	(\$11,054)	(\$11,791)	(\$11,940)	(\$11,940)	(\$11,940)	(\$12,100)	(\$11,344)	(\$10,588)	(\$10,588)	(\$133,488)	(\$379)	(\$0.27)	(\$127,385)
5135	Prepaid/Previous Paid Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5140	Other Months' Rent/Delinquency Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$1,110
5145	Bad Debt Expense	(\$98)	(\$99)	(\$99)	(\$100)	(\$100)	(\$101)	(\$101)	(\$101)	(\$102)	(\$103)	(\$104)	(\$104)	(\$1,212)	(\$3)	(\$0.00)	\$0
TOTAL RENTAL INCOME		\$476,547	\$478,375	\$479,779	\$481,580	\$482,600	\$485,104	\$487,250	\$489,806	\$493,382	\$497,562	\$502,230	\$506,143	\$5,860,357	\$16,649	\$11.92	\$5,690,763
Average Effective Rent		\$1,382	\$1,387	\$1,391	\$1,400	\$1,403	\$1,410	\$1,417	\$1,424	\$1,435	\$1,443	\$1,456	\$1,467	\$16,990			\$16,492
Average Effective Rent per sq ft		\$0.99	\$0.99	\$1.00	\$1.00	\$1.00	\$1.01	\$1.01	\$1.02	\$1.03	\$1.03	\$1.04	\$1.05	\$12.17			\$11.81
Physical Occupancy		98.01 %	98.01 %	98.01 %	97.87 %	97.73 %	97.73 %	97.73 %	97.73 %	97.73 %	97.87 %	98.01 %	98.01 %	97.87 %			97.89 %
Economic Occupancy		94.65 %	94.23 %	94.51 %	92.82 %	93.02 %	92.34 %	92.75 %	93.23 %	92.67 %	93.46 %	94.33 %	95.07 %	93.58 %			94.25 %
OTHER RESIDENT INCOME																	
5205	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5210	Washer/Dryer Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5211	Washer/Dryer Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5215	Resident Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5220	Carport Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5221	Garage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5225	Damages/Cleaning Fees	\$2,745	\$2,440	\$2,135	\$1,830	\$1,525	\$1,830	\$1,525	\$1,830	\$2,135	\$2,135	\$2,440	\$3,050	\$25,620	\$73	\$0.05	\$25,769
5230	Phone System Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5233	Phone System Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5235	Storage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5240	Termination Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125	\$0	\$0	\$125	\$250	\$1	\$0.00	\$250
5245	MTM Premium	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$1,620	\$5	\$0.00	\$0
5250	Application Fees	\$572	\$528	\$484	\$396	\$396	\$440	\$396	\$440	\$484	\$528	\$528	\$616	\$5,808	\$17	\$0.01	\$5,618
5255	Pet Fees	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,100	\$6	\$0.00	\$0
5260	NSF/Late Fees	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000	\$26	\$0.02	\$8,650
5265	Resident Utility Bill Back Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5266	Illuminar Electric - Occupied Bill Back Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5268	Illuminar Electric - Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5270	Alarm Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5275	SMART Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5276	Yard Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5280	Transfer Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5285	Maid Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5290	Renovation Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5295	Police Fee Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5296	Property Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL OTHER RESIDENT INCOME		\$4,377	\$4,028	\$3,679	\$3,286	\$2,981	\$3,330	\$2,981	\$3,330	\$3,804	\$3,723	\$4,028	\$4,851	\$44,398	\$126	\$0.09	\$40,287

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2015 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
MISCELLANEOUS INCOME																	
5305	Miscellaneous Income	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$800	\$2	\$0.00	\$761
5310	Clubhouse Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5315	Vending Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5325	Interest Income	\$600	\$600	\$600	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$5,400	\$15	\$0.01	\$9,793
5330	Cable Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5331	Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5335	Collection Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5340	Bad Debt Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL MISCELLANEOUS INCOME		\$600	\$800	\$600	\$400	\$600	\$400	\$400	\$600	\$400	\$400	\$600	\$400	\$6,200	\$18	\$0.01	\$10,554
CORPORATE APT INCOME																	
5405	Corp Apartment Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5406	Corp Apartment Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL CORPORATE APT INCOME		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
RETAIL INCOME																	
5505	Retail Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5507	Deferred Retail Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5550	Retail Income CAM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5555	Retail Income Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5560	Retail Income Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL RETAIL INCOME		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL INCOME		\$481,524	\$483,203	\$484,058	\$485,266	\$486,181	\$488,834	\$490,631	\$493,736	\$497,586	\$501,685	\$506,858	\$511,394	\$5,910,955	\$16,792	\$12.03	\$5,741,604
CONTROLLABLE OPERATING EXPENSES																	
PAYROLL																	
	Administrative Salaries	\$13,696	\$13,696	\$13,254	\$13,696	\$13,254	\$13,696	\$13,806	\$12,470	\$13,806	\$13,361	\$13,806	\$13,361	\$161,902	\$460	\$0.33	\$182,397
	Maintenance Salaries	\$15,086	\$15,086	\$14,599	\$15,086	\$14,599	\$15,086	\$15,086	\$13,626	\$15,086	\$14,599	\$15,086	\$14,599	\$177,623	\$505	\$0.36	\$169,705
6405	Bonus	\$360	\$10,856	\$446	\$185	\$10,726	\$225	\$0	\$10,541	\$0	\$0	\$10,541	\$352	\$44,232	\$126	\$0.09	\$40,927
6410	Payroll Taxes	\$4,244	\$5,020	\$3,747	\$3,331	\$3,482	\$2,294	\$2,285	\$2,870	\$2,285	\$2,211	\$3,092	\$2,224	\$37,085	\$105	\$0.08	\$33,539
6430	Payroll Benefits and Burden	\$8,186	\$9,120	\$8,098	\$8,171	\$9,289	\$8,174	\$8,166	\$8,814	\$8,166	\$8,361	\$9,103	\$8,101	\$101,748	\$289	\$0.21	\$77,958
6440	Non-Staff Labor	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000	\$51	\$0.04	\$18,890
6445	New Hire Expense	\$0	\$403	\$0	\$0	\$0	\$0	\$403	\$0	\$403	\$0	\$0	\$0	\$1,209	\$3	\$0.00	\$2,293
TOTAL PAYROLL		\$43,072	\$55,680	\$41,644	\$41,968	\$52,851	\$40,975	\$41,246	\$49,822	\$41,246	\$40,032	\$53,128	\$40,137	\$541,800	\$1,539	\$1.10	\$525,709
LANDSCAPING																	
7105	Landscaping Monthly Service	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000	\$136	\$0.10	\$56,963
7110	Landscaping Other	\$3,350	\$0	\$1,350	\$2,000	\$0	\$0	\$3,350	\$0	\$0	\$3,350	\$0	\$0	\$13,400	\$38	\$0.03	\$9,748
7115	Irrigation/Sprinkler Repairs	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$8,400	\$24	\$0.02	\$7,257
TOTAL LANDSCAPING		\$8,050	\$4,700	\$6,050	\$6,700	\$4,700	\$4,700	\$8,050	\$4,700	\$4,700	\$8,050	\$4,700	\$4,700	\$69,800	\$198	\$0.14	\$73,968

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UTILITIES																		
7205	Electric - Common Area	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$16,800	\$48	\$0.03	\$15,721	
7206	Illuminar Electric - Occupied	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7207	Electric - Vacant	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,920	\$5	\$0.00	\$1,755	
7210	Gas - Common Area	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720	\$2	\$0.00	\$631	
7212	Gas - Vacant	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$912	\$3	\$0.00	\$910	
7215	Water	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$15,600	\$44	\$0.03	\$14,130	
7218	Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7220	Sewer	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$66,000	\$188	\$0.13	\$62,892	
7225	Trash Removal	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$2,357	\$7	\$0.00	\$2,608	
7230	Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7235	Utility Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$165	
7237	Illuminar Electric - Occupied Reimb	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL UTILITIES		\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$104,309	\$296	\$0.21	\$98,813	
REDECORATING																		
7305	Redecorating - General Cleaning	\$1,206	\$1,072	\$938	\$804	\$670	\$804	\$670	\$804	\$938	\$938	\$1,072	\$1,340	\$11,253	\$32	\$0.02	\$9,627	
7310	Redecorating - Carpet/Tile	\$630	\$510	\$387	\$269	\$147	\$263	\$147	\$269	\$386	\$389	\$510	\$746	\$4,651	\$13	\$0.01	\$4,637	
7315	Redecorating - Painting Supplies	\$1,503	\$1,364	\$1,224	\$1,085	\$946	\$1,085	\$946	\$1,085	\$1,224	\$1,224	\$1,364	\$1,642	\$14,693	\$42	\$0.03	\$14,238	
7320	Redecorating - Painting Contract	\$3,768	\$3,350	\$2,931	\$2,512	\$2,094	\$2,512	\$2,094	\$2,512	\$2,931	\$2,931	\$3,350	\$4,187	\$35,171	\$100	\$0.07	\$34,453	
7325	Redecorating - Rehab	\$950	\$1,250	\$950	\$950	\$1,250	\$950	\$950	\$1,250	\$950	\$950	\$1,250	\$950	\$12,600	\$36	\$0.03	\$12,592	
7330	Redecorating - Drapes/Blinds	\$409	\$366	\$323	\$280	\$236	\$280	\$236	\$280	\$323	\$323	\$366	\$453	\$3,873	\$11	\$0.01	\$3,066	
7335	Redecorating - Appliance Repair	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$400	\$1	\$0.00	\$313	
7340	Redecorating - Carpet Repair	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$12	\$0.01	\$4,551	
7345	Redecorating - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7350	Redecorating - Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7360	Redecorating - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7370	Redecorating - Doors/Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL REDECORATING		\$8,816	\$8,361	\$7,103	\$6,249	\$5,793	\$6,243	\$5,393	\$6,649	\$7,102	\$7,105	\$8,361	\$9,667	\$86,843	\$247	\$0.18	\$83,478	
MAINTENANCE																		
7420	Building & Structure	\$200	\$450	\$200	\$200	\$450	\$200	\$200	\$450	\$200	\$200	\$450	\$200	\$3,400	\$10	\$0.01	\$3,921	
7422	Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7425	Electrical	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$18,900	\$54	\$0.04	\$18,525	
7430	Plumbing	\$1,450	\$1,450	\$1,450	\$1,450	\$2,630	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$18,580	\$53	\$0.04	\$18,681	
7435	HVAC	\$0	\$800	\$1,000	\$700	\$1,800	\$1,000	\$700	\$1,500	\$1,000	\$700	\$800	\$300	\$10,300	\$29	\$0.02	\$8,347	
7440	Supplies	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$2,760	\$8	\$0.01	\$2,496	
7442	Housekeeping	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$3,360	\$10	\$0.01	\$3,099	
7445	Small Equipment	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$740	\$180	\$180	\$180	\$180	\$2,720	\$8	\$0.01	\$2,772	
7450	Pest Control	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000	\$26	\$0.02	\$9,049	
7455	Swimming Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7460	Maintenance Guarantee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7465	Snow Removal/Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7470	Windows/Doors	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$11,100	\$32	\$0.02	\$10,418	
7475	Keys & Locks	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000	\$9	\$0.01	\$3,137	
7480	Fire Extinguish, 1st Aid	\$500	\$173	\$500	\$500	\$0	\$673	\$500	\$0	\$4,500	\$673	\$0	\$500	\$8,520	\$24	\$0.02	\$9,635	
7481	Alarm Expense	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$1,620	\$5	\$0.00	\$1,359	
7485	Maintenance Other	\$475	\$475	\$1,025	\$475	\$475	\$1,025	\$475	\$475	\$1,025	\$475	\$475	\$1,025	\$7,900	\$22	\$0.02	\$8,282	
7486	Maintenance Uniforms	\$0	\$0	\$2,046	\$0	\$0	\$0	\$0	\$1,606	\$0	\$0	\$0	\$0	\$3,652	\$10	\$0.01	\$3,493	
7490	Maintenance - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7493	Appliance Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7495	Carpet Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL MAINTENANCE		\$6,950	\$7,673	\$10,546	\$7,650	\$9,680	\$8,673	\$7,650	\$10,366	\$12,500	\$7,823	\$7,500	\$7,800	\$104,812	\$298	\$0.21	\$103,214	

PRESTON PARK
2015 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
MARKETING																	
7505	Advertising-Print	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,920	\$5	\$0.00	\$3,109
7510	Advertising-Product.Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7515	Apartment Magazines/Guides	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7520	Advertising Internet, Radio & TV	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250	\$1	\$0.00	\$0
7525	Collaterals	\$0	\$0	\$0	\$350	\$0	\$0	\$220	\$0	\$0	\$0	\$175	\$0	\$745	\$2	\$0.00	\$745
7530	Advertising Other	\$250	\$300	\$250	\$0	\$0	\$250	\$0	\$300	\$250	\$0	\$0	\$250	\$1,850	\$5	\$0.00	\$1,819
7535	Dues, Memberships & Subscriptions	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350	\$1	\$0.00	\$335
7540	Resident Functions	\$150	\$150	\$200	\$450	\$300	\$350	\$150	\$450	\$200	\$450	\$150	\$200	\$3,200	\$9	\$0.01	\$3,076
7545	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7550	Marketing Promotion	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$720	\$470	\$5,890	\$17	\$0.01	\$5,526
7555	Locator/Broker Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7560	Resident Referrals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7565	Resident Retention	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$600	\$2	\$0.00	\$689
7570	Model Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7575	Other Marketing - Non Advertisement	\$0	\$0	\$125	\$0	\$0	\$125	\$0	\$0	\$125	\$0	\$0	\$125	\$500	\$1	\$0.00	\$150
7580	Shopper Reports	\$0	\$0	\$0	\$0	\$0	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$170	\$0	\$0.00	\$0
TOTAL MARKETING		\$1,030	\$1,230	\$1,205	\$1,780	\$1,080	\$1,525	\$1,250	\$1,530	\$1,205	\$1,080	\$1,355	\$1,205	\$15,475	\$44	\$0.03	\$15,449
ADMINISTRATIVE																	
7620	Telephone	\$910	\$910	\$910	\$910	\$910	\$910	\$910	\$910	\$910	\$910	\$910	\$910	\$10,920	\$31	\$0.02	\$10,966
7621	Pagers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7622	Answering Service	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900	\$3	\$0.00	\$900
7625	Office Supplies	\$485	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$3,620	\$10	\$0.01	\$3,661
7630	Office Equip/Furniture Rental	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200	\$20	\$0.01	\$7,503
7635	Postage/Express Mail	\$284	\$284	\$284	\$284	\$284	\$284	\$284	\$284	\$284	\$284	\$284	\$284	\$3,410	\$10	\$0.01	\$4,013
7636	Printing	\$59	(\$1)	\$44	\$59	(\$1)	\$44	\$59	(\$1)	\$44	\$59	(\$1)	\$44	\$403	\$1	\$0.00	\$186
7640	Licenses & Subscriptions	\$276	\$0	\$95	\$176	\$0	\$0	\$176	\$0	\$0	\$176	\$3,900	\$0	\$4,799	\$14	\$0.01	\$5,007
7645	Courtesy Patrol	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$17,100	\$49	\$0.03	\$17,376
7650	Training & Education	\$82	\$82	\$82	\$82	\$82	\$2,882	\$82	\$82	\$82	\$82	\$82	\$82	\$3,784	\$11	\$0.01	\$3,571
7655	Eviction/Legal Fees	\$750	\$750	\$1,990	\$750	\$750	\$750	\$750	\$750	\$1,990	\$750	\$750	\$750	\$11,480	\$33	\$0.02	\$11,919
7660	Credit Bureau Fees	\$566	\$522	\$474	\$397	\$387	\$423	\$387	\$433	\$471	\$512	\$522	\$602	\$5,692	\$16	\$0.01	\$5,713
7665	Bank Charges/Credit Card Fees	\$1,575	\$725	\$725	\$725	\$725	\$725	\$1,499	\$725	\$725	\$725	\$725	\$725	\$10,324	\$29	\$0.02	\$10,647
7670	Travel & Entertainment	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$1,000	\$3	\$0.00	\$1,130
7675	Administrative Other	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$0	\$0.00	\$0
7680	Charitable Contribution Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7686	Administrative Uniforms	\$0	\$0	\$1,680	\$0	\$0	\$0	\$0	\$0	\$0	\$1,470	\$0	\$0	\$3,151	\$9	\$0.01	\$2,104
7690	Computer Expense	\$110	\$110	\$535	\$310	\$310	\$535	\$4,245	\$310	\$535	\$310	\$310	\$535	\$8,155	\$23	\$0.02	\$7,186
7695	Renter's Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7696	Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL ADMINISTRATIVE		\$7,196	\$5,767	\$9,453	\$6,227	\$5,831	\$9,187	\$10,776	\$5,877	\$7,676	\$7,663	\$9,867	\$6,566	\$92,088	\$262	\$0.19	\$91,881

PRESTON PARK
2015 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
RETAIL EXPENSE																	
7705	Retail Administrative Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7710	Retail Electricity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7711	Retail Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7712	Retail Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7713	Retail Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7714	Retail Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7715	Retail Trash Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7720	Retail Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7725	Retail Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7730	Retail Window Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7735	Retail Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7740	Retail Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7741	Retail Parking Lot Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7742	Retail Parking Lot Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7743	Retail HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7744	Retail Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7750	Retail Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7755	Retail Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7760	Retail Snow Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7765	Retail Roof Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7770	Retail Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7775	Retail Fire Protection System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7780	Retail Machinery & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7785	Retail Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7790	Retail Real Estate Tax Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7795	Retail Insurance Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL RETAIL EXPENSE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL CONTROLLABLE EXPENSES		\$83,807	\$92,104	\$84,693	\$79,267	\$88,627	\$79,996	\$83,057	\$87,637	\$83,121	\$80,445	\$93,603	\$78,768	\$1,015,126	\$2,884	\$2.07	\$992,511
NON CONTROLLABLE EXPENSES																	
PROFESSIONAL SERVICES																	
8105	Management Fees	\$12,038	\$12,080	\$12,101	\$12,132	\$12,155	\$12,221	\$12,266	\$12,343	\$12,440	\$12,542	\$12,671	\$12,785	\$147,774	\$420	\$0.30	\$142,718
8107	Incentive Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8108	Asset Mgt Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8110	Accounting/Audit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8115	Partnership Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8120	Tax Consulting Fess	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8121	Tax Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8122	Appraisal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8125	Professional Services - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100	\$0	\$0.00	\$0
8130	Apt. Assoc. Dues & Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL PROFESSIONAL SERVICES		\$12,038	\$12,080	\$12,101	\$12,132	\$12,155	\$12,221	\$12,266	\$12,443	\$12,440	\$12,542	\$12,671	\$12,785	\$147,874	\$420	\$0.30	\$142,718
INSURANCE																	
8205	Property & Liability Insurance	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$187,092	\$532	\$0.38	\$183,146
8210	Casualty Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$606
8215	Other Insurance	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$19,920	\$57	\$0.04	\$13,755
TOTAL INSURANCE		\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$207,012	\$588	\$0.42	\$197,507

PRESTON PARK
2015 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
AD-VALOREM TAXES																	
8305	Real Estate Taxes	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$107,472	\$305	\$0.22	\$107,469
8310	Personal Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8315	Taxes Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8320	Local/City Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8325	Police Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL AD-VALOREM TAXES		\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$107,472	\$305	\$0.22	\$107,469
NON ROUTINE MAINTENANCE																	
8410	Buildings and Structures	\$2,000	\$2,700	\$2,700	\$2,700	\$13,125	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$33,225	\$94	\$0.07	\$29,549
8412	Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8413	Clubhouse & Fitness Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8415	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8420	Paving & Landscaping	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000	\$85	\$0.06	\$26,281
8425	Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8426	Flooring - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8427	Flooring - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8428	Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8429	Interiors-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8430	Other Non-Routine	\$31,000	\$0	\$0	\$25,000	\$25,000	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$0	\$131,000	\$372	\$0.27	\$22,727
TOTAL NON ROUTINE MAINTENANCE		\$63,000	\$2,700	\$2,700	\$27,700	\$38,125	\$0	\$25,000	\$0	\$10,000	\$25,000	\$0	\$0	\$194,225	\$552	\$0.40	\$78,557
TOTAL NON CONTROL EXPENSES		\$101,245	\$40,987	\$41,008	\$66,039	\$76,487	\$38,428	\$63,473	\$38,650	\$48,647	\$63,749	\$38,878	\$38,992	\$656,583	\$1,865	\$1.34	\$526,251
TOTAL OPERATING EXP		\$185,052	\$133,091	\$125,702	\$145,306	\$165,114	\$118,424	\$146,530	\$126,287	\$131,767	\$144,195	\$132,482	\$117,760	\$1,671,709	\$4,749	\$3.40	\$1,518,762
NET OPERATING INCOME		\$296,472	\$350,112	\$358,356	\$339,960	\$321,068	\$370,410	\$344,101	\$367,448	\$365,819	\$357,490	\$374,377	\$393,634	\$4,239,245	\$12,043	\$8.63	\$4,222,842
DEBT SERVICE																	
9005	Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9010	Debt Service-2nd Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9011	Debt Service - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9015	Other Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9020	Other Lease Payments-Ins.Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9025	Other Lease Payments-Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL DEBT SERVICE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
DEPRECIATION																	
9109	Deprec - Land Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9110	Deprec - Building	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000	\$170	\$0.12	\$59,170
9115	Deprec - Furniture & Fixtures	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$996	\$3	\$0.00	\$1,812
9120	Deprec - Paving & Landscape	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$12	\$0.01	\$4,004
9125	Deprec - Apartment Interiors	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$194,400	\$552	\$0.40	\$194,373
9130	Deprec - Other Capital	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$158,100	\$449	\$0.32	\$158,066
9162	Deprec - Land Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL DEPRECIATION		\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$417,696	\$1,187	\$0.85	\$417,425
AMORTIZATION																	
9210	Amortization Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9220	Amortization - Loan Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL AMORTIZATION		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0

PRESTON PARK
2015 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
PARTNERSHIP																	
9402	Bank Service Charges-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9405	Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9410	Audit and Tax Preparation	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000	\$23	\$0.02	\$0
9415	Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9416	Supervisory Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9417	Admin Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9418	Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9420	Travel Partnership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9430	Interest Income - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL PARTNERSHIP		\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000	\$23	\$0.02	\$0
EXTRAORDINARY COST																	
9510	Extraordinary Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9515	Gain/Loss on Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9530	Gain/Loss from Disposal of Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL EXTRAORDINARY COST		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
NET INCOME		\$253,664	\$315,304	\$323,548	\$305,152	\$286,260	\$335,602	\$309,293	\$332,640	\$331,011	\$322,682	\$339,569	\$358,826	\$3,813,549	\$10,834	\$7.76	\$3,805,417
CAPITAL EXPENDITURES																	
1410	Building and Structures	\$0	\$0	\$830,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$830,000	\$2,358	\$1.69	\$3,466,189
1415	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
1416	Autos/Trucks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$700)
1420	Paving & Landscaping	\$320,787	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320,787	\$911	\$0.65	\$0
1425	Apartment Interiors	\$19,285	\$18,810	\$21,285	\$20,835	\$17,960	\$20,760	\$20,760	\$17,960	\$20,835	\$18,485	\$18,810	\$22,085	\$237,870	\$676	\$0.48	\$224,077
1426	Carpet/Plank - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
1427	Appliance - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
1428	Computers & Related Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$910
1430	Other Capital	\$65,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,147	\$185	\$0.13	\$127,489
1432	Other Capital, Value Add	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$7,322
TOTAL CAPITAL EXPENDITURES		\$405,219	\$18,810	\$851,285	\$20,835	\$17,960	\$20,760	\$20,760	\$17,960	\$20,835	\$18,485	\$18,810	\$22,085	\$1,453,804	\$4,130	\$2.96	\$3,825,287
MORTGAGE PRINCIPAL																	
2070	Mortgage Note Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
2106	Construction Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
2205	Mortgage Principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
2210	Long-Term Notes Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
2215	Note Payable Principle Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL MORTGAGE PRINCIPAL		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TAX ESCROW																	
1335	Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL TAX ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
INSURANCE ESCROW																	
1340	Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL INSURANCE ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
INTEREST ESCROW																	
1341	Interest Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL INTEREST ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0

PRESTON PARK
2015 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected	
MORTGAGE INSURANCE PREM RESERVE																		
1343	Mortgage Insurance Prem Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
	TOTAL MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
REPLACEMENT RESERVE																		
1345	Replacement Reserve Impound	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,951	\$743,379	\$2,112	\$1.51	\$734,976	
	TOTAL REPLACEMENT RESERVE	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,951	\$743,379	\$2,112	\$1.51	\$734,976	
REPLACEMENT RESERVE REIMBURSEMENT																		
	Replacement Reserve Reimbursement	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,154)	(\$1,453,804)	(\$4,130)	(\$2.96)	(\$3,825,287)	
	TOTAL REPLACEMENT RESERVE REIMBURSEMENT	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,154)	(\$1,453,804)	(\$4,130)	(\$2.96)	(\$3,825,287)	
WIP																		
1501	WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
1502	WIP - Contra Operating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
1510	WIP - Redev Hard Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
1520	WIP - Redev Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
1530	WIP - Redev Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
	TOTAL WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
OWNER DISTRIBUTIONS																		
3010	Owner Distributions	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,672	\$3,487,866	\$9,909	\$7.10	\$3,487,866	
	TOTAL OWNER DISTRIBUTIONS	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,672	\$3,487,866	\$9,909	\$7.10	\$3,487,866	
DEPRECIATION AND AMORTIZATION																		
	Depreciation and Amortization	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$417,696)	(\$1,187)	(\$0.85)	(\$417,425)	
	TOTAL DEPRECIATION AND AMORTIZATION	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$417,696)	(\$1,187)	(\$0.85)	(\$417,425)	
	NET CASH FLOW	(\$348,199)	\$99,850	(\$724,381)	\$87,673	\$71,656	\$118,198	\$91,889	\$118,036	\$113,532	\$107,553	\$124,115	\$140,080	\$0	\$0	\$0.00	\$0	

**PRESTON PARK
2015 STANDARD BUDGET
SUMMARY BUDGET**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	Per Unit	2014 Projected
INCOME															
RENTAL INCOME	\$476,547	\$478,375	\$479,779	\$481,580	\$482,600	\$485,104	\$487,250	\$489,806	\$493,382	\$497,562	\$502,230	\$506,143	\$5,860,357	\$16,649	\$5,690,763
OTHER RESIDENT INCOME	\$4,377	\$4,028	\$3,679	\$3,286	\$2,981	\$3,330	\$2,981	\$3,330	\$3,804	\$3,723	\$4,028	\$4,851	\$44,398	\$126	\$40,287
MISCELLANEOUS INCOME	\$600	\$800	\$600	\$400	\$600	\$400	\$400	\$600	\$400	\$400	\$600	\$400	\$6,200	\$18	\$10,554
CORPORATE APT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RETAIL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$481,524	\$483,203	\$484,058	\$485,266	\$486,181	\$488,834	\$490,631	\$493,736	\$497,586	\$501,685	\$506,858	\$511,394	\$5,910,955	\$16,792	\$5,741,604
OPERATING EXPENSES															
PAYROLL	\$43,072	\$55,680	\$41,644	\$41,968	\$52,851	\$40,975	\$41,246	\$49,822	\$41,246	\$40,032	\$53,128	\$40,137	\$541,800	\$1,539	\$525,709
LANDSCAPING	\$8,050	\$4,700	\$6,050	\$6,700	\$4,700	\$4,700	\$8,050	\$4,700	\$4,700	\$8,050	\$4,700	\$4,700	\$69,800	\$198	\$73,968
UTILITIES	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$104,309	\$296	\$98,813
REDECORATING	\$8,816	\$8,361	\$7,103	\$6,249	\$5,793	\$6,243	\$5,393	\$6,649	\$7,102	\$7,105	\$8,361	\$9,667	\$86,843	\$247	\$83,478
MAINTENANCE	\$6,950	\$7,673	\$10,546	\$7,650	\$9,680	\$8,673	\$7,650	\$10,366	\$12,500	\$7,823	\$7,500	\$7,800	\$104,812	\$298	\$103,214
MARKETING	\$1,030	\$1,230	\$1,205	\$1,780	\$1,080	\$1,525	\$1,250	\$1,530	\$1,205	\$1,080	\$1,355	\$1,205	\$15,475	\$44	\$15,449
ADMINISTRATIVE	\$7,196	\$5,767	\$9,453	\$6,227	\$5,831	\$9,187	\$10,776	\$5,877	\$7,676	\$7,663	\$9,867	\$6,566	\$92,088	\$262	\$91,881
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL CONTROLLABLE EXPENSES	\$83,807	\$92,104	\$84,693	\$79,267	\$88,627	\$79,996	\$83,057	\$87,637	\$83,121	\$80,445	\$93,603	\$78,768	\$1,015,126	\$2,884	\$992,511
NON CONTROLLABLE EXPENSES															
PROFESSIONAL SERVICES	\$12,038	\$12,080	\$12,101	\$12,132	\$12,155	\$12,221	\$12,266	\$12,443	\$12,440	\$12,542	\$12,671	\$12,785	\$147,874	\$420	\$142,718
INSURANCE	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$207,012	\$588	\$197,507
AD-VALOREM TAXES	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$107,472	\$305	\$107,469
NON ROUTINE MAINTENANCE	\$63,000	\$2,700	\$2,700	\$27,700	\$38,125	\$0	\$25,000	\$0	\$10,000	\$25,000	\$0	\$0	\$194,225	\$552	\$78,557
TOTAL NON CONTROL EXPENSES	\$101,245	\$40,987	\$41,008	\$66,039	\$76,487	\$38,428	\$63,473	\$38,650	\$48,647	\$63,749	\$38,878	\$38,992	\$656,583	\$1,865	\$526,251
TOTAL OPERATING EXP	\$185,052	\$133,091	\$125,702	\$145,306	\$165,114	\$118,424	\$146,530	\$126,287	\$131,767	\$144,195	\$132,482	\$117,760	\$1,671,709	\$4,749	\$1,518,762
NET OPERATING INCOME	\$296,472	\$350,112	\$358,356	\$339,960	\$321,068	\$370,410	\$344,101	\$367,448	\$365,819	\$357,490	\$374,377	\$393,634	\$4,239,245	\$12,043	\$4,222,842
DEBT SERVICE															
DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEPRECIATION	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$417,696		\$417,425
AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
PARTNERSHIP	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000		\$0
EXTRAORDINARY COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NET INCOME	\$253,664	\$315,304	\$323,548	\$305,152	\$286,260	\$335,602	\$309,293	\$332,640	\$331,011	\$322,682	\$339,569	\$358,826	\$3,813,549		\$3,805,417
CAPITAL EXPENDITURES															
CAPITAL EXPENDITURES	\$405,219	\$18,810	\$851,285	\$20,835	\$17,960	\$20,760	\$20,760	\$17,960	\$20,835	\$18,485	\$18,810	\$22,085	\$1,453,804		\$3,825,287
MORTGAGE PRINCIPAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
TAX ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
INTEREST ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
REPLACEMENT RESERVE	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,951	\$743,379		\$734,976
REPLACEMENT RESERVE REIMBURSEMENT	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,154)	(\$1,453,804)		(\$3,825,287)
WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
OWNER DISTRIBUTIONS	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,672	\$3,487,866		\$3,487,866
DEPRECIATION AND AMORTIZATION	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$417,696)		(\$417,425)
NET CASH FLOW	(\$348,199)	\$99,850	(\$724,381)	\$87,673	\$71,656	\$118,198	\$91,889	\$118,036	\$113,532	\$107,553	\$124,115	\$140,080	\$0		\$0

**PRESTON PARK
2015 STANDARD BUDGET
SUMMARY COMPARATIVES**



Description	2015 Total	Per Unit	2014 Projected	Per Unit	2014 Budget	Per Unit	2013 Actuals	Per Unit	2015 Total vs. 2014 Projected		2015 Total vs. 2014 Budget		2014 Projected vs. 2013 Actuals		Reference
									Variance	Variance %	Variance	Variance %	Variance	Variance %	
Physical Occupancy	97.87%		97.89%		98.04%		0.00%								
Economic Occupancy	93.58%		94.25%		97.32%		0.00%								
INCOME															
GROSS MARKET POTENTIAL	\$6,262,119	\$17,790	\$6,038,519	\$17,155	\$5,816,930	\$16,525	\$6,154,336	\$17,484	\$223,600	3.7%	\$445,189	7.7%	(\$115,817)	-1.9%	
MARKET GAIN/LOSS TO LEASE	(\$203,193)	(\$577)	(\$153,411)	(\$436)	\$16,124	\$46	(\$117,418)	(\$334)	(\$49,782)	-32.5%	(\$219,317)	-1360.2%	(\$35,993)	-30.7%	
AFFORDABLE HOUSING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
NON-REVENUE APARTMENTS	(\$63,870)	(\$181)	(\$68,070)	(\$193)	(\$56,187)	(\$160)	(\$47,952)	(\$136)	\$4,201	6.2%	(\$7,683)	-13.7%	(\$20,116)	-42.0%	
RENTAL CONCESSIONS	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,080)	(\$3)	\$0	0.0%	\$0	0.0%	\$1,080	100.0%	
DELINQUENT RENT	\$0	\$0	\$0	\$0	\$0	\$0	(\$519)	(\$1)	\$0	0.0%	\$0	0.0%	\$519	100.0%	
VACANCY LOSS	(\$133,488)	(\$379)	(\$127,385)	(\$362)	(\$114,328)	(\$325)	(\$72,570)	(\$206)	(\$6,103)	-4.8%	(\$19,160)	-16.8%	(\$54,815)	-75.5%	
PREPAID/PREVIOUS PAID RENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
OTHER MONTHS' RENT/DELINQUENCY RECOVERY	\$0	\$0	\$1,110	\$3	\$0	\$0	(\$284)	(\$1)	(\$1,110)	-100.0%	\$0	0.0%	\$1,395	490.3%	
BAD DEBT EXPENSE	(\$1,212)	(\$3)	\$0	\$0	(\$1,750)	(\$5)	(\$2,034)	(\$6)	(\$1,212)	-100.0%	\$538	30.8%	\$2,034	100.0%	
OTHER RESIDENT INCOME	\$44,398	\$126	\$40,287	\$114	\$36,750	\$104	\$40,355	\$115	\$4,111	10.2%	\$7,648	20.8%	(\$68)	-0.2%	
MISCELLANEOUS INCOME	\$6,200	\$18	\$10,554	\$30	\$8,450	\$24	\$13,176	\$37	(\$4,354)	-41.3%	(\$2,250)	-26.6%	(\$2,622)	-19.9%	
CORPORATE APT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
RETAIL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
TOTAL INCOME	\$5,910,955	\$16,792	\$5,741,604	\$16,311	\$5,705,989	\$16,210	\$5,966,010	\$16,949	\$169,350	2.9%	\$204,966	3.6%	(\$224,406)	-3.8%	
OPERATING EXPENSES															
PAYROLL	\$541,800	\$1,539	\$525,709	\$1,493	\$520,430	\$1,478	\$518,366	\$1,473	(\$16,091)	-3.1%	(\$21,370)	-4.1%	(\$7,343)	-1.4%	
LANDSCAPING	\$69,800	\$198	\$73,968	\$210	\$73,836	\$210	\$75,612	\$215	\$4,168	5.6%	\$4,036	5.5%	\$1,644	2.2%	
UTILITIES	\$104,309	\$296	\$98,813	\$281	\$94,359	\$268	\$101,222	\$288	(\$5,496)	-5.6%	(\$9,950)	-10.5%	\$2,409	2.4%	
REDECORATING	\$86,843	\$247	\$83,478	\$237	\$78,203	\$222	\$83,980	\$239	(\$3,365)	-4.0%	(\$8,639)	-11.0%	\$502	0.6%	
MAINTENANCE	\$104,812	\$298	\$103,214	\$293	\$100,785	\$286	\$96,164	\$273	(\$1,598)	-1.5%	(\$4,027)	-4.0%	(\$7,050)	-7.3%	
MARKETING	\$15,475	\$44	\$15,290	\$44	\$15,290	\$44	\$16,742	\$48	(\$26)	-0.2%	(\$185)	-1.2%	\$1,293	7.7%	
ADMINISTRATIVE	\$92,088	\$262	\$91,881	\$261	\$85,423	\$243	\$61,505	\$175	(\$207)	-0.2%	(\$6,665)	-7.8%	(\$30,377)	-49.4%	
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
TOTAL CONTROLLABLE EXPENSES	\$1,015,126	\$2,884	\$992,511	\$2,820	\$968,326	\$2,751	\$953,591	\$2,709	(\$22,615)	-2.3%	(\$46,800)	-4.8%	(\$38,921)	-4.1%	
NON CONTROLLABLE EXPENSES															
PROFESSIONAL SERVICES	\$147,874	\$420	\$142,718	\$405	\$142,650	\$405	\$149,117	\$424	(\$5,156)	-3.6%	(\$5,224)	-3.7%	\$6,399	4.3%	
INSURANCE	\$207,012	\$588	\$197,507	\$561	\$194,472	\$552	\$206,890	\$588	(\$9,505)	-4.8%	(\$12,540)	-6.4%	\$9,384	4.5%	
AD-VALOREM TAXES	\$107,472	\$305	\$107,469	\$305	\$105,324	\$299	\$114,667	\$326	(\$3)	0.0%	(\$2,148)	-2.0%	\$7,198	6.3%	
NON ROUTINE MAINTENANCE	\$194,225	\$552	\$78,557	\$223	\$72,375	\$206	\$54,742	\$156	(\$115,668)	-147.2%	(\$121,850)	-168.4%	(\$23,815)	-43.5%	
TOTAL NON CONTROL EXPENSES	\$656,583	\$1,865	\$526,251	\$1,495	\$514,821	\$1,463	\$525,416	\$1,493	(\$130,332)	-24.8%	(\$141,762)	-27.5%	(\$835)	-0.2%	
TOTAL OPERATING EXP	\$1,671,709	\$4,749	\$1,518,762	\$4,315	\$1,483,147	\$4,213	\$1,479,007	\$4,202	(\$152,947)	-10.1%	(\$188,562)	-12.7%	(\$39,755)	-2.7%	
NET OPERATING INCOME	\$4,239,245	\$12,043	\$4,222,842	\$11,997	\$4,222,842	\$11,997	\$4,487,004	\$12,747	\$16,403	0.4%	\$16,403	0.4%	(\$264,161)	-5.9%	
DEBT SERVICE															
DEPRECIATION	\$417,696	\$1,187	\$417,425	\$1,186	\$324,420	\$922	\$391,022	\$1,111	(\$271)	-0.1%	(\$93,276)	-28.8%	(\$26,403)	-6.8%	
AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
PARTNERSHIP	\$8,000	\$23	\$0	\$0	\$0	\$0	\$8,000	\$23	\$0	\$0	\$0	\$0	\$0	\$0	
EXTRAORDINARY COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
NET INCOME	\$3,813,549	\$10,834	\$3,805,417	\$10,811	\$3,898,422	\$11,075	\$4,087,981	\$11,614	\$8,132	0.2%	(\$84,873)	-2.2%	(\$282,564)	-6.9%	
CAPITAL EXPENDITURES															
MORTGAGE PRINCIPAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
TAX ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
INTEREST ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
REPLACEMENT RESERVE	\$743,379	\$2,112	\$734,976	\$2,088	\$734,976	\$2,088	(\$450,153)	(\$1,279)	(\$8,403)	-1.1%	(\$8,403)	-1.1%	(\$1,185,129)	-263.3%	
REPLACEMENT RESERVE REIMBURSEMENT	(\$1,453,804)	(\$4,130)	(\$3,825,287)	(\$10,867)	\$0	\$0	(\$303,295)	(\$862)	(\$2,371,483)	-62.0%	\$1,453,804	100.0%	\$3,521,992	1161.2%	
WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
OWNER DISTRIBUTIONS	\$3,487,866	\$9,909	\$3,487,866	\$9,909	\$3,487,866	\$9,909	(\$3,948,558)	(\$11,217)	(\$0)	0.0%	\$0	0.0%	(\$7,436,422)	-188.3%	
DEPRECIATION AND AMORTIZATION	(\$417,696)	(\$1,187)	(\$417,425)	(\$1,186)	(\$324,420)	(\$922)	(\$391,022)	(\$1,111)	\$271	0.1%	\$93,276	28.8%	\$26,403	6.8%	
NET CASH FLOW	\$0	\$0	\$0	\$0	(\$1,229,952)	(\$3,494)	\$8,877,713	\$25,221	\$0	33.9%	\$1,229,952	100.0%	(\$8,877,713)	-100.0%	

PRESTON PARK
2015 STANDARD BUDGET
DETAIL BUDGET COMPARATIVES



Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
INCOME					
RENTAL INCOME					
5101	Gross Market Potential	\$6,262,119	\$6,038,519	\$223,600	3.7%
5103	Market Gain/Loss to Lease	(\$203,193)	(\$153,411)	(\$49,782)	-32.5%
5105	Affordable Housing	\$0	\$0	\$0	0.0%
ACTUAL POTENTIAL RENT		\$6,058,926	\$5,885,108	\$173,818	3.0%

5115	Non-Revenue Apartments	(\$63,870)	(\$68,070)	\$4,201	6.2%
5120	Rental Concessions	\$0	\$0	\$0	0.0%
5125	Delinquent Rent	\$0	\$0	\$0	0.0%
5130	Vacancy Loss	(\$133,488)	(\$127,385)	(\$6,103)	-4.8%
5135	Prepaid/Previous Paid Rent	\$0	\$0	\$0	0.0%
5140	Other Months' Rent/Delinquency Recovery	\$0	\$1,110	(\$1,110)	-100.0%
5145	Bad Debt Expense	(\$1,212)	\$0	(\$1,212)	-100.0%
TOTAL RENTAL INCOME		\$5,860,357	\$5,690,763	\$169,594	3.0%

Physical Occupancy	97.87 %	97.89 %
Economic Occupancy	93.58 %	94.25 %

OTHER RESIDENT INCOME					
5205	Laundry	\$0	\$0	\$0	0.0%
5210	Washer/Dryer Income	\$0	\$0	\$0	0.0%
5211	Washer/Dryer Expense	\$0	\$0	\$0	0.0%
5215	Resident Fees	\$0	\$0	\$0	0.0%
5220	Carport Income	\$0	\$0	\$0	0.0%
5221	Garage Income	\$0	\$0	\$0	0.0%
5225	Damages/Cleaning Fees	\$25,620	\$25,769	(\$149)	-0.6%
5230	Phone System Income	\$0	\$0	\$0	0.0%
5233	Phone System Expense	\$0	\$0	\$0	0.0%
5235	Storage Income	\$0	\$0	\$0	0.0%
5240	Termination Fees	\$250	\$250	\$0	0.0%
5245	MTM Premium	\$1,620	\$0	\$1,620	100.0%
5250	Application Fees	\$5,808	\$5,618	\$190	3.4%
5255	Pet Fees	\$2,100	\$0	\$2,100	100.0%
5260	NSF/Late Fees	\$9,000	\$8,650	\$350	4.0%
5265	Resident Utility Bill Back Income	\$0	\$0	\$0	0.0%
5266	Illuminar Electric - Occupied Bill Back Income	\$0	\$0	\$0	0.0%
5268	Illuminar Electric - Revenue	\$0	\$0	\$0	0.0%
5270	Alarm Income	\$0	\$0	\$0	0.0%
5275	SMART Income	\$0	\$0	\$0	0.0%
5276	Yard Revenue	\$0	\$0	\$0	0.0%
5280	Transfer Fees	\$0	\$0	\$0	0.0%
5285	Maid Service	\$0	\$0	\$0	0.0%
5290	Renovation Income	\$0	\$0	\$0	0.0%
5295	Police Fee Reimbursement	\$0	\$0	\$0	0.0%
5296	Property Tax Reimbursement	\$0	\$0	\$0	0.0%
TOTAL OTHER RESIDENT INCOME		\$44,398	\$40,287	\$4,111	10.2%

Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
MISCELLANEOUS INCOME					
5305	Miscellaneous Income	\$800	\$761	\$39	5.1%
5310	Clubhouse Income	\$0	\$0	\$0	0.0%
5315	Vending Income	\$0	\$0	\$0	0.0%
5325	Interest Income	\$5,400	\$9,793	(\$4,393)	-44.9%
5330	Cable Income	\$0	\$0	\$0	0.0%
5331	Cable Expense	\$0	\$0	\$0	0.0%
5335	Collection Income	\$0	\$0	\$0	0.0%
5340	Bad Debt Income	\$0	\$0	\$0	0.0%
TOTAL MISCELLANEOUS INCOME		\$6,200	\$10,554	(\$4,354)	-41.3%

CORPORATE APT INCOME					
5405	Corp Apartment Income	\$0	\$0	\$0	0.0%
5406	Corp Apartment Expense	\$0	\$0	\$0	0.0%
TOTAL CORPORATE APT INCOME		\$0	\$0	\$0	0.0%

RETAIL INCOME					
5505	Retail Income	\$0	\$0	\$0	0.0%
5507	Deferred Retail Rent	\$0	\$0	\$0	0.0%
5550	Retail Income CAM	\$0	\$0	\$0	0.0%
5555	Retail Income Tax	\$0	\$0	\$0	0.0%
5560	Retail Income Insurance	\$0	\$0	\$0	0.0%
TOTAL RETAIL INCOME		\$0	\$0	\$0	0.0%

TOTAL INCOME		\$5,910,955	\$5,741,604	\$169,350	2.9%
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PRESTON PARK
2015 STANDARD BUDGET
DETAIL BUDGET COMPARATIVES



Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
OPERATING EXPENSES					
PAYROLL					
	Administrative Salaries	\$161,902	\$182,397	\$20,495	11.2%
	Maintenance Salaries	\$177,623	\$169,705	(\$7,919)	-4.7%
6405	Bonus	\$44,232	\$40,927	(\$3,305)	-8.1%
6410	Payroll Taxes	\$37,085	\$33,539	(\$3,546)	-10.6%
6430	Payroll Benefits and Burden	\$101,748	\$77,958	(\$23,790)	-30.5%
6440	Non-Staff Labor	\$18,000	\$18,890	\$890	4.7%
6445	New Hire Expense	\$1,209	\$2,293	\$1,084	47.3%
	TOTAL PAYROLL	\$541,800	\$525,709	(\$16,091)	-3.1%
LANDSCAPING					
7105	Landscaping Monthly Service	\$48,000	\$56,963	\$8,963	15.7%
7110	Landscaping Other	\$13,400	\$9,748	(\$3,652)	-37.5%
7115	Irrigation/Sprinkler Repairs	\$8,400	\$7,257	(\$1,143)	-15.7%
	TOTAL LANDSCAPING	\$69,800	\$73,968	\$4,168	5.6%
UTILITIES					
7205	Electric - Common Area	\$16,800	\$15,721	(\$1,079)	-6.9%
7206	Illuminar Electric - Occupied	\$0	\$0	\$0	0.0%
7207	Electric - Vacant	\$1,920	\$1,755	(\$165)	-9.4%
7210	Gas - Common Area	\$720	\$631	(\$89)	-14.1%
7212	Gas - Vacant	\$912	\$910	(\$2)	-0.2%
7215	Water	\$15,600	\$14,130	(\$1,470)	-10.4%
7218	Irrigation	\$0	\$0	\$0	0.0%
7220	Sewer	\$66,000	\$62,892	(\$3,108)	-4.9%
7225	Trash Removal	\$2,357	\$2,608	\$251	9.6%
7230	Cable Expense	\$0	\$0	\$0	0.0%
7235	Utility Reimbursement	\$0	\$165	\$165	100.0%
7237	Illuminar Electric - Occupied Reimb	\$0	\$0	\$0	0.0%
	TOTAL UTILITIES	\$104,309	\$98,813	(\$5,496)	-5.6%
REDECORATING					
7305	Redecorating - General Cleaning	\$11,253	\$9,627	(\$1,626)	-16.9%
7310	Redecorating - Carpet/Tile	\$4,651	\$4,637	(\$15)	-0.3%
7315	Redecorating - Painting Supplies	\$14,693	\$14,238	(\$455)	-3.2%
7320	Redecorating - Painting Contract	\$35,171	\$34,453	(\$718)	-2.1%
7325	Redecorating - Rehab	\$12,600	\$12,592	(\$8)	-0.1%
7330	Redecorating - Drapes/Blinds	\$3,873	\$3,066	(\$807)	-26.3%
7335	Redecorating - Appliance Repair	\$400	\$313	(\$87)	-27.6%
7340	Redecorating - Carpet Repair	\$4,200	\$4,551	\$351	7.7%
7345	Redecorating - Plumbing	\$0	\$0	\$0	0.0%
7350	Redecorating - Resurfacing	\$0	\$0	\$0	0.0%
7360	Redecorating - Lighting	\$0	\$0	\$0	0.0%
7370	Redecorating - Doors/Cabinets	\$0	\$0	\$0	0.0%
	TOTAL REDECORATING	\$86,843	\$83,478	(\$3,365)	-4.0%

Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
MAINTENANCE					
7420	Building & Structure	\$3,400	\$3,921	\$521	13.3%
7422	Elevator Maintenance	\$0	\$0	\$0	0.0%
7425	Electrical	\$18,900	\$18,525	(\$375)	-2.0%
7430	Plumbing	\$18,580	\$18,681	\$101	0.5%
7435	HVAC	\$10,300	\$8,347	(\$1,953)	-23.4%
7440	Supplies	\$2,760	\$2,496	(\$264)	-10.6%
7442	Housekeeping	\$3,360	\$3,099	(\$261)	-8.4%
7445	Small Equipment	\$2,720	\$2,772	\$52	1.9%
7450	Pest Control	\$9,000	\$9,049	\$49	0.5%
7455	Swimming Pool	\$0	\$0	\$0	0.0%
7460	Maintenance Guarantee	\$0	\$0	\$0	0.0%
7465	Snow Removal/Parking Lot	\$0	\$0	\$0	0.0%
7470	Windows/Doors	\$11,100	\$10,418	(\$682)	-6.5%
7475	Keys & Locks	\$3,000	\$3,137	\$137	4.4%
7480	Fire Extinguish, 1st Aid	\$8,520	\$9,635	\$1,115	11.6%
7481	Alarm Expense	\$1,620	\$1,359	(\$261)	-19.2%
7485	Maintenance Other	\$7,900	\$8,282	\$382	4.6%
7486	Maintenance Uniforms	\$3,652	\$3,493	(\$159)	-4.5%
7490	Maintenance - Rehab	\$0	\$0	\$0	0.0%
7493	Appliance Repair	\$0	\$0	\$0	0.0%
7495	Carpet Repair	\$0	\$0	\$0	0.0%
	TOTAL MAINTENANCE	\$104,812	\$103,214	(\$1,598)	-1.5%
MARKETING					
7505	Advertising-Print	\$1,920	\$3,109	\$1,189	38.2%
7510	Advertising-Product.Exp.	\$0	\$0	\$0	0.0%
7515	Apartment Magazines/Guides	\$0	\$0	\$0	0.0%
7520	Advertising Internet, Radio & TV	\$250	\$0	(\$250)	-100.0%
7525	Collaterals	\$745	\$745	\$0	0.0%
7530	Advertising Other	\$1,850	\$1,819	(\$31)	-1.7%
7535	Dues, Memberships & Subscriptions	\$350	\$335	(\$15)	-4.6%
7540	Resident Functions	\$3,200	\$3,076	(\$124)	-4.0%
7545	Signage	\$0	\$0	\$0	0.0%
7550	Marketing Promotion	\$5,890	\$5,526	(\$364)	-6.6%
7555	Locator/Broker Fees	\$0	\$0	\$0	0.0%
7560	Resident Referrals	\$0	\$0	\$0	0.0%
7565	Resident Retention	\$600	\$689	\$89	12.9%
7570	Model Maintenance	\$0	\$0	\$0	0.0%
7575	Other Marketing - Non Advertisement	\$500	\$150	(\$350)	-233.3%
7580	Shopper Reports	\$170	\$0	(\$170)	-100.0%
	TOTAL MARKETING	\$15,475	\$15,449	(\$26)	-0.2%

PRESTON PARK
2015 STANDARD BUDGET
DETAIL BUDGET COMPARATIVES



Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
ADMINISTRATIVE					
7620	Telephone	\$10,920	\$10,966	\$46	0.4%
7621	Pagers	\$0	\$0	\$0	0.0%
7622	Answering Service	\$900	\$900	\$0	0.0%
7625	Office Supplies	\$3,620	\$3,661	\$41	1.1%
7630	Office Equip/Furniture Rental	\$7,200	\$7,503	\$303	4.0%
7635	Postage/Express Mail	\$3,410	\$4,013	\$602	15.0%
7636	Printing	\$403	\$186	(\$217)	-116.8%
7640	Licenses & Subscriptions	\$4,799	\$5,007	\$208	4.2%
7645	Courtesy Patrol	\$17,100	\$17,376	\$276	1.6%
7650	Training & Education	\$3,784	\$3,571	(\$213)	-6.0%
7655	Eviction/Legal Fees	\$11,480	\$11,919	\$439	3.7%
7660	Credit Bureau Fees	\$5,692	\$5,713	\$21	0.4%
7665	Bank Charges/Credit Card Fees	\$10,324	\$10,647	\$323	3.0%
7670	Travel & Entertainment	\$1,000	\$1,130	\$130	11.5%
7675	Administrative Other	\$150	\$0	(\$150)	-100.0%
7680	Charitable Contribution Exp.	\$0	\$0	\$0	0.0%
7686	Administrative Uniforms	\$3,151	\$2,104	(\$1,047)	-49.7%
7690	Computer Expense	\$8,155	\$7,186	(\$969)	-13.5%
7695	Renter's Insurance	\$0	\$0	\$0	0.0%
7696	Bad Debt Expense	\$0	\$0	\$0	0.0%
TOTAL ADMINISTRATIVE		\$92,088	\$91,881	(\$207)	-0.2%
RETAIL EXPENSE					
7705	Retail Administrative Expense	\$0	\$0	\$0	0.0%
7710	Retail Electricity	\$0	\$0	\$0	0.0%
7711	Retail Gas	\$0	\$0	\$0	0.0%
7712	Retail Water	\$0	\$0	\$0	0.0%
7713	Retail Sewer	\$0	\$0	\$0	0.0%
7714	Retail Telephone	\$0	\$0	\$0	0.0%
7715	Retail Trash Removal	\$0	\$0	\$0	0.0%
7720	Retail Cleaning	\$0	\$0	\$0	0.0%
7725	Retail Landscape	\$0	\$0	\$0	0.0%
7730	Retail Window Cleaning	\$0	\$0	\$0	0.0%
7735	Retail Security	\$0	\$0	\$0	0.0%
7740	Retail Repairs & Maintenance	\$0	\$0	\$0	0.0%
7741	Retail Parking Lot Maintenance	\$0	\$0	\$0	0.0%
7742	Retail Parking Lot Lighting	\$0	\$0	\$0	0.0%
7743	Retail HVAC	\$0	\$0	\$0	0.0%
7744	Retail Elevator Maintenance	\$0	\$0	\$0	0.0%
7750	Retail Marketing	\$0	\$0	\$0	0.0%
7755	Retail Signage	\$0	\$0	\$0	0.0%
7760	Retail Snow Removal	\$0	\$0	\$0	0.0%
7765	Retail Roof Repair	\$0	\$0	\$0	0.0%
7770	Retail Painting	\$0	\$0	\$0	0.0%
7775	Retail Fire Protection System	\$0	\$0	\$0	0.0%
7780	Retail Machinery & Equipment	\$0	\$0	\$0	0.0%
7785	Retail Management Fee	\$0	\$0	\$0	0.0%
7790	Retail Real Estate Tax Expense	\$0	\$0	\$0	0.0%
7795	Retail Insurance Expense	\$0	\$0	\$0	0.0%
TOTAL RETAIL EXPENSE		\$0	\$0	\$0	0.0%
TOTAL CONTROLLABLE EXPENSES		\$1,015,126	\$992,511	(\$22,615)	-2.3%

Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
NON CONTROLLABLE EXPENSES					
PROFESSIONAL SERVICES					
8105	Management Fees	\$147,774	\$142,718	(\$5,056)	-3.5%
8107	Incentive Fees	\$0	\$0	\$0	0.0%
8108	Asset Mgt Fees	\$0	\$0	\$0	0.0%
8110	Accounting/Audit Fees	\$0	\$0	\$0	0.0%
8115	Partnership Legal Fees	\$0	\$0	\$0	0.0%
8120	Tax Consulting Fess	\$0	\$0	\$0	0.0%
8121	Tax Filing Fees	\$0	\$0	\$0	0.0%
8122	Appraisal Fees	\$0	\$0	\$0	0.0%
8125	Professional Services - Other	\$100	\$0	(\$100)	-100.0%
8130	Apt. Assoc. Dues & Fees	\$0	\$0	\$0	0.0%
TOTAL PROFESSIONAL SERVICES		\$147,874	\$142,718	(\$5,156)	-3.6%
INSURANCE					
8205	Property & Liability Insurance	\$187,092	\$183,146	(\$3,946)	-2.2%
8210	Casualty Loss	\$0	\$606	\$606	100.0%
8215	Other Insurance	\$19,920	\$13,755	(\$6,165)	-44.8%
TOTAL INSURANCE		\$207,012	\$197,507	(\$9,505)	-4.8%
AD-VALOREM TAXES					
8305	Real Estate Taxes	\$107,472	\$107,469	(\$3)	0.0%
8310	Personal Property Taxes	\$0	\$0	\$0	0.0%
8315	Taxes Other	\$0	\$0	\$0	0.0%
8320	Local/City Tax	\$0	\$0	\$0	0.0%
8325	Police Fee	\$0	\$0	\$0	0.0%
TOTAL AD-VALOREM TAXES		\$107,472	\$107,469	(\$3)	0.0%
NON ROUTINE MAINTENANCE					
8410	Buildings and Structures	\$33,225	\$29,549	(\$3,676)	-12.4%
8412	Pool	\$0	\$0	\$0	0.0%
8413	Clubhouse & Fitness Center	\$0	\$0	\$0	0.0%
8415	Furniture & Fixtures	\$0	\$0	\$0	0.0%
8420	Paving & Landscaping	\$30,000	\$26,281	(\$3,719)	-14.2%
8425	Apartment Interiors	\$0	\$0	\$0	0.0%
8426	Flooring - Carpet	\$0	\$0	\$0	0.0%
8427	Flooring - Other	\$0	\$0	\$0	0.0%
8428	Appliances	\$0	\$0	\$0	0.0%
8429	Interiors-Other	\$0	\$0	\$0	0.0%
8430	Other Non-Routine	\$131,000	\$22,727	(\$108,273)	-476.4%
TOTAL NON ROUTINE MAINTENANCE		\$194,225	\$78,557	(\$115,668)	-147.2%
TOTAL NON CONTROL EXPENSES		\$656,583	\$526,251	(\$130,332)	-24.8%
TOTAL OPERATING EXP		\$1,671,709	\$1,518,762	(\$152,947)	-10.1%
NET OPERATING INCOME		\$4,239,245	\$4,222,842	\$16,403	0.4%

PRESTON PARK
2015 STANDARD BUDGET
DETAIL BUDGET COMPARATIVES



Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
DEBT SERVICE					
9005	Debt Service	\$0	\$0	\$0	0.0%
9010	Debt Service-2nd Mortgage	\$0	\$0	\$0	0.0%
9011	Debt Service - Development	\$0	\$0	\$0	0.0%
9015	Other Lease Payments	\$0	\$0	\$0	0.0%
9020	Other Lease Payments-Ins.Escrow	\$0	\$0	\$0	0.0%
9025	Other Lease Payments-Tax Escrow	\$0	\$0	\$0	0.0%
TOTAL DEBT SERVICE		\$0	\$0	\$0	0.0%
DEPRECIATION					
9109	Deprec - Land Lease	\$0	\$0	\$0	0.0%
9110	Deprec - Building	\$60,000	\$59,170	(\$830)	-1.4%
9115	Deprec - Furniture & Fixtures	\$996	\$1,812	\$816	45.0%
9120	Deprec - Paving & Landscape	\$4,200	\$4,004	(\$196)	-4.9%
9125	Deprec - Apartment Interiors	\$194,400	\$194,373	(\$27)	0.0%
9130	Deprec - Other Capital	\$158,100	\$158,066	(\$34)	0.0%
9162	Deprec - Land Improvements	\$0	\$0	\$0	0.0%
TOTAL DEPRECIATION		\$417,696	\$417,425	(\$271)	-0.1%
AMORTIZATION					
9210	Amortization Expense	\$0	\$0	\$0	0.0%
9220	Amortization - Loan Cost	\$0	\$0	\$0	0.0%
TOTAL AMORTIZATION		\$0	\$0	\$0	0.0%
PARTNERSHIP					
9402	Bank Service Charges-Other	\$0	\$0	\$0	0.0%
9405	Legal	\$0	\$0	\$0	0.0%
9410	Audit and Tax Preparation	\$8,000	\$0	(\$8,000)	-100.0%
9415	Asset Management Fee	\$0	\$0	\$0	0.0%
9416	Supervisory Fee	\$0	\$0	\$0	0.0%
9417	Admin Expense	\$0	\$0	\$0	0.0%
9418	Interest Expense	\$0	\$0	\$0	0.0%
9420	Travel Partnership	\$0	\$0	\$0	0.0%
9430	Interest Income - Development	\$0	\$0	\$0	0.0%
TOTAL PARTNERSHIP		\$8,000	\$0	(\$8,000)	-100.0%
EXTRAORDINARY COST					
9510	Extraordinary Cost	\$0	\$0	\$0	0.0%
9515	Gain/Loss on Sale	\$0	\$0	\$0	0.0%
9530	Gain/Loss from Disposal of Assets	\$0	\$0	\$0	0.0%
TOTAL EXTRAORDINARY COST		\$0	\$0	\$0	0.0%
NET INCOME		\$3,813,549	\$3,805,417	\$8,132	0.2%

Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
CAPITAL EXPENDITURES					
1410	Building and Structures	\$830,000	\$3,466,189	\$2,636,189	76.1%
1415	Furniture & Fixtures	\$0	\$0	\$0	0.0%
1416	Autos/Trucks	\$0	(\$700)	(\$700)	-100.0%
1420	Paving & Landscaping	\$320,787	\$0	(\$320,787)	-100.0%
1425	Apartment Interiors	\$237,870	\$224,077	(\$13,793)	-6.2%
1426	Carpet/Plank - Rehab	\$0	\$0	\$0	0.0%
1427	Appliance - Rehab	\$0	\$0	\$0	0.0%
1428	Computers & Related Equipment	\$0	\$910	\$910	100.0%
1430	Other Capital	\$65,147	\$127,489	\$62,342	48.9%
1432	Other Capital, Value Add	\$0	\$7,322	\$7,322	100.0%
TOTAL CAPITAL EXPENDITURES		\$1,453,804	\$3,825,287	\$2,371,483	62.0%
MORTGAGE PRINCIPAL					
2070	Mortgage Note Payable	\$0	\$0	\$0	0.0%
2106	Construction Loan	\$0	\$0	\$0	0.0%
2205	Mortgage Principal	\$0	\$0	\$0	0.0%
2210	Long-Term Notes Payable	\$0	\$0	\$0	0.0%
2215	Note Payable Principle Payment	\$0	\$0	\$0	0.0%
TOTAL MORTGAGE PRINCIPAL		\$0	\$0	\$0	0.0%
TAX ESCROW					
1335	Tax Escrow	\$0	\$0	\$0	0.0%
TOTAL TAX ESCROW		\$0	\$0	\$0	0.0%
INSURANCE ESCROW					
1340	Insurance Escrow	\$0	\$0	\$0	0.0%
TOTAL INSURANCE ESCROW		\$0	\$0	\$0	0.0%
INTEREST ESCROW					
1341	Interest Escrow	\$0	\$0	\$0	0.0%
TOTAL INTEREST ESCROW		\$0	\$0	\$0	0.0%
MORTGAGE INSURANCE PREM RESERVE					
1343	Mortgage Insurance Prem Reserve	\$0	\$0	\$0	0.0%
TOTAL MORTGAGE INSURANCE PREM RESERVE		\$0	\$0	\$0	0.0%
REPLACEMENT RESERVE					
1345	Replacement Reserve Impound	\$743,379	\$734,976	(\$8,403)	-1.1%
TOTAL REPLACEMENT RESERVE		\$743,379	\$734,976	(\$8,403)	-1.1%
REPLACEMENT RESERVE REIMBURSEMENT					
Replacement Reserve Reimbursement		(\$1,453,804)	(\$3,825,287)	(\$2,371,483)	-62.0%
TOTAL REPLACEMENT RESERVE REIMBURSEMENT		(\$1,453,804)	(\$3,825,287)	(\$2,371,483)	-62.0%
WIP					
1501	WIP	\$0	\$0	\$0	0.0%
1502	WIP - Contra Operating	\$0	\$0	\$0	0.0%
1510	WIP - Redev Hard Cost	\$0	\$0	\$0	0.0%
1520	WIP - Redev Soft Costs	\$0	\$0	\$0	0.0%
1530	WIP - Redev Other	\$0	\$0	\$0	0.0%
TOTAL WIP		\$0	\$0	\$0	0.0%
OWNER DISTRIBUTIONS					
3010	Owner Distributions	\$3,487,866	\$3,487,866	(\$0)	0.0%
TOTAL OWNER DISTRIBUTIONS		\$3,487,866	\$3,487,866	(\$0)	0.0%
DEPRECIATION AND AMORTIZATION					
Depreciaton and Amortization		(\$417,696)	(\$417,425)	\$271	0.1%
TOTAL DEPRECIATION AND AMORTIZATION		(\$417,696)	(\$417,425)	\$271	0.1%
NET CASH FLOW		\$0	\$0	\$0	33.9%

PRESTON PARK
2015 STANDARD BUDGET
RENTAL INCOME



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
Rental Revenue																
Gross Market Potential	\$503,463	\$507,669	\$507,669	\$518,824	\$518,824	\$525,349	\$525,349	\$525,349	\$532,405	\$532,405	\$532,405	\$532,405	\$6,262,119	\$17,790	\$12.74	\$6,038,519
Market Gain/Loss to Lease	(\$11,698)	(\$13,941)	(\$12,537)	(\$20,807)	(\$19,049)	(\$22,843)	(\$20,696)	(\$18,140)	(\$21,373)	(\$17,949)	(\$14,036)	(\$10,123)	(\$203,193)	(\$577)	(\$0.41)	(\$153,411)
Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Actual Potential Rent	\$491,765	\$493,728	\$495,133	\$498,017	\$499,775	\$502,506	\$504,653	\$507,209	\$511,032	\$514,456	\$518,369	\$522,282	\$6,058,926	\$17,213	\$12.33	\$5,885,108
Non-Revenue Apartments	(\$5,108)	(\$5,159)	(\$5,159)	(\$5,283)	(\$5,283)	(\$5,362)	(\$5,362)	(\$5,362)	(\$5,447)	(\$5,447)	(\$5,447)	(\$5,447)	(\$63,870)	(\$181)	(\$0.13)	(\$68,070)
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Vacancy Loss	(\$10,012)	(\$10,096)	(\$10,096)	(\$11,054)	(\$11,791)	(\$11,940)	(\$11,940)	(\$11,940)	(\$12,100)	(\$11,344)	(\$10,588)	(\$10,588)	(\$133,488)	(\$379)	(\$0.27)	(\$127,385)
Other Months' Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$1,110
Bad Debt Expense	(\$98)	(\$99)	(\$99)	(\$100)	(\$100)	(\$101)	(\$101)	(\$101)	(\$102)	(\$103)	(\$104)	(\$104)	(\$1,212)	(\$3)	(\$0.00)	\$0
TOTAL RENTAL REVENUE	\$476,547	\$478,375	\$479,779	\$481,580	\$482,600	\$485,104	\$487,250	\$489,806	\$493,382	\$497,562	\$502,230	\$506,143	\$5,860,357	\$16,649	\$11.92	\$5,690,763

Gross Market Potential Budget 2015	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
Gross Market Potential	\$503,463	\$507,669	\$507,669	\$518,824	\$518,824	\$525,349	\$525,349	\$525,349	\$532,405	\$532,405	\$532,405	\$532,405	\$6,262,119
Average Rent per Unit (Weighted)	\$1,430	\$1,442	\$1,442	\$1,474	\$1,474	\$1,492	\$1,492	\$1,492	\$1,513	\$1,513	\$1,513	\$1,513	\$1,483
% Incr. (Decrease) from Prior Month	0.00 %	0.84 %	0.00 %	2.20 %	0.00 %	1.26 %	0.00 %	0.00 %	1.34 %	0.00 %	0.00 %	0.00 %	5.75 %
Avg. Monthly Rent Incr. (Decrease)/Unit	\$0	\$12	\$0	\$32	\$0	\$19	\$0	\$0	\$20	\$0	\$0	\$0	\$82
YTD Average Rent Incr. (Decrease)/Unit	\$0	\$12	\$12	\$44	\$44	\$62	\$62	\$62	\$82	\$82	\$82	\$82	\$82

Projected 2014	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Total
Gross Market Potential	\$487,669	\$487,669	\$491,115	\$504,511	\$504,218	\$503,713	\$504,194	\$504,140	\$503,789	\$503,357	\$514,175	\$514,175	\$503,463	\$6,038,519
Average Rent per Unit (Weighted)	\$1,385	\$1,395	\$1,433	\$1,433	\$1,432	\$1,431	\$1,432	\$1,432	\$1,431	\$1,430	\$1,461	\$1,461	\$1,430	\$1,430
% Incr. (Decrease) from Prior Month	0.00%	0.71 %	2.73 %	(0.06 %)	(0.10 %)	0.10 %	(0.01 %)	(0.07 %)	(0.09 %)	2.15 %	0.00 %	(2.08 %)	3.24 %	
Avg. Monthly Rent Incr. (Decrease)/Unit	\$0	\$10	\$38	(\$1)	(\$1)	\$1	(\$0)	(\$1)	(\$1)	\$31	\$0	(\$30)	\$45	
YTD Average Rent Incr. (Decrease)/Unit	\$0	\$10	\$48	\$47	\$46	\$47	\$47	\$46	\$45	\$75	\$75	\$45	\$45	

PRESTON PARK
2015 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	2014 Projected
Occupancy Summary														
Beginning Occupancy	98.01 %	98.01 %	98.01 %	98.01 %	97.73 %	97.73 %	97.73 %	97.73 %	97.73 %	97.73 %	98.01 %	98.01 %	97.87 %	
Occupied Units (Less MTM)	327	327	327	327	326	326	326	326	326	326	327	327	327	
MTM Occupied	18	18	18	18	18	18	18	18	18	18	18	18	18	
Move Ins	9	8	7	5	5	6	5	6	7	8	8	10	84	
Lease Expirations	35	32	27	25	21	21	21	25	26	28	32	35	328	
Renewal %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	64.17 %
Lease Expirations Converting to MTM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Move-Outs Due to Lease Expirations	9	8	7	6	5	5	5	6	6	7	8	9	81	
Move-Outs Due to Early Lease Breaks	0	0	0	0	0	0	0	0	0	0	0	0	0	
Move-Outs Due to MTM Cancellations	0	0	0	0	0	0	0	0	0	0	0	0	0	
Move Outs Due to Skips & Evictions	0	0	0	0	0	1	0	0	1	0	0	1	3	
Total Move Outs	9	8	7	6	5	6	5	6	7	7	8	10	84	
Turnovers - Budget	9	8	7	6	5	6	5	6	7	7	8	10	84	
Turnover % - 2015 Budget	2.56 %	2.27 %	1.99 %	1.70 %	1.42 %	1.70 %	1.42 %	1.70 %	1.99 %	1.99 %	2.27 %	2.84 %	23.86 %	
Turnovers - 2014 Projection	9	9	7	6	5	5	5	6	7	7	8	9		83
Turnover % - 2014 Projection	2.56 %	2.56 %	1.99 %	1.70 %	1.42 %	1.42 %	1.42 %	1.70 %	1.99 %	1.99 %	2.27 %	2.56 %		23.58 %
Ending Occupancy - Units	345	345	345	344	344	344	344	344	344	345	345	345	345	
Ending Occupancy - 2015 Budget	98.01 %	98.01 %	98.01 %	97.73 %	97.73 %	97.73 %	97.73 %	97.73 %	97.73 %	98.01 %	98.01 %	98.01 %	97.87 %	
Ending Occupancy - 2014 Projection	98.58 %	98.92 %	98.80 %	98.45 %	97.47 %	97.55 %	96.84 %	96.82 %	97.77 %	97.86 %	97.86 %	97.82 %		97.89 %
Average Monthly Occupancy	98.01 %	98.01 %	98.01 %	97.87 %	97.73 %	97.73 %	97.73 %	97.73 %	97.73 %	97.87 %	98.01 %	98.01 %	97.87 %	
Economic Occupancy	94.65 %	94.23 %	94.51 %	92.82 %	93.02 %	92.34 %	92.75 %	93.23 %	92.67 %	93.46 %	94.33 %	95.07 %	93.58 %	
2014 Economic Occupancy	95.86 %	95.88 %	94.92 %	94.62 %	93.55 %	93.31 %	93.13 %	93.20 %	93.21 %	94.47 %	94.47 %	94.35 %	94.25 %	

Comments

Higher YOY turnover anticipated due to rent increases.

PRESTON PARK
2015 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	2014 Projected
Loss/Gain To Lease														
2014 Monthly Changes In Gross Market Rent	\$0	\$3,446	\$13,396	(\$293)	(\$505)	\$481	(\$54)	(\$351)	(\$432)	\$10,818	\$0	(\$10,712)		\$15,794
2015 Monthly Changes In Gross Market Rent	\$0	\$4,206	\$0	\$11,155	\$0	\$6,526	\$0	\$0	\$7,056	\$0	\$0	\$0	\$28,942	
2015 Monthly Change In Gross Market Rent per Unit	\$0	\$12	\$0	\$32	\$0	\$19	\$0	\$0	\$20	\$0	\$0	\$0	\$82	
2015 Accum Gross Market Rent Change per Unit	\$0	\$12	\$12	\$44	\$44	\$62	\$62	\$62	\$82	\$82	\$82	\$82	\$82	
Lease Expirations or Broken	35	32	27	25	21	22	21	25	27	28	32	32		
Remaining Leases from Prior Fiscal Year	292	260	233	208	187	165	144	119	92	64	32	0		
Market Rent Change Affecting Loss-to-Lease														
Remaining Leases from Prior Fiscal Year	\$0	\$3,107	\$2,784	\$9,077	\$8,160	\$10,259	\$8,954	\$7,399	\$7,564	\$5,262	\$2,631	\$0		
12 2015 New Leases	\$0	\$108	\$108	\$868	\$868	\$1,498	\$1,498	\$1,498	\$2,521	\$2,521	\$2,521	\$2,521		
12 2015 Lease Renewals	\$0	\$311	\$311	\$2,529	\$2,529	\$4,475	\$4,475	\$4,475	\$7,602	\$7,602	\$7,602	\$7,602		
Total Loss-to-Lease for Mkt Rent Increases	\$0	\$3,525	\$3,203	\$12,474	\$11,557	\$16,233	\$14,927	\$13,373	\$17,688	\$15,385	\$12,754	\$10,123		
Prior Fiscal Year Loss to Lease Burn-off	\$11,698	\$10,416	\$9,334	\$8,333	\$7,491	\$6,610	\$5,769	\$4,767	\$3,686	\$2,564	\$1,282	\$0		
Local Market Conditions														
Avg Above/(Below) Mkt Rent On New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Avg Above/(Below) Mkt Rent On Lease Renewals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Leases LTL due to Market Conditions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Lease Renewal LTL due to Market Conditions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
2015 Budgeted Loss-to-Lease (Loss)	(\$11,698)	(\$13,941)	(\$12,537)	(\$20,807)	(\$19,049)	(\$22,843)	(\$20,696)	(\$18,140)	(\$21,373)	(\$17,949)	(\$14,036)	(\$10,123)	(\$203,193)	
2014 Projected Loss-to-Lease (Loss)	(\$7,945)	(\$9,031)	(\$15,129)	(\$13,249)	(\$14,689)	(\$13,128)	(\$13,788)	(\$13,317)	(\$13,835)	(\$13,100)	(\$13,100)	(\$13,100)		(\$153,411)

Comments

The budgets in place resident rents reflect the average in place rent versus the market rent. In order to show the growth in income realized from new move-ins which are subject to market rent at the time of move-in, a gain to lease has been utilized. The average in place rent is \$275 less than the current market rent. The amount will reduce to \$228 if a rent increase is approved to begin in August 2014.

PRESTON PARK
2015 STANDARD BUDGET
RENTAL INCOME DETAILS



Description				Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	2014 Projected		
Non-Revenue Units																			
% Dscnt	Amenities		Unit Type																
	Model Units			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Model Units			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Model Units			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Model Units			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Model Units			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	2015 Budget Model Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	2014 Projected Model Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90		\$90		
100%	Corey Williams		3x2.5-DM	\$1,753	\$1,771	\$1,771	\$1,813	\$1,813	\$1,840	\$1,840	\$1,840	\$1,872	\$1,872	\$1,872	\$1,872	\$21,930			
100%	Brian Sanford		2x1.5-BM	\$1,470	\$1,485	\$1,485	\$1,520	\$1,520	\$1,543	\$1,543	\$1,543	\$1,566	\$1,566	\$1,566	\$1,566	\$18,375			
60%	Leasing Office		2x1-AM	\$943	\$952	\$952	\$975	\$975	\$989	\$989	\$989	\$1,004	\$1,004	\$1,004	\$1,004	\$11,782			
60%	Community Center		2x1-AM	\$943	\$952	\$952	\$975	\$975	\$989	\$989	\$989	\$1,004	\$1,004	\$1,004	\$1,004	\$11,782			
100%	Associate Rent Discount			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Courtesy Patrol			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Courtesy Patrol			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Courtesy Patrol Taxes			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	2015 Budget Associate Discount			(\$5,108)	(\$5,159)	(\$5,159)	(\$5,283)	(\$5,283)	(\$5,362)	(\$5,362)	(\$5,362)	(\$5,447)	(\$5,447)	(\$5,447)	(\$5,447)	(\$63,870)			
	2014 Projected Associate Discount			(\$5,250)	(\$5,950)	(\$4,498)	(\$6,542)	(\$4,928)	(\$8,898)	(\$4,928)	(\$4,928)	(\$9,113)	(\$4,345)	(\$4,345)	(\$4,435)		(\$68,160)		
	2015 Budget Non-Revenue Units			(\$5,108)	(\$5,159)	(\$5,159)	(\$5,283)	(\$5,283)	(\$5,362)	(\$5,362)	(\$5,362)	(\$5,447)	(\$5,447)	(\$5,447)	(\$5,447)	(\$63,870)			
	2014 Projected Non-Revenue Units			(\$5,250)	(\$5,950)	(\$4,498)	(\$6,542)	(\$4,928)	(\$8,898)	(\$4,928)	(\$4,928)	(\$9,113)	(\$4,345)	(\$4,345)	(\$4,345)		(\$68,070)		

Comments

Community allows for 2 employees on-site and accounts for the Office and Community Center.

PRESTON PARK
2015 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	2014 Projected	
Concessions															
New Leases	9	8	7	5	5	5	5	6	6	8	8	9	81		
CONCESSIONS ON NEW LEASES - One Time															
% of New Leases Offered Concessions	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %		
No of New Leases Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0		
Avg Concession Offered to New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Concessions Related to New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
CONCESSIONS ON NEW LEASES - One Time															
% of New Leases Offered Concessions	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %		
No of New Leases Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0		
Avg Concession Offered to New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Concessions Related to New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
CONCESSIONS ON NEW LEASES - On Going															
% of New Leases Offered Concessions	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %		
No of New Leases Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0		
Avg Concession Offered to New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Avg Duration of Concession Offered	0	0	0	0	0	0	0	0	0	0	0	0	0		
Concessions Related to New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
CONCESSIONS ON NEW LEASES - On Going															
% of New Leases Offered Concessions	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %		
No of New Leases Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0		
Avg Concession Offered to New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Avg Duration of Concession Offered	0	0	0	0	0	0	0	0	0	0	0	0	0		
Concessions Related to New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Lease Renewals	26	24	20	19	16	16	16	19	20	21	24	26	247		
CONCESSIONS ON LEASE RENEWALS - One Time															
% of New Leases Offered Concessions	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %		
No of New Leases Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0		
Avg Concession Offered to New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Concessions Related to New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
CONCESSIONS ON LEASE RENEWALS - One Time															
% of New Leases Offered Concessions	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %		
No of New Leases Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0		
Avg Concession Offered to New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Concessions Related to New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
CONCESSIONS ON LEASE RENEWALS - On Going															
% of Lease Renewals Offered Concessions	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %		
No of Lease Renewals Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0		
Avg Concession Offered to Lease Renewals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Avg Duration of Concession Offered	0	0	0	0	0	0	0	0	0	0	0	0	0		
Concessions Related to Lease Renewals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
CONCESSIONS ON LEASE RENEWALS - On Going															
% of Lease Renewals Offered Concessions	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %		
No of Lease Renewals Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0		
Avg Concession Offered to Lease Renewals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Avg Duration of Concession Offered	0	0	0	0	0	0	0	0	0	0	0	0	0		
Concessions Related to Lease Renewals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

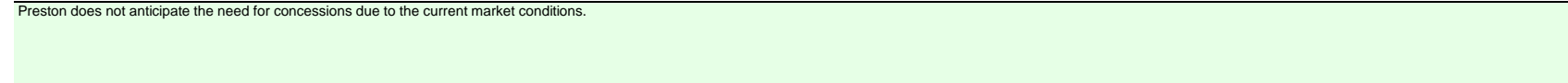
PRESTON PARK
2015 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	2014 Projected
PAST CONCESSIONS														
Current Physical Occupancy							0.00%							
Renewal Ratio							0.00%							
Lease Expirations							0	0	0	0	0	0		
Skips and Eviction							0	0	0	0	0	0		
MTM Expirations							0	0	0	0	0	0		
Renewals							0	0	0	0	0	0		
Total Move-Outs							0	0	0	0	0	0		
Occupancy Goal							0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Move-ins Scheduled							0	0	0	0	0	0		
Move-in Leases Needed							0	0	0	0	0	0		
New Leases (Upfront Concession Amount)							\$0	\$0	\$0	\$0	\$0	\$0		
New Leases Upfront Concession Total							\$0	\$0	\$0	\$0	\$0	\$0		
New Leases (Prorated Monthly Concession Amount)							\$0	\$0	\$0	\$0	\$0	\$0		
New Leases Prorated Concession Total							\$0	\$0	\$0	\$0	\$0	\$0		
Renewal Leases (Upfront Concession Amount)							\$0	\$0	\$0	\$0	\$0	\$0		
Renewal Leases Upfront Concession Total							\$0	\$0	\$0	\$0	\$0	\$0		
Renewal Leases (Prorated Monthly Concession Amount)							\$0	\$0	\$0	\$0	\$0	\$0		
Renewal Leases Prorated Concession Total							\$0	\$0	\$0	\$0	\$0	\$0		
Concessions Committed							\$0	\$0	\$0	\$0	\$0	\$0		
Total Projected Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15		
Forecasted Concession Burn Off	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Concessions Committed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reoccurring Concessions Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Rent Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected Rent Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Preston does not anticipate the need for concessions due to the current market conditions.



PRESTON PARK
2015 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	2014 Projected
Vacancy Loss														
Beginning Vacant Units	7	7	7	7	8	8	8	8	8	8	7	7	8	
Ending Vacant Units	7	7	7	8	8	8	8	8	8	7	7	7	8	
Average Monthly Vacancy	1.99 %	1.99 %	1.99 %	2.13 %	2.27 %	2.27 %	2.27 %	2.27 %	2.27 %	2.13 %	1.99 %	1.99 %	2.13 %	
Above/(Below) Average Rent per Unit (Weighted)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Ending Vacancy % - 2015 Budget	1.99 %	1.99 %	1.99 %	2.27 %	2.27 %	2.27 %	2.27 %	2.27 %	2.27 %	1.99 %	1.99 %	1.99 %	2.13 %	
Ending Vacancy % - 2014 Projected	1.42 %	1.08 %	1.20 %	1.55 %	2.53 %	2.45 %	3.16 %	3.18 %	2.23 %	2.14 %	2.14 %	2.18 %		2.11 %
2015 Vacancy Loss	(\$10,012)	(\$10,096)	(\$10,096)	(\$11,054)	(\$11,791)	(\$11,940)	(\$11,940)	(\$11,940)	(\$12,100)	(\$11,344)	(\$10,588)	(\$10,588)	(\$133,488)	
2014 Projected Vacancy Loss	(\$6,926)	(\$5,309)	(\$6,048)	(\$7,797)	(\$12,754)	(\$12,374)	(\$15,936)	(\$16,007)	(\$11,234)	(\$11,000)	(\$11,000)	(\$11,000)		(\$127,385)

Comments

Vacancy assumed at 2% which is 3% less than any vacancy loss in the market.

Both Cash and Accrual Based properties must complete this section.

Delinquent Rent														
	0.03 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %
Delinquent Rent	\$148	\$148	\$149	\$149	\$150	\$151	\$151	\$152	\$153	\$154	\$156	\$157	\$1,818	\$0
2015 Budget Delinquent Rent	(\$148)	(\$148)	(\$149)	(\$149)	(\$150)	(\$151)	(\$151)	(\$152)	(\$153)	(\$154)	(\$156)	(\$157)	(\$1,818)	
2014 Projected Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0

Comments

Both Cash and Accrual Based properties must complete this section.

Other Month's Rent														
	0.01 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %
Other Month's Rent	\$49	\$49	\$50	\$50	\$50	\$50	\$50	\$51	\$51	\$51	\$52	\$52	\$606	\$1,110
2015 Budget Other Month's Rent	\$49	\$49	\$50	\$50	\$50	\$50	\$50	\$51	\$51	\$51	\$52	\$52	\$606	
2014 Projected Other Month's Rent	(\$49)	\$64	\$34	\$476	(\$106)	\$691	\$0	\$0	\$0	\$0	\$0	\$0		\$1,110

Comments

PRESTON PARK
2015 STANDARD BUDGET
RENTAL INCOME DETAILS



Description		Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	2014 Projected
5105	Affordable Housing														
															\$0
															\$0
															\$0
															\$0
															\$0
	Total Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2015 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5205 Laundry													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

No Pay-Per-Use laundry facilities

5210 Washer/Dryer Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Washer/Dryer Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

No Pay-Per-Use laundry facilities

5211 Washer/Dryer Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Washer/Dryer Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

No Pay-Per-Use laundry facilities

PRESTON PARK
2015 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5215 Resident Fees	Average												
Deposit (Non-Refundable)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

5220 Carport Income	\$/Unit	No. Units	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
Parking - Reserved	\$0	0	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking Structure	0	0	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking - Covered	0	0	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
															\$0
															\$0
Total Carport Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

5221 Garage Income	\$/Unit	No. Units	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
Detached Garages	\$0	0	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attached Garages	\$0	354	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
															\$0
															\$0
Total Garage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

**PRESTON PARK
2015 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	
5225 Damages/Cleaning Fees	Avg. Fee													
100% Damages & Cleaning Fees	\$305	\$2,745	\$2,440	\$2,135	\$1,830	\$1,525	\$1,830	\$1,525	\$1,830	\$2,135	\$2,135	\$2,440	\$3,050	\$25,620
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Damages/Cleaning Fees	\$2,745	\$2,440	\$2,135	\$1,830	\$1,525	\$1,830	\$1,525	\$1,830	\$2,135	\$2,135	\$2,440	\$3,050	\$25,620	
2014 Projected	\$2,829	\$2,721	\$5,577	\$1,315	\$1,420	\$1,521	\$1,334	\$1,800	\$1,812	\$1,800	\$1,840	\$1,800	\$25,769	

Comments
Average charge per move out consists of \$245 for cleaning, \$170 for carpet cleans and \$500 for paint. Move-outs charges are averaged between contract and in-house charges. We replace one carpet per three move-outs, this is not generally charged back to the resident due to the age of the carpet.

5230 Phone System Income														
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Phone System Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Comments
Does not apply

5233 Phone System Expense														
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Phone System Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Comments
Does not apply

PRESTON PARK
2015 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5235 Storage Income													
% Full	\$/Unit	No. Units											
100% Storage	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Storage Income			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Does not apply

Description	\$/Unit	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5240 Termination Fees														
Cancellation Fee	\$250	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	100.00%	50.00%	100.00%	100.00%	50.00%	83.33%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125	\$0	\$0	\$125	\$250
														\$0
														\$0
														\$0
														\$0
														\$0
Total Termination Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125	\$0	\$0	\$125	\$250
2014 Projected		\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250

Comments
Cancellation fees based on 2013- 2014 actuals.

Description	\$/Unit	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5245 MTM Premium														
Short Term Premiums	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5% MTM Premiums	\$150	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$1,620
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
Total MTM Premium		\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$1,620
2014 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
YOY increase due to implementation of Month to Month Premiums for new move-ins only. Fee does not apply to BMR homes

**PRESTON PARK
2015 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5250 Application Fees \$/Unit													
Applicant Denials + Cancellations	4	0	0	0	0	0	0	0	0	0	0	0	132
100% Application Fees \$44	\$572	\$528	\$484	\$396	\$396	\$440	\$396	\$440	\$484	\$528	\$528	\$616	\$5,808
													\$0
													\$0
													\$0
													\$0
													\$0
Total Application Fees	\$572	\$528	\$484	\$396	\$396	\$440	\$396	\$440	\$484	\$528	\$528	\$616	\$5,808
2014 Projected	\$748	\$792	\$352	\$440	\$338	\$412	\$370	\$352	\$310	\$484	\$510	\$510	\$5,618

Comments

Application Fees projected to be stagnant in 2014/2015.

Pet Fees	\$/Pet	Avg # of Pets	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5255 Pet Fees															
Small Dog - Rent	\$25	4	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Large Dog - Rent	\$25	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cat - Rent	\$25	3	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
Small Dog - Non-Refund Dep	\$250	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Large Dog - Non-Refund Dep	\$250		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cat - Non-Refund. Dep	\$250		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
															\$0
															\$0
Total Pet Fees			\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,100
2014 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

YOY increase due to implementation of Pet Rent for new move-ins only. Pet fee is \$25 per month per pet.

**PRESTON PARK
2015 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description		Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5260 NSF/Late Fees	\$/Res. No.													
	4	0	0	0	0	0	0	0	0	0	0	0	0	48
100% NSF Fees	\$25	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
	13	0	0	0	0	0	0	0	0	0	0	0	0	156
100% Late Fees	\$50	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800
														\$0
														\$0
														\$0
														\$0
Total NSF/Late Fees		\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
2014 Projected		\$575	\$500	\$675	\$800	\$965	\$1,000	\$1,100	\$600	\$575	\$620	\$620	\$620	\$8,650

Comments

Average fees based on 2013/2014 actuals.

Resident Utility Bill Back Income		Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
Gas	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electricity	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewer	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trash	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Valet Waste	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conservice Monthly Billing Fee	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conservice Reimbursement														\$0
None														\$0
														\$0
														\$0
														\$0
Total Resident Utility Bill Back Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Preston Park residents pay own utilities.

PRESTON PARK
2015 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5266 Illuminar Electric - Occupied Bill Back Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Illuminar Electric - Occupied Bill Back Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

5268 Illuminar Electric - Revenue													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Illuminar Electric - Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

5270 Alarm Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Alarm Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

PRESTON PARK
2015 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5275 SMART Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total SMART Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
 Does not apply

5276 Yard Revenue													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Yard Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

5280 Transfer Fees													
	\$/Res.	No.											
		0	0	0	0	0	0	0	0	0	0	0	0
Transfer Fees	\$50		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Transfer Fees			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
 Does not apply

PRESTON PARK
2015 STANDARD BUDGET
OTHER RESIDENT INCOME



Description		Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5285	Maid Service													
	\$/Res. No.													
		0	0	0	0	0	0	0	0	0	0	0	0	0
	Maid Service Concierge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
	Total Maid Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

5290 Renovation Income		Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
	Total Renovation Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

5295 Police Fee Reimbursement		Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
	Total Police Fee Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2015 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5296 Property Tax Reimbursement													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Property Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL OTHER RESIDENT INCOME	\$4,377	\$4,028	\$3,679	\$3,286	\$2,981	\$3,330	\$2,981	\$3,330	\$3,804	\$3,723	\$4,028	\$4,851	\$44,398
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PRESTON PARK
2015 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5305 Miscellaneous Income													
		\$200		\$200		\$200		\$200		\$200		\$200	\$800
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Miscellaneous Income	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$800
2014 Projected	\$180	\$0	\$0	\$140	\$220	(\$126)	\$110	\$140	\$97	\$0	\$0	\$0	\$761

Comments

Income from MARS as old/broken appliances are recycled

5310 Clubhouse Income	Cost/	Qty												
Clubhouse Fee	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Clubhouse Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

No fees associated with the clubhouse

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Vending Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park

**PRESTON PARK
2015 STANDARD BUDGET
MISCELLANEOUS INCOME**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5325 Interest Income													
													\$0
													\$0
Reserve Interest	\$600	\$600	\$600	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$5,400
													\$0
													\$0
													\$0
													\$0
Total Interest Income	\$600	\$600	\$600	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$5,400
2014 Projected	\$803	\$814	\$798	\$834	\$818	\$856	\$865	\$774	\$832	\$800	\$800	\$800	\$9,793

Comments

Interest income received from Reserve account. Reduction in income due to anticipated depletion of reserve account as capital projects are completed

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5330 Cable Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Cable Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5331 Cable Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park

**PRESTON PARK
2015 STANDARD BUDGET
MISCELLANEOUS INCOME**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5335 Collection Income													
Collections													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Collection Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

No projected income in this category

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
5340 Bad Debt Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Bad Debt Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park

TOTAL MISCELLANEOUS INCOME	\$600	\$800	\$600	\$400	\$600	\$400	\$400	\$600	\$400	\$400	\$600	\$400	\$6,200
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**PRESTON PARK
2015 STANDARD BUDGET
LANDSCAPING EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7105 Landscaping Monthly Service													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Landscaping Service \$4,000 Monthly	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000
Total Landscaping Monthly Service	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000
2014 Projected	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$4,564	\$2,956	\$5,043	\$4,500	\$4,500	\$4,500	\$56,963

Comments

Community signed a contract with Paul's Trees for \$4000 for monthly service. Offset savings with landscape improvements and repairs

7110 Landscaping Other													
Flower replacement - Office/Comm Cent	\$550		\$550				\$550			\$550			\$2,200
Monument Signs	\$800		\$800				\$800			\$800			\$3,200
													\$0
Additional Projects	\$2,000			\$2,000			\$2,000			\$2,000			\$8,000
													\$0
													\$0
													\$0
													\$0
													\$0
Total Landscaping Other	\$3,350	\$0	\$1,350	\$2,000	\$0	\$0	\$3,350	\$0	\$0	\$3,350	\$0	\$0	\$13,400
2014 Projected	(\$570)	\$366	\$155	\$498	\$1,363	\$14	\$91	\$2,737	\$1,344	\$1,200	\$1,350	\$1,200	\$9,748

Comments

Cost incurred for: mulch, flowers, plant replenishment. Higher YOY costs due to purchase of higher quality plants for monument signs. The community needs additional work not covered by the monthly maintenance scope of work such as main drive tree trimming, bush planting, etc.

**PRESTON PARK
2015 STANDARD BUDGET
LANDSCAPING EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7115 Irrigation/Sprinkler Repairs													
Routine repairs/replacements	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$8,400
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Irrigation/Sprinkler Repairs	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$8,400
2014 Projected	\$0	\$565	\$399	\$2,070	\$524	\$120	\$0	\$580	\$820	\$780	\$700	\$700	\$7,257

Comments

Cost incurred for: routine sprinkler replacement and repair, draining problem solving, etc. not covered in the monthly landscape contract. YOY increase of 5% based on aging irrigation system

TOTAL LANDSCAPING EXPENSE	\$8,050	\$4,700	\$6,050	\$6,700	\$4,700	\$4,700	\$8,050	\$4,700	\$4,700	\$8,050	\$4,700	\$4,700	\$69,800
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**PRESTON PARK
2015 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7205 Electric - Common Area													
PG&E	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$16,800
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electric - Common Area	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$16,800
2014 Projected	\$1,508	\$1,208	\$1,228	\$1,381	\$957	\$1,356	\$1,427	\$1,861	\$1,045	\$1,250	\$1,250	\$1,250	\$15,721

Comments

Cost of electric usage for laundry rooms, offices, clubhouse, buildings, exterior lighting, and other common areas.

7206 Illuminar Electric - Occupied													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Illuminar Electric - Occupied	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

7207 Electric - Vacant													
Average Cost per Vacant Unit	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PG&E	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,920
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electric - Vacant	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,920
2014 Projected	\$227	\$11	\$60	\$338	\$56	\$81	\$154	\$403	\$124	\$100	\$100	\$100	\$1,755

Comments

Cost of electric usage of vacant units.

**PRESTON PARK
2015 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7210 Gas - Common Area													
PG&E	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas - Common Area	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720
2014 Projected	(\$10)	\$16	\$7	\$89	\$71	\$56	\$93	\$34	\$96	\$60	\$60	\$60	\$631

Comments

Cost of gas usage for offices, clubhouse, buildings, exterior lighting, and other common areas.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7212 Gas - Vacant													
Average Cost per Vacant Unit	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PG&E	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$912
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas - Vacant	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$912
2014 Projected	\$45	\$30	\$4	\$28	\$132	\$109	\$139	\$139	\$74	\$110	\$50	\$50	\$910

Comments

Cost of gas usage of vacant units.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7215 Water													
Marina Coast Water Common	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$14,400
Marina Coast Water Vacant	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
													\$0
													\$0
													\$0
													\$0
													\$0
Total Water	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$15,600
2014 Projected	\$1,300	\$837	\$1,160	\$1,647	\$1,063	\$1,139	\$1,014	\$1,123	\$1,308	\$1,180	\$1,180	\$1,180	\$14,130

Comments

Cost of water usage for vacant units, parks, pathways and common use areas by residents. Slight increase to account for any increase in fees, and take into account reduction of water usage due to water saving irrigation.

**PRESTON PARK
2015 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7218 Irrigation													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

See 7215 - Water Common

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7220 Sewer													
Marina Coast Water - Sewer -Vacant	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Monterey Regional Pollution	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$64,800
													\$0
													\$0
													\$0
													\$0
													\$0
Total Sewer	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$66,000
2014 Projected	\$4,872	\$5,500	\$4,968	\$5,593	\$10,300	\$541	\$5,208	\$5,258	\$5,742	\$4,970	\$4,970	\$4,970	\$62,892

Comments

Cost of sewer and sanitation services supplied by the local municipality. Sewer Flush is a quarterly event that is accrued monthly. Increase to account for proposed increase in water/sewer rates.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7225 Trash Removal													
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Valet Waste Monthly Billing Fee \$21.95	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$92,717
Subtract template billing of Valet Waste	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$93,240)
Waste Dump Fee	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880
													\$0
													\$0
													\$0
													\$0
Total Trash Removal	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$2,357
2014 Projected	\$205	\$6	\$200	\$201	\$290	\$380	\$220	\$173	\$214	\$240	\$240	\$240	\$2,608

Comments

Subtraction for Valet Waste - Community does not use this service.

**PRESTON PARK
2015 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7230 Cable Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

7235 Utility Reimbursement		Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
Gas	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electricity	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewer	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trash	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Valet Waste	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conservice Monthly Billing Fee		\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conservice Reimbursement														\$0
														\$0
														\$0
														\$0
														\$0
Total Utility Reimbursement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected		\$165	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165

Comments

**PRESTON PARK
2015 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7237 Illuminar Electric - Occupied Reimb													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Illuminar Electric - Occupied Reimb	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL UTILITIES EXPENSE	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$104,309
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PRESTON PARK
2015 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	
7305 Redecorating - General Cleaning	Cost/Turn													
% of Turnovers Handled by S	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%		
General Cleaning for Turnovers	\$206	\$1,206	\$1,072	\$938	\$804	\$670	\$804	\$670	\$804	\$938	\$938	\$1,072	\$1,340	\$11,253
													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
Total Redecorating - General Cleaning	\$1,206	\$1,072	\$938	\$804	\$670	\$804	\$670	\$804	\$938	\$938	\$1,072	\$1,340	\$11,253	
2014 Projected	\$595	\$470	\$0	\$2,250	\$1,315	\$1,205	\$90	\$2,330	(\$1,775)	\$918	\$1,049	\$1,180	\$9,627	

Comments

Cost of general cleaning of apartments to be released or renewed. YOY increase due to increased turnover

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	
7310 Redecorating - Carpet/Tile	Cost/Turn													
Carpet Cleaning for Turnovers	\$116	\$578	\$462	\$347	\$231	\$116	\$231	\$116	\$231	\$347	\$347	\$462	\$693	\$4,159
Tile for Turnovers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Carpet Cleaning for Lease Renewals	\$2.00	\$53	\$48	\$41	\$38	\$32	\$32	\$32	\$38	\$39	\$42	\$48	\$53	\$492
														\$0
														\$0
														\$0
														\$0
														\$0
Total Redecorating - Carpet/Tile	\$630	\$510	\$387	\$269	\$147	\$263	\$147	\$269	\$386	\$389	\$510	\$746	\$4,651	
2014 Projected	\$330	\$415	\$282	\$595	\$460	\$120	\$470	\$760	\$95	\$370	\$370	\$370	\$4,637	

Comments

Cost of shampooing, re-dying, mending, and stretching existing carpet and all other repair cost related to move outs (turns) and renewals. Cost of cleaning and repairing tile/vinyl floors and tiled bathroom/kitchens under \$500.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	
7315 Redecorating - Painting Supplies	Cost/Turn													
Paint Supplies for Turnovers	\$139	\$1,253	\$1,114	\$974	\$835	\$696	\$835	\$696	\$835	\$974	\$974	\$1,114	\$1,392	\$11,693
Additional Supplies paint supplies		\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
														\$0
														\$0
														\$0
														\$0
														\$0
Total Redecorating - Painting Supplies	\$1,503	\$1,364	\$1,224	\$1,085	\$946	\$1,085	\$946	\$1,085	\$1,224	\$1,224	\$1,364	\$1,642	\$14,693	
2014 Projected	\$102	\$667	\$1,305	\$1,203	\$631	\$1,707	\$249	\$2,396	\$669	\$1,500	\$1,834	\$1,975	\$14,238	

Comments

Cost of paint and related painting supplies when apartment painting is performed by vendor service, and in house paints.

PRESTON PARK
2015 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7320 Redecorating - Painting Contract Cost/Turn													
% of Turnovers Handled by S	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%	28.00%	
Paint Contract for Turnovers \$582	\$3,768	\$3,350	\$2,931	\$2,512	\$2,094	\$2,512	\$2,094	\$2,512	\$2,931	\$2,931	\$3,350	\$4,187	\$35,171
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Painting Contract	\$3,768	\$3,350	\$2,931	\$2,512	\$2,094	\$2,512	\$2,094	\$2,512	\$2,931	\$2,931	\$3,350	\$4,187	\$35,171
2014 Projected	\$0	\$1,000	\$5,725	\$2,200	\$3,374	\$3,620	\$5,190	\$3,725	\$450	\$2,955	\$3,378	\$2,836	\$34,453

Comments

Contracted costs for painting when a third party contractor performs apartment paints. YOY increase due to higher turnover rate

7325 Redecorating - Rehab													
Reglazing Bathtubs, Kitchen Countertops	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$950	\$11,400
													\$0
													\$0
Mirrors/Medicine Cabinets		\$300			\$300			\$300			\$300		\$1,200
													\$0
													\$0
													\$0
Total Redecorating - Rehab	\$950	\$1,250	\$950	\$950	\$1,250	\$950	\$950	\$1,250	\$950	\$950	\$1,250	\$950	\$12,600
2014 Projected	\$0	\$0	\$4,428	\$1,733	\$1,466	\$571	\$359	\$1,310	\$910	\$505	\$805	\$505	\$12,592

Comments

Assumes 2 tub reglazing at \$625 each and 3 countertops reglazed per month

7330 Redecorating - Drapes/Blinds Cost/Turn													
Drapes for Turnovers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Blinds for Turnovers \$43	\$389	\$346	\$303	\$260	\$216	\$260	\$216	\$260	\$303	\$303	\$346	\$433	\$3,633
Blinds Replaced in Occupied homes	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$240
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Drapes/Blinds	\$409	\$366	\$323	\$280	\$236	\$280	\$236	\$280	\$323	\$323	\$366	\$453	\$3,873
2014 Projected	\$0	\$242	\$0	\$317	\$410	\$275	\$46	\$493	\$383	\$275	\$300	\$325	\$3,066

Comments

Cost of replacement of blinds. YOY increase due to higher turnover rate and additional replacement in long term resident homes

PRESTON PARK
2015 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7335 Redecorating - Appliance Repair													
Appliance repairs/parts		\$100			\$100			\$100			\$100		\$400
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Appliance Repair	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$400
2014 Projected	\$49	\$0	\$0	\$0	\$60	\$5	\$0	\$0	\$0	\$199	\$0	\$0	\$313

Comments

Misc appliance repairs

7340 Redecorating - Carpet Repair													
Repairs by Carpet Vendor	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Carpet Repair	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200
2014 Projected	\$1,015	\$627	\$858	\$310	\$453	\$0	\$0	\$113	\$350	\$275	\$275	\$275	\$4,551

Comments

Necessary repairs to carpet and pad or vinyl.

7345 Redecorating - Plumbing													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2015 STANDARD BUDGET
REDECORATING EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7350 Redecorating - Resurfacing													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7360 Redecorating - Lighting													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7370 Redecorating - Doors/Cabinets													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Doors/Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL REDECORATING EXPENSE	\$8,816	\$8,361	\$7,103	\$6,249	\$5,793	\$6,243	\$5,393	\$6,649	\$7,102	\$7,105	\$8,361	\$9,667	\$86,843
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PRESTON PARK
2015 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7420 Building & Structure													
Garage Door Repair	\$200	\$450	\$200	\$200	\$450	\$200	\$200	\$450	\$200	\$200	\$450	\$200	\$3,400
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Building & Structure	\$200	\$450	\$200	\$200	\$450	\$200	\$200	\$450	\$200	\$200	\$450	\$200	\$3,400
2014 Projected	\$0	\$1,246	\$41	\$140	\$629	\$89	\$229	\$627	\$220	\$200	\$350	\$150	\$3,921

Comments

Budgeting an estimated cost for six garage door repairs per quarter.

7422 Elevator Maintenance													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

No elevators on site.

7425 Electrical													
	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$18,900
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electrical	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$18,900
2014 Projected	\$621	\$1,051	\$271	\$1,476	\$1,922	\$1,263	\$1,185	\$1,733	\$2,303	\$2,400	\$2,300	\$2,000	\$18,525

Comments

Supplies include: circuit boxes, breakers, switches, switch plates, outlets, exterior lighting, batteries, phone jacks, cable outlets, ceiling fan, motors, etc. Also budgeting contract work related to electrical repair and maintenance when expert assistance is needed to address electrical issues. YOY increase and budgeting based on move-out/in flow to include turn materials for long-term homes that require lighting upgrades

**PRESTON PARK
2015 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7430 Plumbing													
	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$17,400
													\$0
Replace Overflow gaskets					\$380								\$380
Silicon Caulking					\$800								\$800
													\$0
													\$0
													\$0
Total Plumbing	\$1,450	\$1,450	\$1,450	\$1,450	\$2,630	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$18,580
2014 Projected	\$1,447	\$1,762	\$1,075	\$3,114	\$1,324	\$726	\$927	\$2,244	\$1,862	\$1,400	\$1,400	\$1,400	\$18,681

Comments

Supplies include: toilet seats, aerators, flappers, tanks, toilet bowls, sinks, drain parts, faucets, ball cocks, etc. Low flow plumbing is used.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7435 HVAC													
Parts and Repairs			\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700			\$5,600
													\$0
Furnace filters			\$300			\$300			\$300			\$300	\$1,200
Contractor Repairs/Duct Cleanings		\$800			\$800			\$800			\$800		\$3,200
W/H Pipe Insulation				\$300									\$300
													\$0
													\$0
													\$0
Total HVAC	\$0	\$800	\$1,000	\$700	\$1,800	\$1,000	\$700	\$1,500	\$1,000	\$700	\$800	\$300	\$10,300
2014 Projected	\$0	\$311	\$913	\$856	\$538	\$681	\$2,222	\$425	\$552	\$650	\$600	\$600	\$8,347

Comments

Cost of contractors, repair, and maintenance. Supplies include: compressors, motors, filters, thermostats, refrigerant, sequencers, fuses, valves, heating elements, Freon, transformers, etc. Annual inspection Supplies moved to 8410. YOY increase due to addition of WH pipe insulation and use of contractor to clean unit air ducts.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7440 Supplies													
Hardware - Door Knobs; Stop , Towel B	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$2,760
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Supplies	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$2,760
2014 Projected	\$58	\$167	\$188	\$383	\$468	\$209	\$75	\$192	\$126	\$210	\$210	\$210	\$2,496

Comments

Supplies include: repairs and parts for appliances, door knobs, nuts, bolts, screws, etc. YOY increase due to anticipating higher turnover rate

PRESTON PARK
2015 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7442 Housekeeping													
Supplies	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$3,360
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Housekeeping	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$3,360
2014 Projected	\$158	\$366	\$50	\$543	\$218	\$0	\$463	\$156	\$285	\$300	\$300	\$260	\$3,099

Comments

Supplies include oven cleaning products, window cleaning products, air fresheners, etc. Cleaning supplies utilized in Community center, office and in turns after vendor minor repairs made

7445 Small Equipment													
Service Associate General Tool Set \$128													\$0
Small tools and equipment - power tools \$1,360													\$0
Emergency Supply Kit \$560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$560	\$0	\$0	\$0	\$0	\$560
													\$0
General purchases	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$2,160
													\$0
													\$0
													\$0
													\$0
Total Small Equipment	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$740	\$180	\$180	\$180	\$180	\$2,720
2014 Projected	\$120	\$656	\$21	\$434	\$450	\$16	\$159	\$166	\$150	\$200	\$200	\$200	\$2,772

Comments

Cost of general maintenance on equipment, tools and appliances. Also budgeting purchase of paint sprayer, pressure washer, leaf blower, air stapler, and other small equipment under \$500.

7450 Pest Control													
Pesticide Spray													\$0
Animal Control													\$0
													\$0
													\$0
Pest Control \$750 Monthly	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
													\$0
													\$0
Total Pest Control	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
2014 Projected	\$0	\$730	\$97	\$784	\$750	\$1,445	\$1,500	\$750	\$743	\$750	\$750	\$750	\$9,049

Comments

Budget for pest control services as needed. Also budgeting for pest supplies for interior and exterior use by in-house associates

PRESTON PARK
2015 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7455 Swimming Pool													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Swimming Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7460 Maintenance Guarantee													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Maintenance Guarantee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7465 Snow Removal/Parking Lot													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Snow Removal/Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park.

PRESTON PARK
2015 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7470 Windows/Doors													
Windows	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$5,400
Doors	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
Screens	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,100
													\$0
													\$0
													\$0
													\$0
													\$0
Total Windows/Doors	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$11,100
2014 Projected	\$315	\$771	\$275	\$1,550	\$735	\$797	\$557	\$990	\$828	\$1,200	\$1,200	\$1,200	\$10,418

Comments

Replacement of cracked windows, rusted doors and misc screen replacment and repairs. Full window frame replacement under Capital Colde 1410. Exterior doors undergoing replacement with Capital project

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7475 Keys & Locks													
Keys/locks	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Keys & Locks	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
2014 Projected	\$450	\$174	(\$23)	(\$46)	\$712	\$86	\$152	\$320	\$261	\$350	\$350	\$350	\$3,137

Comments

Budgeted expenses to change locks upon move outs and replacement of keys not returned or lost.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7480 Fire Extinguish, 1st Aid													
Personal Protective Equipment	\$65	\$0	\$173	\$0	\$0	\$0	\$173	\$0	\$0	\$0	\$173	\$0	\$520
													\$0
Smoke Detectors/Carbon Monoxide Det	\$500		\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$4,000
													\$0
Backflow Testing								\$4,000					\$4,000
													\$0
													\$0
													\$0
Total Fire Extinguish, 1st Aid	\$500	\$173	\$500	\$500	\$0	\$673	\$500	\$0	\$4,500	\$673	\$0	\$500	\$8,520
2014 Projected	\$117	\$4,010	\$0	\$0	\$144	\$15	\$0	\$0	\$54	\$4,395	\$400	\$500	\$9,635

Comments

Supplies to replace faulty /damaged smoke detectors and carbon monoxide detectors.

PRESTON PARK
2015 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7481 Alarm Expense													
Reduction due to Abrams Split	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$780)
													\$0
													\$0
													\$0
Office & Community Center ^A \$200 Monthly	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
													\$0
													\$0
Total Alarm Expense	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$1,620
2014 Projected	\$0	\$192	\$85	\$0	\$0	\$188	\$0	\$205	\$88	\$200	\$200	\$200	\$1,359

Comments

Monthly cost of Alarm service on site provided by First Alarm.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7485 Maintenance Other													
Chevron Gas-Maint Trucks	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$5,100
Repairs on Maint Trucks			\$550			\$550			\$550			\$550	\$2,200
													\$0
													\$0
													\$0
													\$0
Key Control System \$50 Monthly	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
Total Maintenance Other	\$475	\$475	\$1,025	\$475	\$475	\$1,025	\$475	\$475	\$1,025	\$475	\$475	\$1,025	\$7,900
2014 Projected	(\$244)	\$523	\$489	\$763	\$722	\$334	\$1,222	\$503	\$718	\$1,025	\$1,200	\$1,025	\$8,282

Comments

Gas for Maintenance Vehicles, Maintenance on Trucks, Handitrac System, etc.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7486 Maintenance Uniforms													
Uniform Purchase - Shirts & Pants \$350	\$0	\$0	\$2,800	\$0	\$0	\$0	\$0	\$2,800	\$0	\$0	\$0	\$0	\$5,600
Uniform Purchase - Hat \$15	\$0	\$0	\$120	\$0	\$0	\$0	\$0	\$120	\$0	\$0	\$0	\$0	\$240
Uniform Purchase - Winter Jacket \$100	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (New Assoc. & Replacemer \$15)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjust for 60% per payroll split			(\$1,674)					(\$1,314)					(\$2,988)
													\$0
													\$0
													\$0
Total Maintenance Uniforms	\$0	\$0	\$2,046	\$0	\$0	\$0	\$0	\$1,606	\$0	\$0	\$0	\$0	\$3,652
2014 Projected	\$182	\$1,183	\$0	\$0	\$695	\$101	\$0	\$1,232	\$0	\$100	\$0	\$0	\$3,493

Comments

Maintenance Badges (\$10/badge) and Hats (\$15/hat) are budgeted on an as needed basis. Budgeted a purchase of 2 badges for the year as well as 3 hats, one for each maintenance associate for both winter and summer months. Prestons' portion of 60% Preston / 40% Abrams split costs

PRESTON PARK
2015 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7490 Maintenance - Rehab													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Maintenance - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7493 Appliance Repair													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Appliance Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7495 Carpet Repair													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Carpet Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$843	(\$843)	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply.

TOTAL MAINTENANCE EXPENSE	\$6,950	\$7,673	\$10,546	\$7,650	\$9,680	\$8,673	\$7,650	\$10,366	\$12,500	\$7,823	\$7,500	\$7,800	\$104,812
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**PRESTON PARK
2015 STANDARD BUDGET
MARKETING EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7505 Advertising-Print													
													\$0
													\$0
													\$0
													\$0
													\$0
Newsletters \$160 Monthly	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,920
													\$0
													\$0
Total Advertising-Print	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,920
2014 Projected	\$0	\$534	\$267	\$54	\$279	\$267	\$502	\$158	\$374	\$225	\$225	\$225	\$3,109

Comments

Illustratus newsletter Preston Park portion / Split 40% Abrams Park / 60% Preston Park. Anticipating reduction in costs as email platform is instituted

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7510 Advertising-Product.Exp.													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising-Product.Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply at this time.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7515 Apartment Magazines/Guides													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Apartment Magazines/Guides	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

**PRESTON PARK
2015 STANDARD BUDGET
MARKETING EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7520 Advertising Internet, Radio & TV	Per Source												
Unique URL - New Communities Only	\$20												\$0
Music License	\$250	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250
Newspaper Ad													\$0
Remove Music License													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising Internet, Radio & TV	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Newspaper Advertisement for Annual Community Garage Sale

7525 Collaterals													
New Move In Keys Tags				\$350			\$220				\$175		\$745
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Collaterals	\$0	\$0	\$0	\$350	\$0	\$0	\$220	\$0	\$0	\$0	\$175	\$0	\$745
2014 Projected	\$0	\$0	\$0	\$350	\$0	\$0	\$220	\$0	\$0	\$0	\$175	\$0	\$745

Comments

Key Tags for new resident move ins

7530 Advertising Other													
My New Place.com	\$250		\$250			\$250			\$250			\$250	\$1,250
Community Flags		\$300						\$300					\$600
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising Other	\$250	\$300	\$250	\$0	\$0	\$250	\$0	\$300	\$250	\$0	\$0	\$250	\$1,850
2014 Projected	\$0	\$0	\$0	\$590	\$71	\$0	(\$220)	\$79	\$299	\$500	\$250	\$250	\$1,819

Comments

Services from MyNewPlace - pay per move-in, and purchase of flags for community monument signs

PRESTON PARK
2015 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7535 Dues, Memberships & Subscriptions													
CAA Membership				\$350									\$350
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Dues, Memberships & Subscriptions	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350
2014 Projected	\$0	\$0	\$0	\$235	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$335

Comments

Annual CAA Membership Fees

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7540 Resident Functions													
Monthly Resident Activity	\$150	\$150	\$200	\$150	\$150	\$200	\$150	\$150	\$200	\$150	\$150	\$200	\$2,000
Thanksgiving Give-A-Way / December Event					\$150	\$150							\$300
Valentine/Halloween Party/Spring Event				\$300				\$300		\$300			\$900
													\$0
													\$0
													\$0
													\$0
Total Resident Functions	\$150	\$150	\$200	\$450	\$300	\$350	\$150	\$450	\$200	\$450	\$150	\$200	\$3,200
2014 Projected	\$0	\$67	\$21	\$762	\$176	\$505	\$0	\$0	\$144	\$500	\$450	\$450	\$3,076

Comments

All resident function expenses are split 60/40 with Abrams Park

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7545 Signage													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

PRESTON PARK
2015 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7550 Marketing Promotion													
Alliance Resident Works Yes \$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$5,640
Alliance Resident Works Setup \$355													\$0
Resident Message Center \$50													\$0
Resident Message Center Setup \$30													\$0
Graphic Design \$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Media and Video Design Services \$125													\$0
Photography \$125													\$0
Link-In Outreach Campaign \$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$250
Pay Per Click Advertising: Google, Bing \$300													\$0
Pay Per Click Advertising Setup \$100													\$0
Digital 3D Floor Plans \$150													\$0
Adjustment for Graphic Design	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$1,800)
													\$0
													\$0
													\$0
Total Marketing Promotion	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$720	\$470	\$5,890
2014 Projected	\$450	\$456	\$450	\$450	\$450	\$450	\$470	\$470	\$470	\$470	\$470	\$470	\$5,526

Comments

PSI will allow residents to pay rent on line, place work orders on line, have access to the Resident Advantage system as well as promote and integrate seamlessly into the Yardi software system.

7555 Locator/Broker Fees	Fee/MI	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
100% Locator/Broker Fees \$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Locator/Broker Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply at this time.

7560 Resident Referrals	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Referrals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply at this time.

PRESTON PARK
2015 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7565 Resident Retention													
Move In Gift		\$150			\$150			\$150			\$150		\$600
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Retention	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$600
2014 Projected	\$277	\$162	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$100	\$0	\$689

Comments

Provides for small move in gifts for new residents - snack pack for move-in day. Slight decrease as set up fees have already been paid

7570 Model Maintenance													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Model Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

7575 Other Marketing - Non Advertisement													
Standard SEO Website Optimization \$125	\$0	\$0	\$125	\$0	\$0	\$125	\$0	\$0	\$125	\$0	\$0	\$125	\$500
SiteTablet: iPad Application for Mobile Kiosk \$24													\$0
SiteTablet: iPad Application for Mobile Kiosk Setu \$35													\$0
Parcel Alert: Package alert automation to resident \$90													\$0
Parcel Alert Setup \$216													\$0
Lobby Display/Parcel Alert: Community lobby disp \$132													\$0
Lobby Display/Parcel Alert Setup \$324													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Marketing - Non Advertisement	\$0	\$0	\$125	\$0	\$0	\$125	\$0	\$0	\$125	\$0	\$0	\$125	\$500
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$50	\$150

Comments

**PRESTON PARK
2015 STANDARD BUDGET
MARKETING EXPENSE**



Description		Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7580	Shopper Reports													
	Video Shops						\$170							\$170
	Phone Shops													\$0
	Adjust for 60% Preston													\$0
														\$0
														\$0
														\$0
														\$0
	Total Shopper Reports	\$0	\$0	\$0	\$0	\$0	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$170
	2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

One video shop per calendar year

TOTAL MARKETING EXPENSE	\$1,030	\$1,230	\$1,205	\$1,780	\$1,080	\$1,525	\$1,250	\$1,530	\$1,205	\$1,080	\$1,355	\$1,205	\$15,475
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**PRESTON PARK
2015 STANDARD BUDGET
ADMINISTRATIVE EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7620 Telephone	Per Month												
3G Services through AT&T	\$29.99												\$0
Mobile Device	\$80.00												\$0
Inspire - WiFi Common Area Only	\$235												\$0
AT&T Local and Long Distance	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800
Internet Service	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720
													\$0
													\$0
Phone System Provider	\$50 Monthly	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
Cell Phone Service	\$150 Monthly	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
													\$0
Total Telephone	\$910	\$910	\$910	\$910	\$910	\$910	\$910	\$910	\$910	\$910	\$910	\$910	\$10,920
2014 Projected	\$903	\$889	\$947	\$1,026	\$927	\$953	\$1,015	\$873	\$892	\$847	\$847	\$847	\$10,966

Comments

Cost of local and long distance telephone service to include 3 phone lines and 1 fax, in addition to high speed internet access. Also includes rental of telephone equipment and any maintenance of the phone lines. Preston Park 60% and Abrams 40% split.

7621 Pagers													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Pagers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not Apply

7622 Answering Service													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Answering Service	\$75 Monthly	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
													\$0
Total Answering Service	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
2014 Projected	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900

Comments

Monthly cost of after hour answering service. Preston Park portion - split 60% Preston Park / 40% Abrams Park.

**PRESTON PARK
2015 STANDARD BUDGET
ADMINISTRATIVE EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7625 Office Supplies	Cost/												
P&P Manuals (New Properties) \$1,150													\$0
P&P Manuals (Existing Properties) \$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Office supplies to maintain office operator	\$235	\$235	\$235	\$235	\$235	\$235	\$235	\$235	\$235	\$235	\$235	\$235	\$2,820
													\$0
													\$0
													\$0
													\$0
Bottled Water Service \$50 Monthly	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
Total Office Supplies	\$485	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$3,620
2014 Projected	(\$0)	\$285	\$211	\$458	\$214	\$707	\$160	\$152	\$374	\$400	\$400	\$300	\$3,661

Comments

Preston Park portion - split 60% Preston Park / 40% Abrams Park.

7630 Office Equip/Furniture Rental													
Toner Supplies based on usage													\$0
													\$0
													\$0
													\$0
													\$0
Copier Lease \$70 Monthly	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$840
Copier Service \$130 Monthly	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$1,560
Copier Toenr Service \$400 Monthly	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800
Total Office Equip/Furniture Rental	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200
2014 Projected	\$92	\$717	\$286	\$702	\$762	\$707	\$720	\$700	\$717	\$700	\$700	\$700	\$7,503

Comments

Preston Park portion - split 60% Preston Park / 40% Abrams Park.

7635 Postage/Express Mail													
	Cost/	Qty/Unit											
A/P Invoicing \$0.48 0.38	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$770
Fed Ex \$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$360
Pitney Bowes - Site Postage \$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$240
													\$0
													\$0
													\$0
Postage Meter \$170 Monthly	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$2,040
													\$0
Total Postage/Express Mail	\$284	\$284	\$284	\$284	\$284	\$284	\$284	\$284	\$284	\$284	\$284	\$284	\$3,410
2014 Projected	\$87	\$125	\$292	\$333	\$109	\$518	\$459	\$287	\$729	\$358	\$358	\$358	\$4,013

Comments

Preston Park portion - split 60% Preston Park / 40% Abrams Park.

**PRESTON PARK
2015 STANDARD BUDGET
ADMINISTRATIVE EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7636 Printing	Cost/												
A/P Check Re-Order \$45	\$0	\$0	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$180
Copying Costs for Financials \$0.55	\$194	\$194	\$194	\$194	\$194	\$194	\$194	\$194	\$194	\$194	\$194	\$194	\$2,323
Business Cards \$60	\$60			\$60			\$60			\$60			\$240
Blue Moon 500 Clicks \$46													0
Blue Moon 1000 Click \$76													0
Blue Moon 2500 Click \$170													0
Blue Moon 5000 Click \$317													0
Reverse Copying costs for financials	(\$195)	(\$195)	(\$195)	(\$195)	(\$195)	(\$195)	(\$195)	(\$195)	(\$195)	(\$195)	(\$195)	(\$195)	(\$2,340)
													\$0
													\$0
													\$0
Total Printing	\$59	(\$1)	\$44	\$59	(\$1)	\$44	\$59	(\$1)	\$44	\$59	(\$1)	\$44	\$403
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$8	\$133	\$0	\$0	\$0	\$45	\$186

Comments

Preston specific for bank deposit slips; checks, financials. YOY increase to supply Business Cards for property

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7640 Licenses & Subscriptions	Cost/												
Blue Moon -License \$0													\$0
Clement - Labor Law Poster \$95			\$95										\$95
Kingsley Survey \$0.50	\$176	\$0	\$0	\$176	\$0	\$0	\$176	\$0	\$0	\$176	\$0	\$0	\$704
Kingsley Survey Renewal Fee \$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Business License											\$3,900		\$3,900
													\$0
													\$0
													\$0
													\$0
Total Licenses & Subscriptions	\$276	\$0	\$95	\$176	\$0	\$0	\$176	\$0	\$0	\$176	\$3,900	\$0	\$4,799
2014 Projected	\$0	\$65	\$512	\$177	\$0	\$0	\$177	\$0	\$0	\$176	\$3,900	\$0	\$5,007

Comments

Preston Park Labor Law poster renewals and annual Business License renewal.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7645 Courtesy Patrol	Cost/												
Courtesy Patrol													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Security Patrol \$1,425 Monthly	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$17,100
Total Courtesy Patrol	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$1,425	\$17,100
2014 Projected	\$0	\$0	\$3,126	\$1,425	\$1,425	\$1,425	\$1,425	\$0	\$2,850	\$1,425	\$1,425	\$2,850	\$17,376

Comments

Projected service would include 3 full rounds per night, each night from 10PM - 6AM. Includes walk through into each park.

PRESTON PARK
2015 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7650 Training & Education	Cost/												
Training	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$2,460
Virtual Headsets	\$25												\$0
Hands Free Ear Piece	\$170												\$0
Webcams	\$75												\$0
Travel	Varies by Region												
Management Principles Meeting	\$750												\$0
Reduce by 40% - shared team		(\$123)	(\$123)	(\$123)	(\$123)	(\$123)	(\$123)	(\$123)	(\$123)	(\$123)	(\$123)	(\$123)	(\$1,476)
Regional Training Event						\$2,800							\$2,800
													\$0
													\$0
													\$0
Total Training & Education	\$82	\$82	\$82	\$82	\$82	\$2,882	\$82	\$82	\$82	\$82	\$82	\$82	\$3,784
2014 Projected	\$26	\$26	\$27	\$27	\$26	\$2,978	\$28	\$50	\$50	\$111	\$111	\$111	\$3,571

Comments

Onsite personnel training and continued education. The monthly training cost budgeted to cover materials and supplies used in training classes. Percentage adjustment per 60% Preston/40% Abrams split. YOY increase to account for yearly training event expenses

7655 Eviction/Legal Fees													
Legal Retainer Monthly Fee	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
Eviction Fees			\$1,240						\$1,240				\$2,480
													\$0
													\$0
													\$0
Total Eviction/Legal Fees	\$750	\$750	\$1,990	\$750	\$750	\$750	\$750	\$750	\$1,990	\$750	\$750	\$750	\$11,480
2014 Projected	\$724	\$1,427	\$698	\$1,415	\$1,780	\$1,439	\$713	\$802	\$821	\$700	\$700	\$700	\$11,919

Comments

Legal and court fees for processing resident evictions or collections as well as other misc. resident issues that need legal council. Anticipate approximately 2 3-day notices sent to attorney per year

7660 Credit Bureau Fees														
Applicant Denials + Cancellations	4	0	0	0	0	0	0	0	0	0	0	0	48	
100% Employee Verification	Yes	\$8	\$104	\$96	\$88	\$72	\$72	\$80	\$72	\$80	\$88	\$96	\$96	\$112
100% Resident Verification	Yes	\$8	\$104	\$96	\$88	\$72	\$72	\$80	\$72	\$80	\$88	\$96	\$96	\$112
100% Resident Screening	On-Site Cr	\$20.00	\$260	\$240	\$220	\$180	\$180	\$200	\$180	\$200	\$220	\$240	\$240	\$280
100% E-Signature	Yes	\$2.50	\$98	\$90	\$78	\$73	\$63	\$63	\$63	\$73	\$75	\$80	\$90	\$98
													\$0	
													\$0	
													\$0	
													\$0	
Total Credit Bureau Fees		\$566	\$522	\$474	\$397	\$387	\$423	\$387	\$433	\$471	\$512	\$522	\$602	\$5,692
2014 Projected		\$440	\$350	\$1,620	\$250	\$168	\$413	\$111	\$436	\$533	\$416	\$452	\$524	\$5,713

Comments

Fees include background check for credit and criminal. The service is provided by On-Site at \$44 per screening.

PRESTON PARK
2015 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Existing?	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7665 Bank Charges/Credit Card Fees														
Yardi Check Scanning Agreem	\$774 Yes	\$0	\$0	\$0	\$0	\$0	\$0	\$774	\$0	\$0	\$0	\$0	\$0	\$774
Remote Deposit Solution - Check Scanner	\$850	\$850												\$850
Credit Card Transaction Fees		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
Bank Fee - Operating Account Yes	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$2,160
Bank Fee - Depository Account Yes	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Bank Fee - Security Deposit Ac Yes	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
Preston Replacement Reserve Account fee		\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$1,440
Preston Security Deposit account fee		\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
														\$0
														\$0
														\$0
Total Bank Charges/Credit Card Fees		\$1,575	\$725	\$725	\$725	\$725	\$725	\$1,499	\$725	\$725	\$725	\$725	\$725	\$10,324
2014 Projected		\$956	\$926	\$914	\$976	\$964	\$936	\$1,104	\$997	\$959	\$638	\$638	\$638	\$10,647

Comments

Check scanning equipment \$850. Yearly subscription fee \$774 each January

Travel & Entertainment	Cost/	# of People	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7670 Travel & Entertainment															
Team Spirit Day / Fun Day	\$50	0.00													\$0
Alliance Team Shop	\$250		\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$1,000
Holiday Party / Alliance Region	\$350	16.00	\$0	\$0	\$0	\$5,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600
Managers Workshop	\$850	0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			0	0	0	0	0	0	0	0	0	0	0	0	0
Mileage Reimbursement	\$0.565		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjust for employee recognition event						(\$5,600)									(\$5,600)
															\$0
															\$0
															\$0
Total Travel & Entertainment			\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$1,000
2014 Projected			\$97	\$268	\$0	\$156	\$196	\$0	\$382	\$0	\$31	\$0	\$0	\$0	\$1,130

Comments

Regional training Event under Training and Education

7675 Administrative Other															
WhiteFence - Utility & Services Set Up	\$150		\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
															\$0
															\$0
															\$0
															\$0
															\$0
Total Administrative Other			\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
2014 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Utility and Service set up provided to the residents

PRESTON PARK
2015 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7680 Charitable Contribution Exp.													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Charitable Contribution Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Does not apply at this time.

7686 Administrative Uniforms														
Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,450	\$0	\$0	\$2,450
Office Associate - Winter Apparel	\$400	\$0	\$0	\$2,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
Dry cleaning - CA, OR & NV only		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (Replacement)	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Name Tags (replacement)														\$0
Reverse 40% for Abrams Split				(\$1,120)							(\$980)			(\$2,100)
														\$0
Total Administrative Uniforms	\$0	\$0	\$1,680	\$0	\$0	\$0	\$0	\$0	\$0	\$1,470	\$0	\$0	\$0	\$3,151
2014 Projected	\$0	\$0	\$0	\$0	\$178	\$0	\$201	\$0	\$1,200	\$500	\$0	\$25	\$0	\$2,104

Comments
Preston Park portion - split 60% Preston Park / 40% Abrams Park.

7690 Computer Expense														
# of	Cost/	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
	\$3,900	\$0	\$0	\$0	\$0	\$0	\$0	\$3,900	\$0	\$0	\$0	\$0	\$0	\$3,900
	\$225	\$0	\$0	\$225	\$0	\$0	\$225	\$0	\$0	\$225	\$0	\$0	\$225	\$900
	\$200	\$0	\$0	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,000
	\$2,500													\$0
	\$3.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,100
	\$10	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$240
	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$35
	\$40													\$0
	\$690													\$0
	\$75													\$0
		(\$85)	(\$85)	(\$85)	(\$85)	(\$85)	(\$85)	(\$85)	(\$85)	(\$85)	(\$85)	(\$85)	(\$85)	(\$1,020)
														\$0
														\$0
														\$0
Total Computer Expense		\$110	\$110	\$535	\$310	\$310	\$535	\$4,245	\$310	\$535	\$310	\$310	\$535	\$8,155
2014 Projected		\$183	\$564	\$183	\$183	\$183	\$564	\$3,617	\$98	\$467	\$306	\$306	\$531	\$7,186

Comments
Preston Park portion - split 60% Preston Park / 40% Abrams Park.

**PRESTON PARK
2015 STANDARD BUDGET
ADMINISTRATIVE EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7695 Renter's Insurance													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Renter's Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Does not apply at this time.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
7696 Bad Debt Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Does not apply at this time.

TOTAL ADMINISTRATIVE EXPENSE	\$7,196	\$5,767	\$9,453	\$6,227	\$5,831	\$9,187	\$10,776	\$5,877	\$7,676	\$7,663	\$9,867	\$6,566	\$92,088
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PRESTON PARK
2015 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8105 Management Fees													
Include Water Reimbursement in calcul: Yes													
Monthly Management Fee 2.50%	\$12,038	\$12,080	\$12,101	\$12,132	\$12,155	\$12,221	\$12,266	\$12,343	\$12,440	\$12,542	\$12,671	\$12,785	\$147,774
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Management Fees	\$12,038	\$12,080	\$12,101	\$12,132	\$12,155	\$12,221	\$12,266	\$12,343	\$12,440	\$12,542	\$12,671	\$12,785	\$147,774
2014 Projected	\$11,799	\$11,863	\$12,048	\$11,871	\$11,865	\$11,971	\$12,175	\$11,864	\$11,862	\$11,800	\$11,800	\$11,800	\$142,718

Comments

Fees paid to Alliance for management of the property. Fee based on a percent of total revenue.

8107 Incentive Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Incentive Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park.

8108 Asset Mgt Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Asset Mgt Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
 2015 STANDARD BUDGET
 PROFESSIONAL SERVICES EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total

**PRESTON PARK
2015 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8110 Accounting/Audit Fees													
Annual Owner's Audit													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Accounting/Audit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8115 Partnership Legal Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Partnership Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Legal and court fees for partnership business.

8120 Tax Consulting Fess													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Tax Consulting Fess	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Fees charged for tax consulting and protests.

PRESTON PARK
 2015 STANDARD BUDGET
 PROFESSIONAL SERVICES EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
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PRESTON PARK
2015 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8121 Tax Filing Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Tax Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8122 Appraisal Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Appraisal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8125 Professional Services - Other													
Substainability Analysis \$900													\$0
Lease/Addenda Review/Update \$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100
													\$0
													\$0
													\$0
													\$0
													\$0
Total Professional Services - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
 2015 STANDARD BUDGET
 PROFESSIONAL SERVICES EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8130 Apt. Assoc. Dues & Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Apt. Assoc. Dues & Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL PROFESSIONAL SERVICES EXPENSE	\$12,038	\$12,080	\$12,101	\$12,132	\$12,155	\$12,221	\$12,266	\$12,443	\$12,440	\$12,542	\$12,671	\$12,785	\$147,874
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PRESTON PARK
2015 STANDARD BUDGET
AD-VALOREM TAXES



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8305 Real Estate Taxes													
Property Taxes	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$107,472
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Real Estate Taxes	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$107,472
2014 Projected	\$8,941	\$8,941	\$8,941	\$8,941	\$8,941	\$8,941	\$8,941	\$8,941	\$8,941	\$9,000	\$9,000	\$9,000	\$107,469

Comments

Estimated taxes per actuals for previous period

8310 Personal Property Taxes													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Personal Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time.

8315 Taxes Other													
TX Franchise Tax	Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Taxes Other		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time.

**PRESTON PARK
2015 STANDARD BUDGET
AD-VALOREM TAXES**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8320 Local/City Tax													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Local/City Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Does not apply to Preston Park at this time

8325 Police Fee													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Police Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Does not apply to Preston Park at this time

TOTAL AD-VALOREM TAXES	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$107,472
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**PRESTON PARK
2015 STANDARD BUDGET
NON-ROUTINE EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8410 Buildings and Structures													
Eave Vent Replacement		\$2,700	\$2,700	\$2,700									\$8,100
Gutter Cleaning								\$10,000					\$10,000
Oven Flue Repairs	\$2,000												\$2,000
Annual Inspections - Heater Filters/Rang					\$3,750								\$3,750
Annual Inspections - Batteries					\$6,600								\$6,600
Annual Inspections - Smoke Detectors					\$1,500								\$1,500
Annual Inspections - Carbon Monoxide D					\$750								\$750
Annual Inspections - Garage Door Lubric					\$525								\$525
Total Buildings and Structures	\$2,000	\$2,700	\$2,700	\$2,700	\$13,125	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$33,225
2014 Projected	\$0	\$9,566	\$666	\$1,100	\$7,186	\$10,991	\$28	\$13	\$0	\$0	\$0	\$0	\$29,549

Comments

Includes repair costs for all missing Eave Vents and Flue Vent issues found during Oven Vent Seal project in 2013/2014.

8412 Pool													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8413 Clubhouse & Fitness Center													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Clubhouse & Fitness Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2015 STANDARD BUDGET
NON-ROUTINE EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8415 Furniture & Fixtures													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8420 Paving & Landscaping													
Concrete Repairs (Brown Court)	\$10,000												\$10,000
Tree Trimming for Fire Line Clearance	\$20,000												\$20,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Paving & Landscaping	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
2014 Projected	\$0	\$0	\$20,680	\$20,680	\$0	\$0	(\$20,680)	\$0	\$5,600	\$0	\$0	\$0	\$26,281

Comments

Concrete Repairs and Tree Trimming throughout community

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8425 Apartment Interiors													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

NA

PRESTON PARK
2015 STANDARD BUDGET
NON-ROUTINE EXPENSE



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8426 Flooring - Carpet													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Flooring - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

NA

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8427 Flooring - Other													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Flooring - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

NA

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8428 Appliances													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2015 STANDARD BUDGET
NON-ROUTINE EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
8429 Interiors-Other													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Interiors-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8430 Other Non-Routine													
Extraordinary Maintenance						\$25,000							\$25,000
Sewer line Pop Ups	\$6,000												\$6,000
Bathtub Replacements	\$25,000			\$25,000			\$25,000			\$25,000			\$100,000
													\$0
													\$0
													\$0
													\$0
Total Other Non-Routine	\$31,000	\$0	\$0	\$25,000	\$25,000	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$0	\$131,000
2014 Projected	\$0	\$0	\$3,328	\$1,634	\$15,005	(\$1,240)	\$2,850	\$0	\$1,150	\$0	\$0	\$0	\$22,727

Comments

Budget for items that need replacement due to wear and tear or emergency situations outside of full completion of capital projects. Anticipates Installation of Sewer line Pop Ups at each building site. Replacement of 40 bathtubs throughout property that are unlevel causing damage to sheetrock.

TOTAL NON-ROUTINE EXPENSE	\$63,000	\$2,700	\$2,700	\$27,700	\$38,125	\$0	\$25,000	\$0	\$10,000	\$25,000	\$0	\$0	\$194,225
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PRESTON PARK
2015 STANDARD BUDGET
DEPRECIATION



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
9109 Deprec - Land Lease													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Deprec - Land Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
9110 Deprec - Building													
	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Deprec - Building	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
2014 Projected	\$4,019	\$4,172	\$4,462	\$7,739	\$4,334	\$4,871	\$4,873	\$4,908	\$5,093	\$4,900	\$4,900	\$4,900	\$59,170

Comments

Based on depreciation schedule provided by accounting.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
9115 Deprec - Furniture & Fixtures													
	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$996
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Deprec - Furniture & Fixtures	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$996
2014 Projected	\$80	\$80	\$80	\$116	\$80	\$80	\$80	\$910	\$68	\$80	\$80	\$80	\$1,812

Comments

Based on depreciation schedule provided by accounting.

PRESTON PARK
2015 STANDARD BUDGET
DEPRECIATION



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
9120 Deprec - Paving & Landscape													
	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Deprec - Paving & Landscape	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200
2014 Projected	\$330	\$330	\$330	\$659	\$330	\$329	\$330	\$304	\$164	\$300	\$300	\$300	\$4,004

Comments

Based on depreciation schedule provided by accounting.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
9125 Deprec - Apartment Interiors													
	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$194,400
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Deprec - Apartment Interiors	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$194,400
2014 Projected	\$14,686	\$14,654	\$14,885	\$25,672	\$15,843	\$15,729	\$15,870	\$15,987	\$16,046	\$15,000	\$15,000	\$15,000	\$194,373

Comments

Based on depreciation schedule provided by accounting.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
9130 Deprec - Other Capital													
	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$158,100
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Deprec - Other Capital	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$158,100
2014 Projected	\$12,024	\$12,123	\$12,123	\$24,147	\$12,126	\$12,248	\$12,248	\$12,475	\$12,489	\$12,021	\$12,021	\$12,021	\$158,066

Comments

Based on depreciation schedule provided by accounting.

**PRESTON PARK
2015 STANDARD BUDGET
DEPRECIATION**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
9162 Deprec - Land Improvements													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Deprec - Land Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL DEPRECIATION	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$417,696
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**PRESTON PARK
2015 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1410 Building and Structures													
													\$0
Building Exterior - Dryrot			\$40,000										\$40,000
Building Exterior - Stucco/Internal Dry Rc			\$500,000										\$500,000
Exterior Paint			\$200,000										\$200,000
Leasing Office /Monument Sign Upgrade			\$90,000										\$90,000
													\$0
													\$0
													\$0
													\$0
Total Building and Structures	\$0	\$0	\$830,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$830,000
2014 Projected	\$21,335	\$43,449	(\$7,364)	\$7,546	\$74,637	\$140	\$3,537	\$11,044	\$0	\$0	\$1,875,000	\$1,436,864	\$3,466,189

Comments

Capital Expenses per CIP

1415 Furniture & Fixtures													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2015 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1416 Autos/Trucks													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Autos/Trucks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	(\$700)	\$0	\$0	\$0	\$0	\$0	(\$700)

Comments

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1420 Paving & Landscaping													
Irrigation Improvements	\$100,000												\$100,000
Playground Upgrades	\$65,000												\$65,000
Seal Coat Streets	\$155,787												\$155,787
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Paving & Landscaping	\$320,787	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320,787
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2015 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description		2014			2014			2015			2015			2015 Total
		Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	
1425	Apartment Interiors													
Dishwasher	\$325	7	7	6	6	6	6	6	6	6	6	7	7	76
Refrigerator	\$505	2	2	2	2	2	2	2	2	2	2	2	2	24
Stove	\$450	5	5	5	4	4	4	4	4	4	5	5	5	54
Microwave	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage Disposal	\$75	4	4	4	4	3	3	3	3	4	4	4	4	44
Ice Maker	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hot Water Heater	\$475	2	1	1	1	1	1	1	1	1	1	1	2	14
Dryer	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0
Washer	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carpet	\$1,675	4	4	4	4	4	4	4	4	4	4	4	4	48
Vinyl	\$1,375	4	4	4	4	4	4	4	4	4	4	4	4	48
Furnace Heater Replacement				\$2,800	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800				\$16,800
Rangehoods		\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Apartment Interiors		\$19,285	\$18,810	\$21,285	\$20,835	\$17,960	\$20,760	\$20,760	\$17,960	\$20,835	\$18,485	\$18,810	\$22,085	\$237,870
2014 Projected		\$5,530	\$15,729	\$31,742	\$18,554	\$44,266	\$4,345	\$10,538	\$14,301	\$22,073	\$17,000	\$15,000	\$25,000	\$224,077

Comments

Interior upgrades based on annual unit by unit inspections. YOY increase due to higher turnover anticipated

**PRESTON PARK
2015 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1426 Carpet/Plank - Rehab													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Carpet/Plank - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time.

1427 Appliance - Rehab													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Appliance - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time.

PRESTON PARK
 2015 STANDARD BUDGET
 CAPITAL EXPENDITURES



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1428 Computers & Related Equipment													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Computers & Related Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$885	\$25	\$0	\$0	\$0	\$0	\$910

Comments

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1430 Other Capital													
	\$65,147												\$65,147
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Capital	\$65,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,147
2014 Projected	\$0	\$1,156	\$0	\$202	\$0	\$0	\$0	\$13,630	\$0	\$0	\$112,500	\$0	\$127,489

Comments

July Cap Mgmt Fees

**PRESTON PARK
2015 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1432 Other Capital, Value Add													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Capital, Value Add	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$7,322	\$0	\$0	\$0	\$0	\$0	\$0	\$7,322

Comments

TOTAL CAPITAL EXPENDITURES	\$405,219	\$18,810	\$851,285	\$20,835	\$17,960	\$20,760	\$20,760	\$17,960	\$20,835	\$18,485	\$18,810	\$22,085	\$1,453,804
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**PRESTON PARK
2015 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
2070 Mortgage Note Payable													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Note Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
2106 Construction Loan													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Construction Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
2205 Mortgage Principal													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time.

**PRESTON PARK
2015 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
2210 Long-Term Notes Payable													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Long-Term Notes Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Does not apply to Preston Park at this time.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
2215 Note Payable Principle Payment													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Note Payable Principle Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Does not apply to Preston Park at this time.

TOTAL MORTGAGE PRINCIPAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1335 Tax Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Does not apply to Preston Park at this time.

TOTAL TAX ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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PRESTON PARK
2015 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1340 Insurance Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
 Does not apply to Preston Park at this time.

TOTAL INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1341 Interest Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Interest Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
 Does not apply to Preston Park at this time.

TOTAL INTEREST ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1343 Mortgage Insurance Prem Reserve													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Insurance Prem Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL MORTGAGE INSURANCE PREM RESERV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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**PRESTON PARK
2015 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1345 Replacement Reserve Impound													
													\$0
	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$681,428
												\$3	\$3
													\$0
													\$0
													\$0
Total Replacement Reserve Impound	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,951	\$681,431
2014 Projected	\$61,449	\$61,465	\$61,445	\$61,472	\$61,458	\$61,487	\$61,490	\$61,248	\$61,248	\$61,248	\$61,248	\$59,718	\$734,976

Comments

Replacement Reserve balance as of March 1, 2014 is \$4,569,608.96. Accounting transfers funds on a monthly basis from the operating bank account into this reserve bank account.

TOTAL REPLACEMENT RESERVE IMPOUND	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,948	\$61,951	\$681,431
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Replacement Reserve Reimbursement													
													\$0
	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$1,453,800)
												(\$4)	(\$4)
													\$0
													\$0
Total Replacement Reserve Reimbursement	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,154)	(\$1,453,804)
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	(\$22,767)	(\$263,309)	(\$22,073)	(\$17,000)	(\$2,002,500)	(\$1,497,638)	(\$3,825,287)

Comments

This line item represents a transfer of cash from the reserve bank account into the operating bank account, to replenish for invoices originally paid out of the operating account. On a quarterly basis, Ivana will review and approve any transfer of cash between these accounts before the transfer actually takes place. This line item assumes the expenses outlined on the Capital tab of this budget will be completed.

TOTAL REPLACEMENT RESERVE REIMBURSEMENT	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,154)	(\$1,453,804)
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1501 WIP													
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2015 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1502 WIP - Contra Operating													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Contra Operating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1510 WIP - Redev Hard Cost													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Redev Hard Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1520 WIP - Redev Soft Costs													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Redev Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2015 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
1530 WIP - Redev Other													
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Redev Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL WIP - REDEV OTHER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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3010 Owner Distributions													
													\$0
FOR A Distribution	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,345	\$1,743,942
City of Marina Distribution	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$1,743,924
													\$0
													\$0
Total Owner Distributions	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,672	\$3,487,866
2014 Projected	\$316,475	\$432,685	\$288,341	\$320,106	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$95,680	\$3,487,866

Comments

TOTAL OWNER DISTRIBUTIONS	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,672	\$3,487,866
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Depreciaton and Amortization													
	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$417,696)
													\$0
													\$0
													\$0
													\$0
Total Depreciaton and Amortization	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$417,696)
2014 Projected	(\$31,138)	(\$31,358)	(\$31,879)	(\$58,333)	(\$32,712)	(\$33,257)	(\$33,400)	(\$34,584)	(\$33,860)	(\$32,301)	(\$32,301)	(\$32,302)	(\$417,425)

Comments

TOTAL DEPRECIATON AND AMORTIZATION	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$417,696)
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