

Preston Park Budget Memo Attachment B - Revenue Summary

2015/2016 Budget – No Rent Increase Proposed

<u>Revenue</u>	Approved Budget FY 2014/2015	Estimated Actuals FY 2014/2015	Proposed FY 2015/2016		Variance of Approved Budget From 2014/2015 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2014/2015 Estimated Actuals	%	Comments		2015/2016 Proposed Budget vs. 2014/2015 Approved Budget	%
GROSS MARKET POTENTIAL	\$6,151,413	\$6,091,290	\$6,259,908	D	(\$60,123)	-1.0%	A decrease occurred as the proposed rental increase did not take effect until June 2015.	I	\$168,618	2.8%	Revenue increase projected as a rental increase was put into effect as of June 2015.	I	\$108,495	1.8%
MARKET GAIN/LOSS TO LEASE	(\$150,779)	(\$133,248)	(\$160,787)	I	\$17,531			D	(\$27,539)	20.7%		D	(\$10,008)	6.6%
NON-REVENUE APARTMENTS	(\$62,509)	(\$47,957)	(\$61,904)	I	\$14,552	-30.3%	Increase in this category as fewer large-scale emergency maintenance issues arose.	D	(\$13,947)	29.1%	Decrease anticipated as one employee unit was occupied by a market renter for 6 months of the previous period.	I	\$605	-1.0%
VACANCY LOSS	(\$122,469)	(\$101,443)	(\$106,817)	I	\$21,026	-20.7%	Increase in income as homes were turned with fewer delays than anticipated.	D	(\$5,374)	5.3%	Projecting slightly higher turn times as major repair items are uncovered.	I	\$15,652	-12.8%
BAD DEBT EXPENSE	(\$1,200)	(\$5,267)	\$0	D	(\$4,067)	77.2%	Reduction in revenue as 2 evictions left the property with larger than anticipated unpaid balances.	I	\$5,267	-100.0%	Increase in income as the property expects to collect on move out rent and damages.	I	\$1,200	-100.0%
OTHER RESIDENT INCOME	\$52,378	\$55,874	\$57,972	I	\$3,496	6.3%	Collection of Cleaning/Damage Fees increased vs. previous period.	I	\$2,098	3.8%	Increase due to compounding MTM and Pet Rent Fees	I	\$5,594	10.7%
MISCELLANEOUS INCOME	\$316,600	\$304,562	\$1,080	D	(\$12,038)	-4.0%	Decrease in this category as the appliance recycling program was discontinued in Northern CA, interest income significantly reduced from budgeted in conjunction with draw upon Capital Reserve Fund	D	(\$303,482)	-99.6%	Decrease in income as \$300K transfer from Capital account was a one-time event for the Toilet Conversion Project.	D	(\$315,520)	-99.7%
TOTAL INCOME	\$6,183,434	\$6,160,538	\$5,989,451	D	(\$22,896)	-0.4%	Decrease in overall income as the rental increase did not take effect until June 2015.	D	(\$171,087)	-2.8%	Decrease in overall income as the rental increase did not take effect until June 2015.	D	(\$193,983)	-3.1%
NET INCOME	\$3,779,221	\$3,574,087	\$3,788,670	D	(\$205,134)	-5.7%	Overall decrease due to increasing depreciation expense.	I	\$214,583	6.0%	Significant increase in Net Income as expenses were drastically reduced in order to account for the Moisture Intrusion Project	D	\$9,449	0.3%

I -- DESIGNATES INCREASE

D -- DESIGNATES DECREASE

Preston Park Budget Memo Attachment B - Highlights of Operating Expenses

<u>Operating Expenses</u>	Approved Budget FY 2014/2015	Estimated Actuals FY 2014/2015	Proposed FY 2015/2016		Variance of Approved Budget From 2014/2015 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2014/2015 Estimated Actuals	%	Comments		2015/2016 Proposed Budget vs. 2014/2015 Approved Budget	%
SALARIES	\$339,525	\$366,160	\$357,666	I	\$26,635	7.3%	Increase in payroll due to Capital Projects.	D	(\$8,494)	-2.3%	Decrease in payroll expense as all overtime was removed from budget	I	\$18,141	5.3%
PAYROLL TAXES + BURDEN	\$138,833	\$127,818	\$146,277	D	(\$11,015)	-8.6%	Expenses are split 40% Abrams Park, 60% Preston Park.	I	\$18,459	14.4%	Variance due to addition of in house staff with insurance benefits.	I	\$7,444	5.4%
NON-STAFF LABOR	\$18,000	\$15,651	\$0	D	(\$2,349)	-15.0%	Decrease in temporary services as all staff position are filled.	D	(\$15,651)	-100.0%	Decreased budget to reflect no use of temporary services	D	(\$18,000)	-100.0%
LANDSCAPING	\$69,800	\$59,053	\$55,600	D	(\$10,747)	-18.2%	Decrease due to contracting services at lower than anticipated	D	(\$3,453)	-5.8%	Decrease in expense as all non-mandatory services were removed	D	(\$14,200)	-20.3%
UTILITIES	\$104,309	\$99,904	\$101,200	D	(\$4,405)	-4.4%	Overall decrease as expenses were lower than estimated.	I	\$1,296	1.3%	Increase due to anticipated increase in water/sewer fees.	D	(\$3,109)	-3.0%
REDECORATING	\$86,843	\$108,811	\$97,759	I	\$21,968	20.2%	Due to the age and condition of countertops, multiple reglazes have been necessary. Additionally, higher expenses in trim finishes have been experienced to improve the product finish level.	D	(\$11,052)	-10.2%	Decrease in redecorating expenses to minimum required in order to allow for funding of Capital Project	I	\$10,916	12.6%
MAINTENANCE	\$104,812	\$111,169	\$109,548	I	\$6,357	5.7%	Larger than anticipated purchase of plumbing and electrical supplies, HVAC repairs, and vehicle repairs.	D	(\$1,621)	-1.5%	Slight decrease anticipated as community should have minimal expenses for Windows/Doors, Locks/Keys, Plumbing Fixtures, due to completion of Capital Projects	I	\$4,736	4.5%
MARKETING	\$15,475	\$14,163	\$10,216	D	(\$1,312)	-9.3%	Slight decrease from anticipated expenses.	D	(\$3,947)	-27.9%	Removal of all non-essential programs resulting in decrease	D	(\$5,259)	-34.0%
ADMINISTRATIVE	\$92,088	\$92,011	\$78,238	D	(\$77)	-0.1%	Slight decrease from anticipated expenses.	D	(\$13,773)	-15.0%	Removal of all non-essential programs resulting in decrease	D	(\$13,850)	-15.0%
INSURANCE	\$207,012	\$198,422	\$226,320	D	(\$8,590)	-4.3%	Decrease in insurance costs.	I	\$27,898	14.1%	Increase in premiums and addition of flood insurance	I	\$19,308	9.3%
NON-ROUTINE MAINTENANCE	\$494,221	\$448,085	\$47,880	D	(\$46,136)	-10.3%	Decrease resulted from delay of bathtub replacement project.	D	(\$400,205)	-89.3%	Decrease in expenses as the Toilet Conversion Project was a one-time event.	D	(\$446,341)	-90.3%
TOTAL OPERATING EXPENSES	\$1,978,517	\$1,944,416	\$1,536,840	D	(\$34,101)	-1.8%	Decrease in total expenses due to delayed projects.	D	(\$407,576)	-21.0%	Overall decrease in total expenses from previous period due to Toilet Conversion Project, and reduction in all exponses to fund Capital Project	D	(\$441,677)	-22.3%

I -- DESIGNATES INCREASE
D -- DESIGNATES DECREASE

**PRESTON PARK
2016 STANDARD BUDGET
CONSOLIDATION & SIGN-OFF**



Description	2016 Total	2015 Projected	Variance	Variance %
Physical Occupancy	98.13 %	98.33 %		
Economic Occupancy	94.74 %	95.22 %		

Gross Market Potential	\$6,259,908	\$6,091,290	\$168,618	2.8%
Market Gain/Loss to Lease	(\$160,787)	(\$133,248)	(\$27,539)	-20.7%
Affordable Housing	\$0	\$0	\$0	0.0%
Non-Revenue Apartments	(\$61,904)	(\$47,957)	(\$13,948)	-29.1%
Rental Concessions	\$0	(\$300)	\$300	100.0%
Delinquent Rent	\$0	\$0	\$0	0.0%
Vacancy Loss	(\$106,817)	(\$101,443)	(\$5,374)	-5.3%
Prepaid/Previous Paid Rent	\$0	\$0	\$0	0.0%
Other Months' Rent/Delinquency Recovery	\$0	(\$2,972)	\$2,972	100.0%
Bad Debt Expense	\$0	(\$5,267)	\$5,267	100.0%
Other Resident Income	\$57,972	\$55,874	\$2,098	3.8%
Miscellaneous Income	\$1,080	\$304,562	(\$303,482)	-99.6%
Corp Apartment Income	\$0	\$0	\$0	0.0%
Retail Income	\$0	\$0	\$0	0.0%
TOTAL INCOME	\$5,989,451	\$6,160,538	(\$171,087)	-2.8%
PAYROLL	\$552,823	\$560,291	\$7,467	1.3%
LANDSCAPING	\$55,600	\$59,053	\$3,453	5.8%
UTILITIES	\$101,200	\$99,904	(\$1,296)	-1.3%
REDECORATING	\$97,759	\$108,811	\$11,052	10.2%
MAINTENANCE	\$109,548	\$111,169	\$1,620	1.5%
MARKETING	\$10,216	\$14,163	\$3,947	27.9%
ADMINISTRATIVE	\$78,238	\$92,011	\$13,773	15.0%
RETAIL EXPENSE	\$0	\$0	\$0	0.0%
PROFESSIONAL SERVICES	\$149,836	\$146,663	(\$3,173)	-2.2%
INSURANCE	\$226,320	\$198,422	(\$27,898)	-14.1%
AD-VALOREM TAXES	\$107,520	\$105,844	(\$1,676)	-1.6%
NON ROUTINE MAINTENANCE	\$47,880	\$448,085	\$400,205	89.3%
TOTAL OPERATING EXP	\$1,536,940	\$1,944,416	\$407,476	21.0%
NET OPERATING INCOME	\$4,452,510	\$4,216,122	\$236,388	5.6%
DEBT SERVICE	\$0	\$0	\$0	0.0%
DEPRECIATION	\$663,840	\$642,035	(\$21,805)	-3.4%
AMORTIZATION	\$0	\$0	\$0	0.0%
PARTNERSHIP	\$0	\$0	\$0	0.0%
EXTRAORDINARY COST	\$0	\$0	\$0	0.0%
NET INCOME	\$3,788,670	\$3,574,087	\$214,583	6.0%
CAPITAL EXPENDITURES	\$2,375,930	\$1,748,912	(\$627,018)	-35.9%
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	\$1,109,989	\$728,273	(\$381,716)	-52.4%
REPLACEMENT RESERVE REIMBURSEM	(\$2,375,930)	(\$1,748,912)	\$627,018	35.9%
WIP	\$0	\$0	\$0	0.0%
OWNER DISTRIBUTIONS	\$3,342,521	\$3,487,848	\$145,327	4.2%
DEPRECIATION AND AMORTIZATION	(\$663,840)	(\$642,035)	\$21,805	3.4%
NET CASH FLOW	\$0	\$0	\$0	128.2%

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
2016 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total	per unit	per sq ft	2015 Projected
INCOME																	
RENTAL INCOME																	
5101	Gross Market Potential	\$521,659	\$521,659	\$521,659	\$521,659	\$521,659	\$521,659	\$521,659	\$521,659	\$521,659	\$521,659	\$521,659	\$521,659	\$6,259,908	\$17,683	\$12.68	\$6,091,290
5103	Market Gain/Loss to Lease	(\$20,640)	(\$18,641)	(\$16,954)	(\$16,393)	(\$15,081)	(\$13,707)	(\$13,395)	(\$11,833)	(\$10,147)	(\$9,998)	(\$7,999)	(\$6,000)	(\$160,787)	(\$454)	(\$0.33)	(\$133,248)
5105	Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
ACTUAL POTENTIAL RENT		\$501,019	\$503,018	\$504,705	\$505,266	\$506,578	\$507,952	\$508,264	\$509,826	\$511,512	\$511,661	\$513,660	\$515,659	\$6,099,120	\$17,229	\$12.35	\$5,958,042
Average Potential Rent		\$1,415	\$1,421	\$1,426	\$1,427	\$1,431	\$1,435	\$1,436	\$1,440	\$1,445	\$1,445	\$1,451	\$1,457	\$17,229			\$16,831
Average Potential Rent per sq ft		\$1.01	\$1.02	\$1.02	\$1.02	\$1.03	\$1.03	\$1.03	\$1.03	\$1.04	\$1.04	\$1.04	\$1.04	\$12.35			\$12.07
5115	Non-Revenue Apartments	(\$5,159)	(\$5,159)	(\$5,159)	(\$5,159)	(\$5,159)	(\$5,159)	(\$5,159)	(\$5,159)	(\$5,159)	(\$5,159)	(\$5,159)	(\$5,159)	(\$61,904)	(\$175)	(\$0.13)	(\$47,957)
5120	Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$300)
5125	Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5130	Vacancy Loss	(\$10,077)	(\$8,062)	(\$8,062)	(\$8,733)	(\$9,405)	(\$9,405)	(\$9,405)	(\$9,405)	(\$9,405)	(\$8,733)	(\$8,062)	(\$8,062)	(\$106,817)	(\$302)	(\$0.22)	(\$101,443)
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	(\$2,972)
5145	Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$5,267)
5150	Rent Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5155	Write-Offs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL RENTAL INCOME		\$485,783	\$489,798	\$491,484	\$491,374	\$492,014	\$493,388	\$493,700	\$495,262	\$496,948	\$497,769	\$500,440	\$502,439	\$5,930,399	\$16,753	\$12.01	\$5,800,103
Average Effective Rent		\$1,396	\$1,407	\$1,412	\$1,416	\$1,418	\$1,422	\$1,423	\$1,427	\$1,432	\$1,430	\$1,438	\$1,444	\$17,041			\$16,836
Average Effective Rent per sq ft		\$1.00	\$1.01	\$1.01	\$1.02	\$1.02	\$1.02	\$1.02	\$1.02	\$1.03	\$1.03	\$1.03	\$1.04	\$12.22			\$12.07
Physical Occupancy		97.88 %	98.31 %	98.31 %	98.16 %	98.02 %	98.02 %	98.02 %	98.02 %	98.02 %	98.16 %	98.31 %	98.31 %	98.13 %			98.33 %
Economic Occupancy		93.12 %	93.89 %	94.22 %	94.19 %	94.32 %	94.58 %	94.64 %	94.94 %	95.26 %	95.42 %	95.93 %	96.32 %	94.74 %			95.22 %
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	\$3,600	\$3,200	\$2,800	\$2,400	\$2,000	\$2,400	\$2,000	\$2,400	\$2,800	\$2,800	\$3,200	\$4,000	\$33,600	\$95	\$0.07	\$31,425
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	\$250	\$0	\$0	\$0	\$250	\$1	\$0.00	\$265
5245	MTM Premium	\$285	\$435	\$285	\$285	\$435	\$285	\$285	\$435	\$285	\$285	\$435	\$285	\$4,020	\$11	\$0.01	\$4,081
5250	Application Fees	\$880	\$704	\$660	\$572	\$572	\$616	\$572	\$616	\$660	\$704	\$704	\$792	\$8,052	\$23	\$0.02	\$7,788
5255	Pet Fees	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000	\$8	\$0.01	\$2,529
5260	NSF/Late Fees	\$725	\$725	\$725	\$725	\$725	\$875	\$925	\$725	\$725	\$725	\$725	\$725	\$9,050	\$26	\$0.02	\$9,200
5261	Legal Expense Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5265	Resident Utility Bill Back Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$586
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

PRESTON PARK
2016 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total	per unit	per sq ft	2015 Projected
	TOTAL OTHER RESIDENT INCOME	\$5,740	\$5,314	\$4,720	\$4,232	\$3,982	\$4,426	\$4,032	\$4,426	\$4,970	\$4,764	\$5,314	\$6,052	\$57,972	\$164	\$0.12	\$55,874

PRESTON PARK
2016 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total	per unit	per sq ft	2015 Projected
MISCELLANEOUS INCOME																	
5305	Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$300,836
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	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080	\$3	\$0.00	\$1,857
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	\$1,869
5340	Bad Debt Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5350	Bad Debt Expense - Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL MISCELLANEOUS INCOME		\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080	\$3	\$0.00	\$304,562
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		\$491,613	\$495,202	\$496,294	\$495,696	\$496,086	\$497,904	\$497,822	\$499,778	\$502,008	\$502,623	\$505,844	\$508,581	\$5,989,451	\$16,919	\$12.13	\$6,160,538
CONTROLLABLE OPERATING EXPENSES																	
PAYROLL																	
	Administrative Salaries	\$14,807	\$14,807	\$14,329	\$14,807	\$14,329	\$14,807	\$14,921	\$14,921	\$14,921	\$14,921	\$14,921	\$13,314	\$175,805	\$497	\$0.36	\$188,330
	Maintenance Salaries	\$15,404	\$15,404	\$14,907	\$15,404	\$14,907	\$15,404	\$15,404	\$15,404	\$15,404	\$15,404	\$15,404	\$13,416	\$181,861	\$514	\$0.37	\$177,830
6405	Bonus	\$0	\$11,892	\$177	\$0	\$11,892	\$0	\$0	\$11,892	\$0	\$0	\$11,892	\$354	\$48,101	\$136	\$0.10	\$48,551
6410	Payroll Taxes	\$4,426	\$5,290	\$3,859	\$3,470	\$3,610	\$2,424	\$2,371	\$3,263	\$2,353	\$2,353	\$3,263	\$2,101	\$38,783	\$110	\$0.08	\$35,308
6430	Payroll Benefits and Burden	\$8,878	\$9,646	\$8,502	\$8,586	\$9,545	\$8,586	\$8,889	\$9,658	\$8,598	\$8,598	\$9,658	\$8,260	\$107,404	\$303	\$0.22	\$92,510
6440	Non-Staff Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$15,651
6445	New Hire Expense	\$0	\$0	\$0	\$0	\$435	\$0	\$0	\$0	\$0	\$0	\$435	\$0	\$870	\$2	\$0.00	\$2,110
TOTAL PAYROLL		\$43,514	\$57,039	\$41,773	\$42,267	\$54,719	\$41,220	\$41,585	\$55,138	\$41,276	\$41,276	\$55,573	\$37,444	\$552,823	\$1,562	\$1.12	\$560,291
LANDSCAPING																	
7105	Landscaping Monthly Service	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$49,200	\$139	\$0.10	\$48,000
7110	Landscaping Other	\$800	\$0	\$0	\$800	\$0	\$0	\$800	\$0	\$0	\$800	\$0	\$0	\$3,200	\$9	\$0.01	\$8,454
7115	Irrigation/Sprinkler Repairs	\$400	\$400	\$400	\$400	\$400	\$400	\$0	\$0	\$0	\$0	\$400	\$400	\$3,200	\$9	\$0.01	\$2,599
TOTAL LANDSCAPING		\$5,300	\$4,500	\$4,500	\$5,300	\$4,500	\$4,500	\$4,900	\$4,100	\$4,100	\$4,900	\$4,500	\$4,500	\$55,600	\$157	\$0.11	\$59,053

PRESTON PARK
2016 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total	per unit	per sq ft	2015 Projected	
UTILITIES																		
7205	Electric - Common Area	\$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	\$14,512	
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	\$1,904	
7210	Gas - Common Area	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$480	\$1	\$0.00	\$211	
7212	Gas - Vacant	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720	\$2	\$0.00	\$667	
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	\$14,033	
7218	Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7220	Sewer	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$69,000	\$195	\$0.14	\$65,845	
7225	Trash Removal	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880	\$8	\$0.01	\$2,732	
7230	Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7235	Utility Reimbursement	(\$1,200)	(\$1,200)	(\$1,300)	(\$1,300)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$5,000)	(\$14)	(\$0.01)	\$0	
7237	Illuminar Electric - Occupied Reimb	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL UTILITIES		\$7,650	\$7,650	\$7,550	\$7,550	\$8,850	\$8,850	\$8,850	\$8,850	\$8,850	\$8,850	\$8,850	\$8,850	\$101,200	\$286	\$0.20	\$99,904	
REDECORATING																		
7305	Redecorating - General Cleaning	\$1,783	\$1,359	\$1,189	\$1,019	\$849	\$1,019	\$849	\$1,019	\$1,189	\$1,189	\$1,359	\$1,698	\$14,520	\$41	\$0.03	\$15,225	
7310	Redecorating - Carpet/Tile	\$809	\$809	\$540	\$405	\$405	\$405	\$270	\$540	\$540	\$540	\$809	\$944	\$7,015	\$20	\$0.01	\$4,051	
7315	Redecorating - Painting Supplies	\$1,797	\$1,564	\$1,331	\$1,098	\$865	\$1,098	\$865	\$1,098	\$1,331	\$1,331	\$1,564	\$2,030	\$15,975	\$45	\$0.03	\$16,497	
7320	Redecorating - Painting Contract	\$4,581	\$4,072	\$3,563	\$3,054	\$2,545	\$3,054	\$2,545	\$3,054	\$3,563	\$3,563	\$4,072	\$5,090	\$42,754	\$121	\$0.09	\$48,937	
7325	Redecorating - Rehab	\$950	\$0	\$0	\$950	\$300	\$0	\$950	\$0	\$0	\$950	\$300	\$0	\$4,400	\$12	\$0.01	\$10,481	
7330	Redecorating - Drapes/Blinds	\$524	\$466	\$408	\$350	\$291	\$350	\$291	\$350	\$408	\$408	\$466	\$583	\$4,894	\$14	\$0.01	\$8,250	
7335	Redecorating - Appliance Repair	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$1,000	\$3	\$0.00	\$934	
7340	Redecorating - Carpet Repair	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200	\$20	\$0.01	\$4,436	
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		\$11,045	\$9,120	\$7,630	\$7,475	\$6,105	\$6,525	\$6,370	\$6,910	\$7,630	\$8,580	\$9,420	\$10,945	\$97,759	\$276	\$0.20	\$108,811	
MAINTENANCE																		
7420	Building & Structure	\$300	\$450	\$300	\$300	\$450	\$300	\$300	\$450	\$300	\$300	\$450	\$300	\$4,200	\$12	\$0.01	\$4,025	
7422	Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7425	Electrical	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$20,400	\$58	\$0.04	\$19,487	
7430	Plumbing	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$24,600	\$69	\$0.05	\$24,249	
7435	HVAC	\$0	\$800	\$1,000	\$700	\$1,500	\$700	\$700	\$1,500	\$700	\$700	\$800	\$0	\$9,100	\$26	\$0.02	\$8,897	
7440	Supplies	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$3,840	\$11	\$0.01	\$3,764	
7442	Housekeeping	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000	\$8	\$0.01	\$2,334	
7445	Small Equipment	\$180	\$380	\$180	\$180	\$1,980	\$180	\$180	\$940	\$180	\$180	\$180	\$180	\$4,920	\$14	\$0.01	\$3,031	
7450	Pest Control	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000	\$25	\$0.02	\$11,848	
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	\$150	\$775	\$150	\$150	\$775	\$150	\$150	\$775	\$150	\$150	\$775	\$150	\$4,300	\$12	\$0.01	\$7,349	
7475	Keys & Locks	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800	\$14	\$0.01	\$5,228	
7480	Fire Extinguish, 1st Aid	\$200	\$252	\$0	\$0	\$100	\$373	\$200	\$100	\$390	\$373	\$100	\$200	\$5,798	\$16	\$0.01	\$5,619	
7481	Alarm Expense	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$800	\$2	\$0.00	\$935	
7485	Maintenance Other	\$550	\$550	\$1,750	\$550	\$550	\$1,750	\$550	\$550	\$1,750	\$550	\$550	\$1,750	\$11,400	\$32	\$0.02	\$11,035	
7486	Maintenance Uniforms	\$0	\$0	\$1,620	\$0	\$0	\$0	\$0	\$1,770	\$0	\$0	\$0	\$0	\$3,390	\$10	\$0.01	\$3,368	
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		\$7,050	\$8,677	\$10,470	\$7,550	\$10,825	\$8,923	\$7,750	\$11,555	\$12,450	\$7,923	\$8,325	\$8,050	\$109,548	\$309	\$0.22	\$111,169	

PRESTON PARK
2016 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total	per unit	per sq ft	2015 Projected
MARKETING																	
7505	Advertising-Print	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$1,440	\$4	\$0.00	\$1,602
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7525	Collaterals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$175
7530	Advertising Other	\$299	\$300	\$0	\$0	\$0	\$299	\$0	\$0	\$299	\$0	\$0	\$299	\$1,496	\$4	\$0.00	\$1,405
7535	Dues, Memberships & Subscriptions	\$0	\$0	\$0	\$0	\$360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360	\$1	\$0.00	\$357
7540	Resident Functions	\$0	\$300	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$1	\$0.00	\$3,185
7545	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7550	Marketing Promotion	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$750	\$500	\$6,250	\$18	\$0.01	\$6,240
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$957
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$243
7580	Shopper Reports	\$0	\$0	\$0	\$0	\$0	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$170	\$0	\$0.00	\$0
TOTAL MARKETING		\$919	\$1,220	\$620	\$620	\$1,180	\$1,089	\$620	\$620	\$919	\$620	\$870	\$919	\$10,216	\$29	\$0.02	\$14,163
ADMINISTRATIVE																	
7620	Telephone	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$13,200	\$37	\$0.03	\$11,154
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	\$909
7625	Office Supplies	\$470	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$3,440	\$10	\$0.01	\$3,267
7630	Office Equip/Furniture Rental	\$1,000	\$150	\$150	\$1,000	\$150	\$150	\$1,000	\$150	\$150	\$1,000	\$150	\$150	\$5,200	\$15	\$0.01	\$3,742
7635	Postage/Express Mail	\$345	\$175	\$175	\$345	\$175	\$175	\$175	\$415	\$175	\$175	\$175	\$175	\$2,675	\$8	\$0.01	\$3,052
7636	Printing	\$60	(\$0)	\$45	(\$0)	(\$0)	\$45	\$60	(\$0)	\$45	(\$0)	(\$0)	\$45	\$296	\$1	\$0.00	\$265
7640	Licenses & Subscriptions	\$317	\$40	\$40	\$217	\$40	\$40	\$317	\$40	\$40	\$4,117	\$40	\$40	\$5,288	\$15	\$0.01	\$5,003
7645	Courtesy Patrol	\$1,470	\$1,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,940	\$8	\$0.01	\$18,525
7650	Training & Education	\$135	\$135	\$235	\$135	\$135	\$235	\$135	\$135	\$235	\$135	\$135	\$235	\$2,020	\$6	\$0.00	\$2,554
7655	Eviction/Legal Fees	\$1,760	\$880	\$2,280	\$890	\$890	\$890	\$890	\$890	\$2,280	\$890	\$890	\$890	\$14,320	\$40	\$0.03	\$14,599
7660	Credit Bureau Fees	\$638	\$494	\$448	\$375	\$365	\$399	\$365	\$409	\$445	\$484	\$494	\$570	\$5,482	\$15	\$0.01	\$3,904
7665	Bank Charges/Credit Card Fees	\$1,525	\$675	\$675	\$675	\$675	\$675	\$1,500	\$675	\$675	\$675	\$675	\$675	\$9,775	\$28	\$0.02	\$10,777
7670	Travel & Entertainment	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$900	\$250	\$0	\$0	\$250	\$1,900	\$5	\$0.00	\$1,255
7675	Administrative Other	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$0	\$0.00	\$405
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	\$25	\$0	\$0	\$25	\$0	\$0	\$25	\$0	\$0	\$25	\$100	\$0	\$0.00	\$4,120
7690	Computer Expense	\$405	\$405	\$405	\$405	\$405	\$405	\$4,880	\$205	\$1,821	\$405	\$405	\$405	\$10,551	\$30	\$0.02	\$8,480
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		\$9,299	\$5,868	\$6,172	\$5,636	\$4,279	\$4,733	\$10,766	\$5,263	\$7,585	\$9,325	\$4,408	\$4,904	\$78,238	\$221	\$0.16	\$92,011

PRESTON PARK
2016 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total	per unit	per sq ft	2015 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		\$84,776	\$94,074	\$78,715	\$76,398	\$90,458	\$75,841	\$80,841	\$92,436	\$82,811	\$81,475	\$91,946	\$75,612	\$1,005,384	\$2,840	\$2.04	\$1,045,401
NON CONTROLLABLE EXPENSES																	
PROFESSIONAL SERVICES																	
8105	Management Fees	\$12,290	\$12,380	\$12,407	\$12,392	\$12,402	\$12,448	\$12,446	\$12,494	\$12,550	\$12,566	\$12,646	\$12,715	\$149,736	\$423	\$0.30	\$146,663
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		\$12,290	\$12,380	\$12,407	\$12,392	\$12,402	\$12,448	\$12,446	\$12,594	\$12,550	\$12,566	\$12,646	\$12,715	\$149,836	\$423	\$0.30	\$146,663
INSURANCE																	
8205	Property & Liability Insurance	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$188,400	\$532	\$0.38	\$178,515
8210	Casualty Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8215	Other Insurance	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$37,920	\$107	\$0.08	\$19,907
TOTAL INSURANCE		\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$226,320	\$639	\$0.46	\$198,422

PRESTON PARK
2016 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total	per unit	per sq ft	2015 Projected
AD-VALOREM TAXES																	
8305	Real Estate Taxes	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$107,520	\$304	\$0.22	\$105,822
8310	Personal Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$22
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		\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$107,520	\$304	\$0.22	\$105,844
NON ROUTINE MAINTENANCE																	
8410	Buildings and Structures	\$0	\$0	\$47,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,880	\$135	\$0.10	\$17,454
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$30,000
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$400,631
8450	Association Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL NON ROUTINE MAINTENANCE		\$0	\$0	\$47,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,880	\$135	\$0.10	\$448,085
TOTAL NON CONTROL EXPENSES		\$40,110	\$40,200	\$88,107	\$40,212	\$40,222	\$40,268	\$40,266	\$40,414	\$40,370	\$40,386	\$40,466	\$40,535	\$531,556	\$1,502	\$1.08	\$899,015
TOTAL OPERATING EXP		\$124,887	\$134,274	\$166,823	\$116,611	\$130,680	\$116,108	\$121,106	\$132,850	\$123,181	\$121,861	\$132,412	\$116,147	\$1,536,940	\$4,342	\$3.11	\$1,944,416
NET OPERATING INCOME		\$366,727	\$360,927	\$329,471	\$379,086	\$365,406	\$381,796	\$376,716	\$366,927	\$378,827	\$380,762	\$373,431	\$392,434	\$4,452,510	\$12,578	\$9.02	\$4,216,122
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
9030	Mezzanine Interest Expense	\$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	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$277,800	\$785	\$0.56	\$259,131
9115	Deprec - Furniture & Fixtures	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$540	\$2	\$0.00	\$517
9120	Deprec - Paving & Landscape	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$2,220	\$6	\$0.00	\$2,236
9125	Deprec - Apartment Interiors	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$198,720	\$561	\$0.40	\$198,111
9130	Deprec - Other Capital	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$184,560	\$521	\$0.37	\$182,039
9162	Deprec - Land Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL DEPRECIATION		\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$663,840	\$1,875	\$1.34	\$642,035
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
2016 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total	per unit	per sq ft	2015 Projected
PARTNERSHIP																	
9402	Bank Service Charges-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9403	Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9404	HOA Costs	\$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
9407	State Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9410	Audit and Tax Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9414	Bookkeeping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$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
9450	Partnership Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9451	Partnership Non-Routine Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9452	Other Partnership Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL PARTNERSHIP		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$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		\$311,407	\$305,607	\$274,151	\$323,766	\$310,086	\$326,476	\$321,396	\$311,607	\$323,507	\$325,442	\$318,111	\$337,114	\$3,788,670	\$10,702	\$7.67	\$3,574,087
CAPITAL EXPENDITURES																	
1410	Building and Structures	\$0	\$0	\$2,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,100,000	\$5,932	\$4.25	\$1,428,571
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	\$0
1420	Paving & Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
1425	Apartment Interiors	\$13,535	\$14,985	\$13,325	\$13,535	\$12,485	\$13,325	\$13,535	\$12,485	\$13,325	\$13,535	\$12,485	\$13,325	\$159,880	\$452	\$0.32	\$223,068
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	\$0
1430	Other Capital	\$0	\$0	\$116,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,050	\$328	\$0.24	\$97,273
1432	Other Capital, Value Add	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL CAPITAL EXPENDITURES		\$13,535	\$14,985	\$2,229,375	\$13,535	\$12,485	\$13,325	\$13,535	\$12,485	\$13,325	\$13,535	\$12,485	\$13,325	\$2,375,930	\$6,712	\$4.81	\$1,748,912
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

PRESTON PARK
2016 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total	per unit	per sq ft	2015 Projected
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
2016 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total	per unit	per sq ft	2015 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	\$225,715	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,394	\$1,109,989	\$3,136	\$2.25	\$728,273
	TOTAL REPLACEMENT RESERVE	\$225,715	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,394	\$1,109,989	\$3,136	\$2.25	\$728,273
REPLACEMENT RESERVE REIMBURSEMENT																	
	Replacement Reserve Reimbursement	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,996)	(\$2,375,930)	(\$6,712)	(\$4.81)	(\$1,748,912)
	TOTAL REPLACEMENT RESERVE REIMBURSEMENT	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,996)	(\$2,375,930)	(\$6,712)	(\$4.81)	(\$1,748,912)
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	\$145,327	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$3,342,521	\$9,442	\$6.77	\$3,487,848
	TOTAL OWNER DISTRIBUTIONS	\$145,327	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$3,342,521	\$9,442	\$6.77	\$3,487,848
DEPRECIATION AND AMORTIZATION																	
	Depreciation and Amortization	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$663,840)	(\$1,875)	(\$1.34)	(\$642,035)
	TOTAL DEPRECIATION AND AMORTIZATION	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$663,840)	(\$1,875)	(\$1.34)	(\$642,035)
	NET CASH FLOW	\$180,144	\$172,894	(\$2,072,952)	\$192,503	\$179,873	\$195,423	\$190,133	\$181,394	\$192,454	\$194,179	\$187,898	\$206,057	\$0	\$0	\$0.00	\$0

PRESTON PARK
2016 STANDARD BUDGET
SUMMARY BUDGET



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total	Per Unit	2015 Projected
INCOME															
RENTAL INCOME	\$485,783	\$489,798	\$491,484	\$491,374	\$492,014	\$493,388	\$493,700	\$495,262	\$496,948	\$497,769	\$500,440	\$502,439	\$5,930,399	\$16,753	\$5,800,103
OTHER RESIDENT INCOME	\$5,740	\$5,314	\$4,720	\$4,232	\$3,982	\$4,426	\$4,032	\$4,426	\$4,970	\$4,764	\$5,314	\$6,052	\$57,972	\$164	\$55,874
MISCELLANEOUS INCOME	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080	\$3	\$304,562
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	\$491,613	\$495,202	\$496,294	\$495,696	\$496,086	\$497,904	\$497,822	\$499,778	\$502,008	\$502,623	\$505,844	\$508,581	\$5,989,451	\$16,919	\$6,160,538
OPERATING EXPENSES															
PAYROLL	\$43,514	\$57,039	\$41,773	\$42,267	\$54,719	\$41,220	\$41,585	\$55,138	\$41,276	\$41,276	\$55,573	\$37,444	\$552,823	\$1,562	\$560,291
LANDSCAPING	\$5,300	\$4,500	\$4,500	\$5,300	\$4,500	\$4,500	\$4,900	\$4,100	\$4,100	\$4,900	\$4,500	\$4,500	\$55,600	\$157	\$59,053
UTILITIES	\$7,650	\$7,650	\$7,550	\$7,550	\$8,850	\$8,850	\$8,850	\$8,850	\$8,850	\$8,850	\$8,850	\$8,850	\$101,200	\$286	\$99,904
REDECORATING	\$11,045	\$9,120	\$7,630	\$7,475	\$6,105	\$6,525	\$6,370	\$6,910	\$7,630	\$8,580	\$9,420	\$10,945	\$97,759	\$276	\$108,811
MAINTENANCE	\$7,050	\$8,677	\$10,470	\$7,550	\$10,825	\$8,923	\$7,750	\$11,555	\$12,450	\$7,923	\$8,325	\$8,050	\$109,548	\$309	\$111,169
MARKETING	\$919	\$1,220	\$620	\$620	\$1,180	\$1,089	\$620	\$620	\$919	\$620	\$870	\$919	\$10,216	\$29	\$14,163
ADMINISTRATIVE	\$9,299	\$5,868	\$6,172	\$5,636	\$4,279	\$4,733	\$10,766	\$5,263	\$7,585	\$9,325	\$4,408	\$4,904	\$78,238	\$221	\$92,011
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL CONTROLLABLE EXPENSES	\$84,776	\$94,074	\$78,715	\$76,398	\$90,458	\$75,841	\$80,841	\$92,436	\$82,811	\$81,475	\$91,946	\$75,612	\$1,005,384	\$2,840	\$1,045,401
NON CONTROLLABLE EXPENSES															
PROFESSIONAL SERVICES	\$12,290	\$12,380	\$12,407	\$12,392	\$12,402	\$12,448	\$12,446	\$12,594	\$12,550	\$12,566	\$12,646	\$12,715	\$149,836	\$423	\$146,663
INSURANCE	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$226,320	\$639	\$198,422
AD-VALOREM TAXES	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$107,520	\$304	\$105,844
NON ROUTINE MAINTENANCE	\$0	\$0	\$47,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,880	\$135	\$448,085
TOTAL NON CONTROL EXPENSES	\$40,110	\$40,200	\$88,107	\$40,212	\$40,222	\$40,268	\$40,266	\$40,414	\$40,370	\$40,386	\$40,466	\$40,535	\$531,556	\$1,502	\$899,015
TOTAL OPERATING EXP	\$124,887	\$134,274	\$166,823	\$116,611	\$130,680	\$116,108	\$121,106	\$132,850	\$123,181	\$121,861	\$132,412	\$116,147	\$1,536,940	\$4,342	\$1,944,416
NET OPERATING INCOME	\$366,727	\$360,927	\$329,471	\$379,086	\$365,406	\$381,796	\$376,716	\$366,927	\$378,827	\$380,762	\$373,431	\$392,434	\$4,452,510	\$12,578	\$4,216,122
DEBT SERVICE															
DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEPRECIATION	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$663,840		\$642,035
AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
PARTNERSHIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
EXTRAORDINARY COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NET INCOME	\$311,407	\$305,607	\$274,151	\$323,766	\$310,086	\$326,476	\$321,396	\$311,607	\$323,507	\$325,442	\$318,111	\$337,114	\$3,788,670		\$3,574,087
CAPITAL EXPENDITURES															
CAPITAL EXPENDITURES	\$13,535	\$14,985	\$2,229,375	\$13,535	\$12,485	\$13,325	\$13,535	\$12,485	\$13,325	\$13,535	\$12,485	\$13,325	\$2,375,930		\$1,748,912
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	\$225,715	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,394	\$1,109,989		\$728,273
REPLACEMENT RESERVE REIMBURSEMENT	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,996)	(\$2,375,930)		(\$1,748,912)
WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
OWNER DISTRIBUTIONS	\$145,327	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$3,342,521		\$3,487,848
DEPRECIATION AND AMORTIZATION	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$663,840)		(\$642,035)
NET CASH FLOW	\$180,144	\$172,894	(\$2,072,952)	\$192,503	\$179,873	\$195,423	\$190,133	\$181,394	\$192,454	\$194,179	\$187,898	\$206,057	\$0		\$0

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
2015 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
2015 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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

Comments
No Pay-Per-Use laundry facilities

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
2015 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-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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	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	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
2015 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

5221 Garage Income	\$/Unit	No. Units	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
2015 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	------------

Comments
Does not apply

5225 Damages/Cleaning Fees		Avg. Fee												
100% Damages & Cleaning Fees	\$400	\$3,600	\$3,200	\$2,800	\$2,400	\$2,000	\$2,400	\$2,000	\$2,400	\$2,800	\$2,800	\$3,200	\$4,000	\$33,600
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Damages/Cleaning Fees		\$3,600	\$3,200	\$2,800	\$2,400	\$2,000	\$2,400	\$2,000	\$2,400	\$2,800	\$2,800	\$3,200	\$4,000	\$33,600
2015 Projected		\$5,811	\$3,309	\$2,427	\$6,400	(\$1,139)	(\$364)	\$5,831	\$2,020	\$1,610	\$1,610	\$1,840	\$2,070	\$31,425

Comments
Average charge per move out consists of \$300 for cleaning, \$170 for carpet cleans and \$400 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
2015 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

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
													\$0
													\$0
													\$0
													\$0
Total Phone System Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Does not apply

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
5235 Storage Income													
% Full	\$/Unit		No. Units										
100% Storage	\$0												\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Storage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Does not apply

5240 Termination Fees		\$/Unit												
Cancellation Fee	\$250	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	83.33%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$250
														\$0
														\$0
														\$0
														\$0
Total Termination Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$250
2015 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265	\$0	\$265

Comments
Cancellation fees based on 2014 - 2015 actuals.

5245 MTM Premium		\$/Unit												
Short Term Premiums	\$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
		\$150	\$300	\$150	\$150	\$300	\$150	\$150	\$300	\$150	\$150	\$300	\$150	\$2,400
														\$0
														\$0
Total MTM Premium		\$285	\$435	\$285	\$285	\$435	\$285	\$285	\$435	\$285	\$285	\$435	\$285	\$4,020

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2015 Projected	\$0	\$111	\$319	\$450	\$570	\$600	\$450	\$380	\$300	\$300	\$300	\$300	\$4,081

Comments
 Month to Month Premiums for new move-ins only. Fee does not apply to BMR homes

PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
5250 Application Fees \$/Unit													
Applicant Denials + Cancellations	8	0	0	0	0	0	0	0	0	0	0	0	183
100% Application Fees \$44	\$880	\$704	\$660	\$572	\$572	\$616	\$572	\$616	\$660	\$704	\$704	\$792	\$8,052
													\$0
													\$0
													\$0
													\$0
													\$0
Total Application Fees	\$880	\$704	\$660	\$572	\$572	\$616	\$572	\$616	\$660	\$704	\$704	\$792	\$8,052
2015 Projected	\$2,288	\$792	(\$44)	\$616	\$440	\$396	\$572	\$968	\$440	\$440	\$440	\$440	\$7,788

Comments
Application Fees projected to be slightly higher in 2015/2016.

Pet Fees	\$/Pet	Avg # of Pets	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
5255 Pet Fees															
Small Dog - Rent	\$25	6	0	0	0	0	0	0	0	0	0	0	0	0	72
			\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Large Dog - Rent	\$25	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cat - Rent	\$25	4	0	0	0	0	0	0	0	0	0	0	0	0	48
			\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
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	0
Cat - Non-Refund. Dep	\$250	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
															\$0
															\$0
Total Pet Fees			\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
2015 Projected			\$2	\$72	\$175	\$250	\$200	\$263	\$289	\$279	\$250	\$250	\$250	\$250	\$2,529

Comments
Pet Rent for new move-ins only. Pet fee is \$25 per month per pet.

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description		Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
5260 NSF/Late Fees	\$/Res. No.													
	3	0	0	0	0	0	0	0	0	0	0	0	0	36
100% NSF Fees	\$25	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
	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
							\$150	\$200						\$350
														\$0
														\$0
Total NSF/Late Fees		\$725	\$725	\$725	\$725	\$725	\$875	\$925	\$725	\$725	\$725	\$725	\$725	\$9,050
2015 Projected		\$675	\$900	\$600	\$875	\$650	\$575	\$1,100	\$625	\$800	\$800	\$800	\$800	\$9,200

Comments

Average fees based on 2014/2015 actuals.

5261 Legal Expense Recovery

														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Legal Expense Recovery		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

5265 Resident Utility Bill Back Income

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
	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%

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
Valet Waste	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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%
Pest Control	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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%
Cable	\$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
None													\$0
													\$0
													\$0
Total Resident Utility Bill Back Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$470	\$116	\$0	\$0	\$0	\$0	\$0	\$0	\$586

Comments
Preston Park residents pay own utilities.

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
5266 Illuminar Electric - Occupied Bill Back Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Illuminar Electric - Occupied Bill Back Incom	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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
Total Illuminar Electric - Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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
Total Alarm Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
Comments													
Does not apply													

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
5275 SMART Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total SMART Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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
Total Yard Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

5280 Transfer Fees													
	\$/Res.	No.											
Transfer Fees	\$50	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
													\$0
Total Transfer Fees			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
Comments Does not apply													

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description		Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
														\$0
														\$0
	Total Maid Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

5290 Renovation Income		Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
	Total Renovation Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

5295 Police Fee Reimbursement		Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
														\$0
														\$0
														\$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

**PRESTON PARK
2016 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL OTHER RESIDENT INCOME	\$5,740	\$5,314	\$4,720	\$4,232	\$3,982	\$4,426	\$4,032	\$4,426	\$4,970	\$4,764	\$5,314	\$6,052	\$57,972
------------------------------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	-----------------

PRESTON PARK
2016 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
5305 Miscellaneous Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$328	\$153	\$0	\$0	\$0	\$105	\$75	\$300,000	\$0	\$0	\$175	\$0	\$300,836

Comments

Reduction in this category as MARS no longer contracts in Northern CA

5310 Clubhouse Income	Cost/	Qty											
		0	0	0	0	0	0	0	0	0	0	0	0
Clubhouse Fee	\$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
2015 Projected			\$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

PRESTON PARK
2016 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park

PRESTON PARK
2016 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
5325 Interest Income													
													\$0
													\$0
Reserve Interest	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080
													\$0
													\$0
													\$0
													\$0
Total Interest Income	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080
2015 Projected	\$75	\$153	\$179	\$202	\$187	\$210	\$198	\$132	\$130	\$130	\$130	\$130	\$1,857

Comments

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

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park

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

**PRESTON PARK
2016 STANDARD BUDGET
MISCELLANEOUS INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park

PRESTON PARK
2016 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
5335 Collection Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Collection Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$935	\$0	\$0	\$0	\$350	\$334	\$0	\$0	\$0	\$250	\$0	\$1,869

Comments

No projected income in this category

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park

5350 Bad Debt Expense - Other Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Bad Debt Expense - Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
MISCELLANEOUS INCOME**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL MISCELLANEOUS INCOME	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080
-----------------------------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	----------------

**PRESTON PARK
2016 STANDARD BUDGET
LANDSCAPING EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7105 Landscaping Monthly Service													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Landscaping \$4,100 Monthly	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$49,200
Total Landscaping Monthly Service	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100	\$49,200
2015 Projected	\$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

Comments

Community has landscaping contract with Paul's Trees. Offset savings with landscape improvements and repairs

7110 Landscaping Other													
Flower replacement - Office/Comm Cent													\$0
Monument Signs	\$800			\$800			\$800			\$800			\$3,200
													\$0
Additional Projects													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Landscaping Other	\$800	\$0	\$0	\$800	\$0	\$0	\$800	\$0	\$0	\$800	\$0	\$0	\$3,200
2015 Projected	\$1,476	\$0	\$219	\$263	\$446	\$0	\$0	\$3,350	\$1,350	\$0	\$1,350	\$0	\$8,454

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
2016 STANDARD BUDGET
LANDSCAPING EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7115 Irrigation/Sprinkler Repairs													
Routine repairs/replacements	\$400	\$400	\$400	\$400	\$400	\$400					\$400	\$400	\$3,200
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Irrigation/Sprinkler Repairs	\$400	\$400	\$400	\$400	\$400	\$400	\$0	\$0	\$0	\$0	\$400	\$400	\$3,200
2015 Projected	\$0	\$150	\$150	\$438	\$60	\$0	\$0	\$0	\$450	\$450	\$450	\$450	\$2,599

Comments

Cost incurred for: routine sprinkler replacement and repair, draining problem solving, etc. not covered in the monthly landscape contract. YOY increase as irrigation systems come back online after winter season

TOTAL LANDSCAPING EXPENSE	\$5,300	\$4,500	\$4,500	\$5,300	\$4,500	\$4,500	\$4,900	\$4,100	\$4,100	\$4,900	\$4,500	\$4,500	\$55,600
----------------------------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	-----------------

PRESTON PARK
2016 STANDARD BUDGET
UTILITIES EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7205 Electric - Common Area													
PG&E	\$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
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electric - Common Area	\$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
2015 Projected	\$1,371	\$1,202	\$1,418	\$1,021	\$805	\$1,442	\$1,294	\$959	\$1,250	\$1,250	\$1,250	\$1,250	\$14,512

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
2015 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
2015 Projected	\$149	\$427	\$571	(\$106)	\$201	\$55	\$148	\$61	\$100	\$100	\$100	\$100	\$1,904

**PRESTON PARK
2016 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

Comments

Cost of electric usage of vacant units.

**PRESTON PARK
2016 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7210 Gas - Common Area													
PG&E	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$480
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas - Common Area	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$480
2015 Projected	(\$54)	(\$8)	\$13	\$6	(\$56)	(\$31)	\$74	\$27	\$60	\$60	\$60	\$60	\$211

Comments

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

7212 Gas - Vacant													
Average Cost per Vacant Unit	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PG&E	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas - Vacant	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720
2015 Projected	\$2	\$79	\$47	\$66	\$39	\$67	\$153	\$14	\$50	\$50	\$50	\$50	\$667

Comments

Cost of gas usage of vacant units.

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
2015 Projected	\$1,349	\$1,665	\$1,307	\$2,559	(\$542)	\$1,586	\$274	\$1,036	\$1,200	\$1,200	\$1,200	\$1,200	\$14,033

**PRESTON PARK
2016 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

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
2016 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7218 Irrigation													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

See 7215 - Water Common

7220 Sewer													
Marina Coast Water - Sewer -Vacant	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Monterey Regional Pollution	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$5,600	\$67,200
													\$0
													\$0
													\$0
													\$0
													\$0
Total Sewer	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$5,750	\$69,000
2015 Projected	\$5,365	\$5,468	\$5,213	\$14,622	(\$3,754)	\$5,528	\$5,551	\$5,451	\$5,600	\$5,600	\$5,600	\$5,600	\$65,845

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.

7225 Trash Removal													
Valet Waste Monthly Billing Fee	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
Subtract template billing of Valet Waste													\$0
Waste Dump Fee	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880
													\$0
													\$0
													\$0
													\$0
Total Trash Removal	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880

**PRESTON PARK
2016 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2015 Projected	(\$66)	\$148	\$179	\$199	(\$112)	\$988	(\$164)	\$601	\$240	\$240	\$240	\$240	\$2,732

Comments

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

**PRESTON PARK
2016 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7230 Cable Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Comments

7235 Utility Reimbursement		Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
	RUBS	100.00%	100.00%	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.33%
Water		\$1,200	\$1,200	\$1,300	\$1,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conservice Reimbursement														\$0
														\$0
														\$0
														\$0
														\$0
Total Utility Reimbursement		(\$1,200)	(\$1,200)	(\$1,300)	(\$1,300)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$5,000)
2015 Projected		(\$58)	\$0	\$0	\$0	\$58	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2016 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total

**PRESTON PARK
2016 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016
													Total
7237 Illuminar Electric - Occupied Reimb													
													\$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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL UTILITIES EXPENSE	\$7,650	\$7,650	\$7,550	\$7,550	\$8,850	\$8,850	\$8,850	\$8,850	\$8,850	\$8,850	\$8,850	\$8,850	\$101,200
--------------------------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	------------------

PRESTON PARK
2016 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7305 Redecorating - General Cleaning Cost/Turn													
% of Turnovers Handled by S	30.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	
General Cleaning for Turnovers \$283	\$1,783	\$1,359	\$1,189	\$1,019	\$849	\$1,019	\$849	\$1,019	\$1,189	\$1,189	\$1,359	\$1,698	\$14,520
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - General Cleaning	\$1,783	\$1,359	\$1,189	\$1,019	\$849	\$1,019	\$849	\$1,019	\$1,189	\$1,189	\$1,359	\$1,698	\$14,520
2015 Projected	(\$170)	\$2,280	\$1,880	\$850	\$885	\$985	\$1,960	\$2,490	\$918	\$918	\$1,049	\$1,180	\$15,225

Comments

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

Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7310 Redecorating - Carpet/Tile Cost/Turn													
Carpet Cleaning for Turnovers \$135	\$809	\$809	\$540	\$405	\$405	\$405	\$270	\$540	\$540	\$540	\$809	\$944	\$7,015
Tile for Turnovers \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Carpet Cleaning for Lease Renewals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
Reversal of Carpet Cleaning													\$0
													\$0
													\$0
Total Redecorating - Carpet/Tile	\$809	\$809	\$540	\$405	\$405	\$405	\$270	\$540	\$540	\$540	\$809	\$944	\$7,015
2015 Projected	\$317	\$480	\$105	\$575	\$0	\$120	\$295	\$513	\$206	\$370	\$535	\$535	\$4,051

Comments

Cost of shampooing, re-dyeing, 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-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7315 Redecorating - Painting Supplies Cost/Turn													
Paint Supplies for Turnovers \$233	\$2,097	\$1,864	\$1,631	\$1,398	\$1,165	\$1,398	\$1,165	\$1,398	\$1,631	\$1,631	\$1,864	\$2,330	\$19,575
													\$0
Reversal of paint supplies	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)	(\$3,600)
													\$0
													\$0
													\$0
Total Redecorating - Painting Supplies	\$1,797	\$1,564	\$1,331	\$1,098	\$865	\$1,098	\$865	\$1,098	\$1,331	\$1,331	\$1,564	\$2,030	\$15,975

**PRESTON PARK
2016 STANDARD BUDGET
REDECORATING EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2015 Projected	\$926	\$2,396	\$1,331	\$2,122	\$137	\$562	\$1,489	\$1,741	\$992	\$992	\$1,834	\$1,975	\$16,497

Comments

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

**PRESTON PARK
2016 STANDARD BUDGET
REDECORATING EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7320 Redecorating - Painting Contract 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%	
Paint Contract for Turnovers \$783	\$4,581	\$4,072	\$3,563	\$3,054	\$2,545	\$3,054	\$2,545	\$3,054	\$3,563	\$3,563	\$4,072	\$5,090	\$42,754
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Painting Contract	\$4,581	\$4,072	\$3,563	\$3,054	\$2,545	\$3,054	\$2,545	\$3,054	\$3,563	\$3,563	\$4,072	\$5,090	\$42,754
2015 Projected	\$1,425	\$11,725	\$2,575	\$1,250	\$950	\$6,475	\$6,450	\$4,500	\$2,418	\$2,955	\$3,378	\$4,836	\$48,937

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 Countertop:	\$950			\$950			\$950			\$950			\$3,800
													\$0
													\$0
Mirrors/Medicine Cabinets					\$300						\$300		\$600
													\$0
													\$0
													\$0
Total Redecorating - Rehab	\$950	\$0	\$0	\$950	\$300	\$0	\$950	\$0	\$0	\$950	\$300	\$0	\$4,400
2015 Projected	\$226	\$835	\$1,671	\$485	\$1,282	\$597	\$1,441	\$1,624	\$505	\$505	\$805	\$505	\$10,481

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	\$0
Blinds for Turnovers \$58	\$524	\$466	\$408	\$350	\$291	\$350	\$291	\$350	\$408	\$408	\$466	\$583	\$4,894
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Drapes/Blinds	\$524	\$466	\$408	\$350	\$291	\$350	\$291	\$350	\$408	\$408	\$466	\$583	\$4,894

**PRESTON PARK
2016 STANDARD BUDGET
REDECORATING EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2015 Projected	\$176	(\$134)	\$746	\$134	\$264	\$272	\$75	\$2,092	\$2,000	\$2,000	\$300	\$325	\$8,250

Comments

Cost of replacement of blinds. YOY decrease as occupied homes received blind replacements during Window Replacement project

7335 Redecorating - Appliance Repair

Appliance repairs/parts		\$250			\$250			\$250			\$250		\$1,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Appliance Repair	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$1,000
2015 Projected	\$0	\$142	\$327	\$0	(\$163)	\$107	\$0	\$322	\$0	\$199	\$0	\$0	\$934

Comments

Misc appliance repairs

7340 Redecorating - Carpet Repair

Repairs by Carpet Vendor	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Carpet Repair	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200
2015 Projected	\$330	\$340	\$135	\$601	\$949	\$0	\$90	\$890	\$275	\$275	\$275	\$275	\$4,436

Comments

Necessary repairs to carpet and pad or vinyl.

7345 Redecorating - Plumbing

													\$0
													\$0
													\$0

**PRESTON PARK
2016 STANDARD BUDGET
REDECORATING EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2016 STANDARD BUDGET
REDECORATING EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7370 Redecorating - Doors/Cabinets													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Doors/Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL REDECORATING EXPENSE	\$11,045	\$9,120	\$7,630	\$7,475	\$6,105	\$6,525	\$6,370	\$6,910	\$7,630	\$8,580	\$9,420	\$10,945	\$97,759
-----------------------------------	-----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	-----------------	-----------------

**PRESTON PARK
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7420 Building & Structure													
Garage Door Repair	\$300	\$450	\$300	\$300	\$450	\$300	\$300	\$450	\$300	\$300	\$450	\$300	\$4,200
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Building & Structure	\$300	\$450	\$300	\$300	\$450	\$300	\$300	\$450	\$300	\$300	\$450	\$300	\$4,200
2015 Projected	\$500	\$16	\$0	\$548	\$0	\$488	\$1,010	\$413	\$200	\$200	\$450	\$200	\$4,025

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

No elevators on site.

7425 Electrical													
	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$20,400
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electrical	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$20,400
2015 Projected	\$30	\$3,602	\$1,952	\$1,543	\$856	\$1,819	\$1,034	\$1,851	\$1,700	\$1,700	\$1,700	\$1,700	\$19,487

**PRESTON PARK
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

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
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7430 Plumbing													
	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$24,600
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Plumbing	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$2,050	\$24,600
2015 Projected	\$1,055	\$3,702	\$2,134	\$4,581	\$784	\$2,453	\$1,541	\$1,599	\$1,600	\$1,600	\$1,600	\$1,600	\$24,249

Comments

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

Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7435 HVAC													
Parts and Repairs			\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700			\$5,600
													\$0
Furnace filters			\$300										\$300
Contractor Repairs/Duct Cleanings		\$800		\$800			\$800			\$800			\$3,200
W/H Pipe Insulation													\$0
													\$0
													\$0
Total HVAC	\$0	\$800	\$1,000	\$700	\$1,500	\$700	\$700	\$1,500	\$700	\$700	\$800	\$0	\$9,100
2015 Projected	\$94	\$1,369	\$151	\$892	\$1,050	\$2,612	\$163	\$16	\$950	\$700	\$650	\$250	\$8,897

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 use of contractor to clean unit air ducts.

Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7440 Supplies													
Hardware - Door Knobs; Stop , Towel B:	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$3,840
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Supplies	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$3,840
2015 Projected	\$296	\$313	\$154	\$594	\$60	\$912	\$253	\$342	\$210	\$210	\$210	\$210	\$3,764

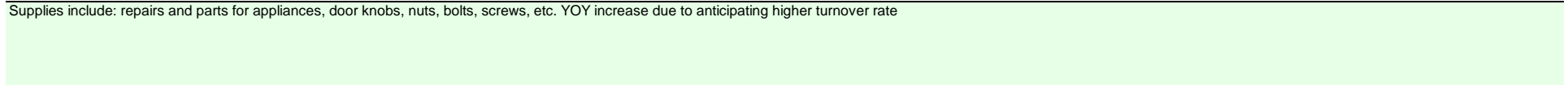
**PRESTON PARK
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

Comments

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



**PRESTON PARK
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7442 Housekeeping													
Supplies	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Housekeeping	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
2015 Projected	\$99	\$425	\$37	\$271	\$0	\$71	\$372	\$20	\$260	\$260	\$260	\$260	\$2,334

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
Dehumidier/Blower		\$200						\$200					\$400
Carpet Extractor					\$1,800								\$1,800
													\$0
													\$0
													\$0
Total Small Equipment	\$180	\$380	\$180	\$180	\$1,980	\$180	\$180	\$940	\$180	\$180	\$180	\$180	\$4,920
2015 Projected	\$341	\$822	\$241	\$295	\$14	\$461	\$109	\$109	\$160	\$160	\$160	\$160	\$3,031

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

**PRESTON PARK
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
Total Pest Control	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
2015 Projected	\$946	\$2,793	\$495	\$3,655	(\$165)	\$459	\$145	\$520	\$750	\$750	\$750	\$750	\$11,848

Comments

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

**PRESTON PARK
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park.

7460 Maintenance Guarantee													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Maintenance Guarantee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park.

7465 Snow Removal/Parking Lot													
													\$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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

Comments

Does not apply to Preston Park.

**PRESTON PARK
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7470 Windows/Doors													
Windows		\$450			\$450			\$450			\$450		\$1,800
Doors	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Screens		\$175			\$175			\$175			\$175		\$700
													\$0
													\$0
													\$0
													\$0
Total Windows/Doors	\$150	\$775	\$150	\$150	\$775	\$150	\$150	\$775	\$150	\$150	\$775	\$150	\$4,300
2015 Projected	(\$200)	\$1,199	\$719	\$193	\$666	\$230	\$367	\$475	\$925	\$925	\$925	\$925	\$7,349

Comments

Replacement of cracked windows, interior doors and misc screen replacment and repairs. YOY decrease due to Window/Door Replacment project completed in June 2015

7475 Keys & Locks													
Keys/locks	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Keys & Locks	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800
2015 Projected	\$320	\$1,098	\$209	\$423	\$478	\$329	\$350	\$620	\$350	\$350	\$350	\$350	\$5,228

Comments

Budgeted expenses to change locks upon move outs and replacement of keys not returned or lost. YOY decrease as occupied unit locks repaired/repalced during Window/Door Replacement project in June 2015

7480 Fire Extinguish, 1st Aid														
Personal Protective Equipment	\$65	\$0	\$152	\$0	\$0	\$0	\$173	\$0	\$0	\$0	\$173	\$0	\$0	\$498
Fire Extinguishers			\$100			\$100		\$100			\$100			\$400
Smoke Detectors/Carbon Monoxide Detc		\$200				\$200	\$200		\$200	\$200	\$200	\$200		\$1,200
														\$0
Backflow Testing									\$3,700					\$3,700
														\$0
														\$0
Total Fire Extinguish, 1st Aid	\$200	\$252	\$0	\$0	\$100	\$373	\$200	\$100	\$3,900	\$373	\$100	\$200	\$5,798	
2015 Projected	\$606	\$641	\$482	(\$735)	\$153	\$0	\$76	\$0	\$3,500	\$395	\$0	\$500	\$5,619	

**PRESTON PARK
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

Comments

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

**PRESTON PARK
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7481 Alarm Expense													
													\$0
													\$0
													\$0
													\$0
Security Alarm \$200 Quarterly	\$200			\$200			\$200			\$200			\$800
													\$0
													\$0
Total Alarm Expense	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$800
2015 Projected	\$0	\$0	\$188	\$26	\$26	\$74	\$112	(\$30)	\$135	\$135	\$135	\$135	\$935

Comments

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

Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7485 Maintenance Other													
Chevron Gas-Maint Trucks	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Repairs on Maint Trucks			\$1,200			\$1,200		\$1,200		\$1,200		\$1,200	\$4,800
													\$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	\$550	\$550	\$1,750	\$550	\$550	\$1,750	\$550	\$550	\$1,750	\$550	\$550	\$1,750	\$11,400
2015 Projected	\$983	\$1,050	\$734	\$410	\$539	\$1,432	\$1,259	\$1,628	\$1,025	\$475	\$475	\$1,025	\$11,035

Comments

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

Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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. & Replacemen \$15)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Adjust for 60% per payroll split			(\$2,100)					(\$1,150)					(\$3,250)
													\$0
													\$0
													\$0
Total Maintenance Uniforms	\$0	\$0	\$1,620	\$0	\$0	\$0	\$0	\$1,770	\$0	\$0	\$0	\$0	\$3,390

**PRESTON PARK
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2015 Projected	\$0	\$0	\$0	\$1,441	\$27	\$0	\$0	\$0	\$1,900	\$0	\$0	\$0	\$3,368

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
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply.

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply.

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
Comments													
Does not apply.													
TOTAL MAINTENANCE EXPENSE													
	\$7,050	\$8,677	\$10,470	\$7,550	\$10,825	\$8,923	\$7,750	\$11,555	\$12,450	\$7,923	\$8,325	\$8,050	\$109,548

**PRESTON PARK
2016 STANDARD BUDGET
MARKETING EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7505 Advertising-Print													
													\$0
													\$0
													\$0
													\$0
Newsletter	\$120	Monthly	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$1,440
													\$0
													\$0
Total Advertising-Print	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$1,440
2015 Projected	\$281	\$18	\$0	\$134	\$137	\$164	\$164	\$104	\$150	\$150	\$150	\$150	\$1,602

Comments

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

7510 Advertising-Product.Exp.													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising-Product.Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply at this time.

7515 Apartment Magazines/Guides													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Apartment Magazines/Guides	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

**PRESTON PARK
2016 STANDARD BUDGET
MARKETING EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total

PRESTON PARK
2016 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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							(\$250)						(\$250)
													\$0
													\$0
													\$0
													\$0
Total Advertising Internet, Radio & TV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Comments

7525 Collaterals													
New Move In Keys Tags													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Collaterals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175	\$0	\$175

Comments

Key Tags for new resident move ins

7530 Advertising Other													
My New Place.com	\$299					\$299			\$299			\$299	\$1,196
Community Flags		\$300											\$300
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising Other	\$299	\$300	\$0	\$0	\$0	\$299	\$0	\$0	\$299	\$0	\$0	\$299	\$1,496
2015 Projected	\$0	\$0	\$176	\$958	(\$479)	\$0	\$0	\$0	\$250	\$0	\$250	\$250	\$1,405

Comments

Alliance Residential Budget Template
Standard Chart of Accounts

**PRESTON PARK
2016 STANDARD BUDGET
MARKETING EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
Services from MyNewPlace - pay per move-in, and purchase of flags for community monument signs													

PRESTON PARK
2016 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7535 Dues, Memberships & Subscriptions													
CAA Membership					\$360								\$360
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Dues, Memberships & Subscriptions	\$0	\$0	\$0	\$0	\$360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360
2015 Projected	\$0	\$0	\$0	\$0	\$312	\$0	\$0	\$45	\$0	\$0	\$0	\$0	\$357

Comments

Annual CAA Membership Fees

Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7540 Resident Functions													
Monthly Resident Activity		\$300											\$300
Thanksgiving Give-A-Way / December Event					\$200								\$200
Valentine/Halloween Party/Spring Event													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Functions	\$0	\$300	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
2015 Projected	\$0	\$428	\$17	\$115	\$200	\$218	\$34	(\$27)	\$400	\$600	\$800	\$400	\$3,185

Comments

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

Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

**PRESTON PARK
2016 STANDARD BUDGET
MARKETING EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total

PRESTON PARK
2016 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7550 Marketing Promotion													
Alliance Resident Works <input checked="" type="checkbox"/> Yes	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Alliance Resident Works Setup	\$360												\$0
New ARW Website Template Re-Design	\$500												\$0
Resident Message Center	\$50												\$0
Resident Message Center Setup	\$30												\$0
Photography Package	\$1,000												\$0
Graphic Design	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Standard Property Video	\$350												\$0
Standard SEO Service	\$300												\$0
LinkedIn Outreach Campaign	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$250
Pay Per Click Advertising: Google, Facebook	\$500												\$0
Pay Per Click Advertising: Google, Bing Tier II	\$1,000												\$0
Pay Per Click Advertising Setup	\$300												\$0
Digital 3D Floor Plans	\$250												\$0
E-mail Marketing Campaign	\$1,200												\$0
													\$0
Adjustment for Graphic Design		(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$1,800)
													\$0
													\$0
													\$0
Total Marketing Promotion	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$750	\$500	\$6,250
2015 Projected	\$470	\$470	\$740	\$470	\$470	\$470	\$500	\$500	\$650	\$500	\$500	\$500	\$6,240

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-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
Total Locator/Broker Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply at this time.

7560 Resident Referrals	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
													\$0

PRESTON PARK
2016 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Referrals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply at this time.

PRESTON PARK
2016 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7565 Resident Retention													
Move In Gift													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Retention	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$77	\$0	\$0	\$390	\$22	\$75	\$293	\$0	\$0	\$100	\$0	\$957

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

7575 Other Marketing - Non Advertisement													
Standard SEO Service	\$300												\$0
Enhanced SEO Service	\$600												\$0
SEO Program Setup	\$300												\$0
Reputation Management	\$45												\$0
Reputation Management Set Up	\$25												\$0
Community Blog and Content Mgmt	\$159												\$0
Community Blog Design and Setup	\$400												\$0
Corporate Social Media Management Software	\$30												\$0
Social Media Management Software	\$25												\$0
Social Media Management Software Set-up	\$25												\$0
Office Plexi Display	\$40												\$0
SiteTablet: iPad App for Mobile Kiosk	\$24												\$0

PRESTON PARK
2016 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
SiteTablet: iPad Application for Mobile Kiosk Setup \$35													\$0
Parcel Alert \$90													\$0
Parcel Alert Setup \$216													\$0
Lobby Display/Parcel Alert \$132													\$0
Lobby Display/Parcel Alert Setup \$324													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Marketing - Non Advertisement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$18	\$0	\$0	\$0	\$0	\$125	\$0	\$50	\$0	\$0	\$50	\$243

Comments

|

PRESTON PARK
2016 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7580 Shopper Reports	Cost/												
Video Shops \$170						\$170							\$170
Phone Shops \$25													\$0
Adjust for 60% Preston													\$0
													\$0
													\$0
													\$0
Total Shopper Reports	\$0	\$0	\$0	\$0	\$0	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$170
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

One video shop per calendar year

TOTAL MARKETING EXPENSE	\$919	\$1,220	\$620	\$620	\$1,180	\$1,089	\$620	\$620	\$919	\$620	\$870	\$919	\$10,216
--------------------------------	--------------	----------------	--------------	--------------	----------------	----------------	--------------	--------------	--------------	--------------	--------------	--------------	-----------------

**PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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	\$7,800
													\$0
													\$0
Telephone System	\$100 Monthly	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Cellular Phone Service	\$150 Monthly	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Internet Service	\$200 Monthly	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Total Telephone		\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$13,200
2015 Projected		\$1,001	\$945	\$1,208	\$1,074	\$894	\$968	\$998	\$677	\$847	\$847	\$847	\$11,154

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
Total Pagers		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not Apply

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

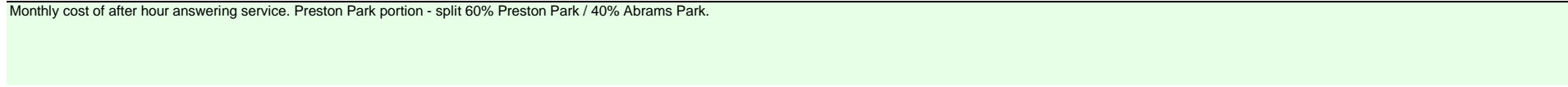
**PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2015 Projected	\$75	\$75	\$75	\$75	\$75	\$84	\$75	\$75	\$75	\$75	\$75	\$75	\$909

Comments

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



PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7625 Office Supplies													
	Cost/												
P&P Manuals (New Properties) \$1,200													\$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 operation	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$3,240
													\$0
													\$0
													\$0
													\$0
Total Office Supplies	\$470	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$3,440
2015 Projected	\$0	\$546	\$507	\$174	\$201	\$0	\$177	\$262	\$300	\$500	\$300	\$300	\$3,267

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
Copier Lease \$150 Monthly	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Copier Service \$250 Quarterly	\$250			\$250			\$250			\$250			\$1,000
Copier Toner Service \$600 Quarterly	\$600			\$600			\$600			\$600			\$2,400
Total Office Equip/Furniture Rental	\$1,000	\$150	\$150	\$1,000	\$150	\$150	\$1,000	\$150	\$150	\$1,000	\$150	\$150	\$5,200
2015 Projected	\$163	\$50	\$685	\$255	\$315	\$708	\$211	\$0	\$285	\$500	\$285	\$285	\$3,742

Comments

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

Postage/Express Mail	Cost/	Qty/Unit	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
A/P Invoicing \$0.48 0.38	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$775
Fed Ex	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
Pitney Bowes - Site Postage	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$300	\$60	\$60	\$60	\$60	\$960
															\$0
															\$0
															\$0
Postage Meter \$170 Quarterly	\$170			\$170			\$170								\$340
															\$0
Total Postage/Express Mail	\$345	\$175	\$175	\$345	\$175	\$175	\$345	\$175	\$175	\$415	\$175	\$175	\$175	\$175	\$2,675
2015 Projected	\$138	\$300	\$380	(\$75)	\$118	\$144	\$324	\$290	\$358	\$358	\$358	\$358	\$358	\$358	\$3,052

**PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

Comments

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



PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$195	\$2,336
	Business Cards	\$60	\$60					\$60						\$120	
	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)	(\$2,340)	
														\$0	
														\$0	
														\$0	
	Total Printing		\$60	(\$0)	\$45	(\$0)	(\$0)	\$45	\$60	(\$0)	\$45	(\$0)	(\$0)	\$45	\$296
	2015 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$7	\$108	\$105	\$0	\$0	\$45	\$265

Comments

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

Description		Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total	
7640	Licenses & Subscriptions	Cost/													
	Blue Moon -License	\$0												\$0	
	Clement - Labor Law Poster	\$115												\$0	
	Kingsley Survey	\$0.50	\$177	\$0	\$0	\$177	\$0	\$0	\$177	\$0	\$0	\$177	\$0	\$0	\$708
	Kingsley Survey Renewal Fee	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	
	Market Survey	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$140	\$40	\$40	\$40	\$40	\$580	
	Business License										\$3,900			\$3,900	
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	
	Total Licenses & Subscriptions		\$317	\$40	\$40	\$217	\$40	\$40	\$317	\$40	\$40	\$4,117	\$40	\$40	\$5,288
	2015 Projected		\$65	\$277	\$231	\$0	\$177	\$0	\$0	\$177	\$0	\$176	\$3,900	\$0	\$5,003

Comments

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

Description		Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7645	Courtesy Patrol													
	Courtesy Patrol													\$0
														\$0
														\$0
														\$0
														\$0

PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
													\$0
													\$0
Security Service - Patrol \$1,470 Monthly	\$1,470	\$1,470											\$2,940
Total Courtesy Patrol	\$1,470	\$1,470	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,940
2015 Projected	\$1,425	\$2,850	\$1,425	\$1,425	\$1,425	\$0	\$1,425	\$1,425	\$2,850	\$1,425	\$1,425	\$1,425	\$18,525

Comments

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

PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7650 Training & Education	Cost/												
Training	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$2,700
Virtual Headsets	\$25												\$0
Hands Free Ear Piece	\$170												\$0
Webcams	\$75												\$0
Travel	Varies by Region												
Management Principles Meeting	\$750												\$0
Motivator Meeting	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$400
Reduce by 40% - shared team		(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$1,080)
Regional Training Event													\$0
													\$0
													\$0
Total Training & Education	\$135	\$135	\$235	\$135	\$135	\$235	\$135	\$135	\$235	\$135	\$135	\$235	\$2,020
2015 Projected	\$483	\$93	\$128	\$207	\$301	\$476	\$330	\$92	\$111	\$111	\$111	\$111	\$2,554

Comments

Regional Training Event allocated from Travel & Entertainment

7655 Eviction/Legal Fees													
Legal Retainer Monthly Fee	\$880	\$880	\$890	\$890	\$890	\$890	\$890	\$890	\$890	\$890	\$890	\$890	\$10,660
Eviction Fees	\$880		\$1,390						\$1,390				\$3,660
													\$0
													\$0
													\$0
													\$0
Total Eviction/Legal Fees	\$1,760	\$880	\$2,280	\$890	\$890	\$890	\$890	\$890	\$2,280	\$890	\$890	\$890	\$14,320
2015 Projected	(\$1,490)	\$5,179	\$816	\$558	\$2,293	\$753	\$845	\$2,005	\$1,840	\$600	\$600	\$600	\$14,599

Comments

Legal and court fees for processing resident evictions or collections as well as other misc. resident issues that need legal council.

7660 Credit Bureau Fees															
Applicant Denials + Cancellations	8	0	0	0	0	0	0	0	0	0	0	0	96		
100% Employee Verification	Yes	\$8	\$160	\$128	\$120	\$104	\$104	\$112	\$104	\$112	\$120	\$128	\$128	\$144	\$1,464
100% Resident Verification	No	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
100% Resident Screening	On-Site Cr	\$26.00	\$520	\$416	\$390	\$338	\$338	\$364	\$338	\$364	\$390	\$416	\$416	\$468	\$4,758
100% E-Signature	Yes	\$2.50	\$108	\$100	\$88	\$83	\$73	\$73	\$73	\$83	\$85	\$90	\$100	\$108	\$1,060
															\$0
Reduction in application fees		(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$1,800)
															\$0
															\$0

**PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
Total Credit Bureau Fees	\$638	\$494	\$448	\$375	\$365	\$399	\$365	\$409	\$445	\$484	\$494	\$570	\$5,482
2015 Projected	\$0	\$1,042	\$74	\$312	\$214	\$269	\$221	\$0	\$380	\$416	\$452	\$524	\$3,904

Comments

PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7665 Bank Charges/Credit Card Fees Existing?													
Yardi Check Scanning Agreement \$825 Yes	\$0	\$0	\$0	\$0	\$0	\$0	\$825	\$0	\$0	\$0	\$0	\$0	\$825
Remote Deposit Solution - Check Scanner \$850	\$850												\$850
Credit Card Transaction Fees													\$0
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 - Rehab Account No \$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$1,525	\$675	\$675	\$675	\$675	\$675	\$1,500	\$675	\$675	\$675	\$675	\$675	\$9,775
2015 Projected	\$1,111	\$787	\$415	\$437	\$382	\$388	\$1,232	\$1,225	\$1,200	\$1,200	\$1,200	\$1,200	\$10,777

Comments

7670 Travel & Entertainment	Cost/	# of People	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
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 \$900 1.00			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$900	\$0	\$0	\$0	\$0	\$900
			0	0	0	0	0	0	0	0	0	0	0	0	0
Mileage Reimbursement \$0.560			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
						(\$5,600)									(\$5,600)
															\$0
															\$0
															\$0
Total Travel & Entertainment			\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$900	\$250	\$0	\$0	\$250	\$1,900
2015 Projected			\$30	\$391	\$67	\$218	\$37	\$62	\$0	\$450	\$0	\$0	\$0	\$0	\$1,255

Comments

Regional Training Event under Training & Education

7675 Administrative Other	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
WhiteFence - Utility & Services Set Up \$150	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
													\$0
													\$0
													\$0
													\$0

**PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
													\$0
Total Administrative Other	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
2015 Projected	\$50	\$243	\$0	\$0	\$0	\$0	\$56	\$56	\$0	\$0	\$0	\$0	\$405

Comments

PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7680 Charitable Contribution Exp.													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Charitable Contribution Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

7686 Administrative Uniforms														
Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,100	\$0	\$0	\$2,100
Office Associate - Winter Apparel	\$400	\$0	\$0	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400
Dry cleaning - CA, OR & NV only		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	1	0	0	1	0	0	1	0	0	1	4
Name Tags (Replacement)	\$25	\$0	\$0	\$25	\$0	\$0	\$25	\$0	\$0	\$25	\$0	\$0	\$25	\$100
Shared Expense - reduce by 40%				(\$2,400)							(\$2,100)			(\$4,500)
														\$0
Total Administrative Uniforms	\$0	\$0	\$25	\$0	\$0	\$25	\$0	\$0	\$25	\$0	\$0	\$25	\$25	\$100
2015 Projected	\$900	\$192	\$178	\$0	\$0	\$0	\$0	\$2,500	\$25	\$300	\$0	\$25	\$25	\$4,120

Comments

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

7690 Computer Expense	# of	Cost/													
YARDI Annual Maintenance Fee		\$4,200	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$4,200
YARDI Invoice Processing Agre	Yes	\$1,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,416	\$0	\$0	\$0	\$1,416
YARDI Procure to Pay	Yes	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$0	\$0	\$200	\$200	\$200	\$200	\$2,000
LRO Rainmaker Set-up Fee		\$2,500													\$0
LRO Rainmaker Monthly Fee	No	\$3.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IT Support		\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,100
Email Account	3	\$10	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$360
Logmein Rescue		\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$35
Antivirus Software		\$40													\$0
iPad		\$690													\$0
Logitech C310 Webcam		\$75													\$0

PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
Single Sign-On \$150	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$150
Budget Remote Access Licenses \$290	\$0	\$0	\$0	\$0	\$0	\$0	\$290	\$0	\$0	\$0	\$0	\$0	\$290
Reduce IT by 40% - shared office													\$0
													\$0
													\$0
Total Computer Expense	\$405	\$405	\$405	\$405	\$405	\$405	\$4,880	\$205	\$1,821	\$405	\$405	\$405	\$10,551
2015 Projected	\$98	\$117	\$308	\$290	\$40	\$289	\$4,530	\$440	\$531	\$1,000	\$306	\$531	\$8,480

Comments

**PRESTON PARK
2016 STANDARD BUDGET
ADMINISTRATIVE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
7695 Renter's Insurance													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Renter's Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

7696 Bad Debt Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL ADMINISTRATIVE EXPENSE	\$9,299	\$5,868	\$6,172	\$5,636	\$4,279	\$4,733	\$10,766	\$5,263	\$7,585	\$9,325	\$4,408	\$4,904	\$78,238
-------------------------------------	----------------	----------------	----------------	----------------	----------------	----------------	-----------------	----------------	----------------	----------------	----------------	----------------	-----------------

PRESTON PARK
2016 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
8105 Management Fees													
Include Water Reimbursement in calc: No													
Monthly Management Fee 2.50%	\$12,290	\$12,380	\$12,407	\$12,392	\$12,402	\$12,448	\$12,446	\$12,494	\$12,550	\$12,566	\$12,646	\$12,715	\$149,736
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Management Fees	\$12,290	\$12,380	\$12,407	\$12,392	\$12,402	\$12,448	\$12,446	\$12,494	\$12,550	\$12,566	\$12,646	\$12,715	\$149,736
2015 Projected	\$12,155	\$12,245	\$12,265	\$12,358	\$12,243	\$12,141	\$12,201	\$12,255	\$12,200	\$12,200	\$12,200	\$12,200	\$146,663

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
													\$0
Total Incentive Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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
													\$0
Total Asset Mgt Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
 2016 STANDARD BUDGET
 PROFESSIONAL SERVICES EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total

PRESTON PARK
2016 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
2015 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
2015 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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Comments

PRESTON PARK
2016 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total

PRESTON PARK
 2016 STANDARD BUDGET
 PROFESSIONAL SERVICES EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8125 Professional Services - Other													
Remote Energy Audit	\$1,100												\$0
Onsite Energy Audit													\$0
Benchmark Energy Management	No	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Benchmark Energy Management - Set up	\$75												\$0
Lease/Addenda Review/Update	\$100	\$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	\$100	\$0	\$0	\$0	\$0	\$100

PRESTON PARK
2016 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8130 Apt. Assoc. Dues & Fees

													\$0
													\$0
													\$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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL PROFESSIONAL SERVICES EXPENSE	\$12,290	\$12,380	\$12,407	\$12,392	\$12,402	\$12,448	\$12,446	\$12,594	\$12,550	\$12,566	\$12,646	\$12,715	\$149,836
--	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	------------------

PRESTON PARK
2016 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
8205 Property & Liability Insurance													
Property & Liability Insurance	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$188,400
General Liability													\$0
Umbrella Renewal													\$0
													\$0
													\$0
													\$0
													\$0
Total Property & Liability Insurance	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$15,700	\$188,400
2015 Projected	\$14,867	\$14,867	\$14,867	\$14,867	\$14,867	\$14,867	\$14,856	\$14,856	\$14,900	\$14,900	\$14,900	\$14,900	\$178,515

Comments

Property, general, and umbrella insurance premiums for the current period provided by Travelers. YOY increase due to increase in yerly premium

8210 Casualty Loss													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Casualty Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8215 Other Insurance													
Automobile 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
													\$0
Flood Insurance	\$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
													\$0
													\$0
													\$0
													\$0
Total Other Insurance	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160	\$37,920
2015 Projected	\$1,659	\$1,659	\$1,659	\$1,659	\$1,659	\$1,659	\$1,657	\$1,657	\$1,660	\$1,660	\$1,660	\$1,660	\$19,907

**PRESTON PARK
2016 STANDARD BUDGET
INSURANCE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
Comments													
Auto insurance coverage for maintenance vehicles. YOY increase due to addition of Flood Insurance.													
TOTAL INSURANCE EXPENSE	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$18,860	\$226,320

**PRESTON PARK
2016 STANDARD BUDGET
AD-VALOREM TAXES**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
8305 Real Estate Taxes													
Property Taxes	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$107,520
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Real Estate Taxes	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$107,520
2015 Projected	\$8,877	\$8,877	\$8,877	\$8,877	\$8,877	\$8,777	\$8,777	\$8,777	\$8,777	\$8,777	\$8,777	\$8,777	\$105,822

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	\$0
2015 Projected	\$0	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22

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
														\$0
Total Taxes Other		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
AD-VALOREM TAXES**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

Comments

Does not apply to Preston Park at this time.

**PRESTON PARK
2016 STANDARD BUDGET
AD-VALOREM TAXES**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
8320 Local/City Tax													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Local/City Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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
Total Police Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$8,960	\$107,520
-------------------------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	------------------

**PRESTON PARK
2016 STANDARD BUDGET
NON-ROUTINE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
8410 Buildings and Structures													
													\$0
													\$0
LED Smoke Alarms			\$30,000										\$30,000
Annual Inspections - Heater Filters/Rang			\$3,750										\$3,750
Annual Inspections - Batteries			\$6,600										\$6,600
Annual Inspections - Carbon Monoxide L			\$7,000										\$7,000
Annual Inspections - Garage Door Lubric			\$530										\$530
													\$0
Total Buildings and Structures	\$0	\$0	\$47,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,880
2015 Projected	\$932	\$10,310	(\$367)	\$301	\$203	\$876	\$43	\$2,157	\$0	\$1,500	\$1,500	\$0	\$17,454

Comments

Purchase of all Annual Inspection Materials and new LED Smoke Detectors with 10 year battery life

8412 Pool													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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
													\$0
Total Clubhouse & Fitness Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
NON-ROUTINE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

Comments

**PRESTON PARK
2016 STANDARD BUDGET
NON-ROUTINE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
8415 Furniture & Fixtures													
													\$0
													\$0
													\$0
													\$0
													\$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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8420 Paving & Landscaping													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Paving & Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000	\$10,000	\$30,000

Comments

Tree Trimming throughout community

8425 Apartment Interiors													
													\$0
													\$0
													\$0
													\$0
													\$0

**PRESTON PARK
2016 STANDARD BUDGET
NON-ROUTINE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
													\$0
													\$0
													\$0
Total Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

NA

8426 Flooring - Carpet

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Flooring - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

NA

8427 Flooring - Other

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Flooring - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2016 STANDARD BUDGET
NON-ROUTINE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
NA													

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8430 Other Non-Routine

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0

**PRESTON PARK
2016 STANDARD BUDGET
NON-ROUTINE EXPENSE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Non-Routine	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$3,453	\$8,652	\$474	\$0	\$5,138	\$12,776	\$12,424	\$198,515	\$50,000	\$50,000	\$35,000	\$24,200	\$400,631

Comments

8450 Association Land

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Association Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL NON-ROUTINE EXPENSE	\$0	\$0	\$47,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,880
----------------------------------	------------	------------	-----------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	-----------------

**PRESTON PARK
2016 STANDARD BUDGET
DEBT SERVICE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
9005 Debt Service													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time

9010 Debt Service-2nd Mortgage													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Debt Service-2nd Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time

9011 Debt Service - Development													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Debt Service - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
DEBT SERVICE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

Comments

Does not apply to Preston Park at this time

**PRESTON PARK
2016 STANDARD BUDGET
DEBT SERVICE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
9015 Other Lease Payments													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time

9020 Other Lease Payments-Ins.Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Lease Payments-Ins.Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time

9025 Other Lease Payments-Tax Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Lease Payments-Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
DEBT SERVICE**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	------------

Comments

Does not apply to Preston Park at this time

9030 Mezzanine Interest Expense

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mezzanine Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
---------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

**PRESTON PARK
2016 STANDARD BUDGET
DEPRECIATION**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply to Preston Park at this time

9110 Deprec - Building													
													\$0
	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$277,800
													\$0
													\$0
													\$0
													\$0
													\$0
Total Deprec - Building	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$23,150	\$277,800
2015 Projected	\$21,177	\$20,103	\$20,051	\$19,823	\$19,643	\$19,643	\$23,125	\$23,113	\$23,113	\$23,113	\$23,113	\$23,113	\$259,131

Comments

Based on depreciation schedule provided by accounting.

9115 Deprec - Furniture & Fixtures													
													\$0
													\$0
	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$540
													\$0
													\$0
													\$0
													\$0
Total Deprec - Furniture & Fixtures	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$540
2015 Projected	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$517

**PRESTON PARK
2016 STANDARD BUDGET
DEPRECIATION**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

Comments

Based on depreciation schedule provided by accounting.

**PRESTON PARK
2016 STANDARD BUDGET
DEPRECIATION**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
9120 Deprec - Paving & Landscape													
													\$0
													\$0
	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$2,220
													\$0
													\$0
													\$0
													\$0
													\$0
Total Deprec - Paving & Landscape	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$2,220
2015 Projected	\$192	\$192	\$192	\$192	\$192	\$192	\$181	\$181	\$181	\$181	\$181	\$181	\$2,236

Comments

Based on depreciation schedule provided by accounting.

9125 Deprec - Apartment Interiors													
													\$0
													\$0
	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$198,720
													\$0
													\$0
													\$0
													\$0
Total Deprec - Apartment Interiors	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$198,720
2015 Projected	\$16,495	\$16,458	\$16,364	\$16,289	\$16,588	\$16,588	\$16,530	\$16,560	\$16,560	\$16,560	\$16,560	\$16,560	\$198,111

Comments

Based on depreciation schedule provided by accounting.

9130 Deprec - Other Capital													
													\$0
													\$0
	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$184,560
													\$0
													\$0
													\$0
													\$0
Total Deprec - Other Capital	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$15,380	\$184,560
2015 Projected	\$14,924	\$14,930	\$14,930	\$15,000	\$15,000	\$15,000	\$15,376	\$15,376	\$15,376	\$15,376	\$15,376	\$15,376	\$182,039

**PRESTON PARK
2016 STANDARD BUDGET
DEPRECIATION**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
-------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------------

Comments

Based on depreciation schedule provided by accounting.

**PRESTON PARK
2016 STANDARD BUDGET
DEPRECIATION**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
9162 Deprec - Land Improvements													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Deprec - Land Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL DEPRECIATION	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$55,320	\$663,840
---------------------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	------------------

**PRESTON PARK
2016 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
1410 Building and Structures													
													\$0
													\$0
Building Exterior - Stucco/Brick/Siding			\$2,100,000										\$2,100,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Building and Structures	\$0	\$0	\$2,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,100,000
2015 Projected	\$150,359	\$5,741	\$11,400	\$0	\$5,091	\$218,317	\$17,664	\$0	\$0	\$0	\$0	\$1,020,000	\$1,428,571

Comments

Replace dry rot/termite damage around window framing and garages, repair stucco/siding issues and paint.

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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2016 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
1416 Autos/Trucks													
													\$0
													\$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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
1420 Paving & Landscaping													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Paving & Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2016 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
1425 Apartment Interiors													
Dishwasher \$320	\$960	\$960	\$0	\$960	\$960	\$0	\$960	\$960	\$0	\$960	\$960	\$0	\$7,680
Refrigerator \$600	\$0	\$600	\$600	\$0	\$600	\$600	\$0	\$600	\$600	\$0	\$600	\$600	\$4,800
Stove \$400	\$400	\$800	\$400	\$400	\$800	\$400	\$400	\$800	\$400	\$400	\$800	\$400	\$6,400
Microwave \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garbage Disposal \$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
Ice Maker \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hot Water Heater \$550	\$0	\$550	\$550	\$0	\$550	\$550	\$0	\$550	\$550	\$0	\$550	\$550	\$4,400
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 \$2,500	\$7,500	\$5,000	\$7,500	\$7,500	\$5,000	\$7,500	\$7,500	\$5,000	\$7,500	\$7,500	\$5,000	\$7,500	\$80,000
Vinyl \$1,400	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$50,400
Furnace Heater Replacement \$2,500		\$2,500											\$2,500
Rangehoods \$50	\$400	\$300		\$400	\$300		\$400	\$300		\$400	\$300		\$2,800
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Apartment Interiors	\$13,535	\$14,985	\$13,325	\$13,535	\$12,485	\$13,325	\$13,535	\$12,485	\$13,325	\$13,535	\$12,485	\$13,325	\$159,880
2015 Projected	\$7,693	\$25,096	\$10,381	\$22,364	\$8,294	\$23,034	\$9,426	\$22,707	\$22,073	\$24,000	\$24,000	\$24,000	\$223,068

Comments

Interior upgrades based on annual unit by unit inspections.

**PRESTON PARK
2016 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
2015 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
2015 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
2016 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016
													Total
1428 Computers & Related Equipment													
													\$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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

1430 Other Capital													
													\$0
Capital Fee for Building Repairs			\$116,050										\$116,050
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Capital	\$0	\$0	\$116,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,050
2015 Projected	\$8,948	\$346	\$0	\$4,203	\$0	\$22,576	\$0	\$0	\$0	\$0	\$0	\$61,200	\$97,273

Comments

Capital Management Fee of 6% applied to Stuccoo Repairs, Community Paint

PRESTON PARK
 2016 STANDARD BUDGET
 CAPITAL EXPENDITURES



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 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
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL CAPITAL EXPENDITURES	\$13,535	\$14,985	#####	\$13,535	\$12,485	\$13,325	\$13,535	\$12,485	\$13,325	\$13,535	\$12,485	\$13,325	\$2,375,930
-----------------------------------	-----------------	-----------------	--------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	--------------------

PRESTON PARK
2016 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2070 Mortgage Note Payable													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Note Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2106 Construction Loan													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Construction Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2205 Mortgage Principal													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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
2016 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2210 Long-Term Notes Payable													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Long-Term Notes Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
2215 Note Payable Principle Payment													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Note Payable Principle Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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
---------------------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------

Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
1335 Tax Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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
2016 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
TOTAL TAX ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
1340 Insurance Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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
-------------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
1341 Interest Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Interest Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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
------------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
1343 Mortgage Insurance Prem Reserve													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Insurance Prem Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Alliance Residential Budget Template
Standard Chart of Accounts

**PRESTON PARK
2016 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
TOTAL MORTGAGE INSURANCE PREM RESERV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**PRESTON PARK
2016 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
1345 Replacement Reserve Impound													\$0
													\$0
	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$964,656
	\$145,327												\$145,327
												\$6	\$6
													\$0
Total Replacement Reserve Impound	\$225,715	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,394	\$1,109,989
2015 Projected	\$557,732	\$33,644	\$45,537	\$44,978	\$45,421	\$190,912	\$51,501	\$50,282	\$0	\$0	\$0	(\$291,734)	\$728,273

Comments

Replacement Reserve balance as of March 23, 2015 is \$2,752,516.65. Accounting transfers funds on a monthly basis from the operating bank account into this reserve bank account. Reserve amount per unit expected to be \$2072.87

TOTAL REPLACEMENT RESERVE IMPOUND	\$225,715	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,388	\$80,394	\$1,109,989
--	------------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	--------------------

Replacement Reserve Reimbursement													
													\$0
	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$2,375,928)
												(\$2)	(\$2)
													\$0
													\$0
Total Replacement Reserve Reimbursement	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,996)	(\$2,375,930)
2015 Projected	\$0	\$0	(\$437,228)	\$0	\$0	(\$437,228)	\$0	\$0	(\$437,228)	\$0	\$0	(\$437,228)	(\$1,748,912)

Comments

TOTAL REPLACEMENT RESERVE REIMBURSEMENT	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,994)	(\$197,996)	(\$2,375,930)
--	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	--------------------	----------------------

1501 WIP													
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**PRESTON PARK
2016 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total

PRESTON PARK
2016 STANDARD BUDGET
OTHER CASH FLOW



Description	2015			2015			2016			2016			2016 Total
	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	
1502 WIP - Contra Operating													
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Contra Operating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

1510 WIP - Redev Hard Cost													
Description	2015			2015			2016			2016			2016 Total
	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Redev Hard Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

1520 WIP - Redev Soft Costs													
Description	2015			2015			2016			2016			2016 Total
	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Redev Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2016 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
1530 WIP - Redev Other													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Redev Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2015 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
--------------------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------

3010 Owner Distributions													
													\$0
													\$0
FOR A Distributions	\$0	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$145,327	\$1,598,597
City of Marina Distributions	\$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	\$145,327	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$3,342,521
2015 Projected	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$3,487,848

Comments

TOTAL OWNER DISTRIBUTIONS	\$145,327	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$3,342,521
----------------------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	--------------------

Depreciaton and Amortization													
													\$0
													\$0
	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$663,840)
													\$0
													\$0
													\$0
Total Depreciaton and Amortization	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$663,840)
2015 Projected	(\$52,831)	(\$51,726)	(\$51,579)	(\$51,347)	(\$51,466)	(\$51,466)	(\$55,255)	(\$55,273)	(\$55,273)	(\$55,273)	(\$55,273)	(\$55,273)	(\$642,035)

Comments

**PRESTON PARK
2016 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	2016 Total
TOTAL DEPRECIATON AND AMORTIZATION	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$55,320)	(\$663,840)

CAPITAL EXPENDITURES - 2015/2016 Preston Park Budget										
PRESTON PARK - REVISED PHYSICAL NEEDS ASSESSMENT (6 Year Look Forward - Alliance Residential Recommendation)									Updated: 6/9/2015	
			Committed Projects							
Project	Detail		2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2018 - 2019	2018 - 2019	2020 - 2021	
1410										
Site Lighting Repair / Replacement /Install	*Exterior site upgrades				\$ 200,000					
Roof	*Replacement		\$ 2,034,000				\$ 10,000	\$ 10,000		
Exterior Paint	*Full Paint			\$ 400,000						
Exterior Unit Windows	*Replacement		\$ 845,000						\$ 5,000	
Exterior Unit Doors	*Replacement		\$ 200,000				\$ 2,500	\$ 2,500		
Building Exterior	*Dryrot Repairs			\$ 40,000			\$ 2,000	\$ 2,000		
Fence Repairs/Slat Replacement	Replacement						\$ 40,000			
Resident Business Center	FF&E						\$ 12,000			
Landscape/ Irrigation	*Replacement / Upgrades					\$ 150,000				
Toilet Conversion / Water Conservation			\$ 203,000							
Leasing Office / Signage	*Upgrades: Wheelchair Access			\$ 90,000						
Playgrounds	*Replacement/Upgrades			\$ 65,000		\$ 65,000	\$ 150,000			
Fire Extinguishers	Add Fire Extinguishers to each home						\$ 13,000			
Termite Remediation	Termite remediation									
Building Fascia/Flashing Repairs	Repairs to exterior walls		\$ 2,100,000							
Heater Vent Cleaning/Repairs	Cleaning/Repairing Heater vents				\$ 145,000					
1415										
New Office Computers	Replace existing old computers					\$ 2,600				
1416										
One Maintenance Truck	Needed for hauling etc...					\$ 15,000				
1420										
Seal Coat Streets					\$ 155,787					
1425										
Dishwasher	replacement (assume 10 year life)	Represe	\$ 24,700	\$ 7,680	\$ 24,700	\$ 24,700	\$ 24,700	\$ 24,700	\$ 24,700	
Refrigerators	replacement (assume 15 year life)	Repres	\$ 12,120	\$ 4,800	\$ 12,120	\$ 12,120	\$ 12,120	\$ 12,120	\$ 12,120	
Range/Rangehood	replacement (assume 15 year life)	Repres	\$ 27,900	\$ 9,200	\$ 27,900	\$ 27,900	\$ 27,900	\$ 27,900	\$ 27,900	
Garbage Disposal	replacement (assume 10 year life)	Repres	\$ 3,300	\$ 900	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	
Hot Water Heaters	replacement (assume 15 year life)	Repres	\$ 6,650	\$ 4,400	\$ 6,650	\$ 6,650	\$ 6,650	\$ 6,650	\$ 6,650	
Carpet	replacement (assume 5 year life)	Represe	\$ 80,400	\$ 80,000	\$ 80,400	\$ 80,400	\$ 80,400	\$ 80,400	\$ 80,400	
Vinyl	replacement (assume 10 year life)	Repres	\$ 66,000	\$ 50,400	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	
HVAC Furnace	replacement (assume 20 year life)	Repres	\$ 16,800	\$ 2,500	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,800	
1430										
Applicable Construction Management Expenses	Miscellaneous (see * items)		\$ 184,740	\$ 116,050	\$ 35,700	\$ 30,047	\$ 12,900	\$ 9,000	\$ -	
Capital Expenses (uninflated)			\$ 3,704,610	\$ 2,375,930	\$ 868,570	\$ 768,704	\$ 483,370	\$ 476,370	\$ 257,370	
Inflation Factor			0.00%	0.00%	2.50%	2.50%	2.50%	2.50%	2.50%	
Capital Expenses (Inflated)			\$ 3,704,610	\$ 2,375,930	\$ 890,284	\$ 787,922	\$ 495,454	\$ 488,279	\$ 263,804	
Total Projected Replacement Reserve Funds			\$ 734,967	\$ 964,662	\$ 734,967	\$ 734,967	\$ 734,967	\$ 734,967	\$ 734,967	
Replacement Reserve Fund Balance on 3/1/15			\$ 2,752,516							
Remainder of Projected Replacement Reserve Additions 3/1/15-6/30/15			\$ 244,992							
Remainder of Projected Capital Expenses 3/1/15-6/30/15			\$ 1,217,700			reduce distribution to FORA to \$0K for May/June/July 2015				
Anticipated Replacement Reserve Fund Balance 7/1/15			\$ 1,779,808						\$ 435,981	
Holdbacks and Reserve Summary with no Rental Increase			starting balance	est withholding/yr	May/June FOR A Distribution	July FOR A Distribution	July/August Withholding	2015/2016 Capital total	Remaining Balance	
<i>Replacement Reserve Fund BEFORE Annual Addition, BEFORE Annual Expenses</i>			\$ 1,779,808	\$ 1,109,989	\$ 290,654	\$ 145,327	\$ 160,777	\$ 2,375,930	\$ 636	
<i>Replacement Reserve Fund AFTER Annual Addition, BEFORE Annual Expenses</i>				\$ 2,744,470	\$ 1,103,507	\$ 948,190	\$ 895,235	\$ 1,134,748	\$ 1,381,435	
<i>Replacement Reserve Fund AFTER Annual Addition, AFTER Annual Expenses</i>				\$ 368,540	\$ 213,223	\$ 160,268	\$ 399,781	\$ 646,468	\$ 1,117,631	
				\$/Unit/Year (Average)						
Replacement Reserve Capability with NO RENT INCREASE			\$ 964,662	\$ 2,725.03						