

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



Description	2015 Total	2014 Projected	Variance	Variance %
Physical Occupancy	97.87 %	97.89 %		
Economic Occupancy	93.50 %	94.25 %		

Gross Market Potential	\$6,298,571	\$6,038,519	\$260,052	4.3%
Market Gain/Loss to Lease	(\$209,691)	(\$153,411)	(\$56,280)	-36.7%
Affordable Housing	\$0	\$0	\$0	0.0%
Non-Revenue Apartments	(\$64,266)	(\$68,070)	\$3,804	5.6%
Rental Concessions	\$0	\$0	\$0	0.0%
Delinquent Rent	\$0	\$0	\$0	0.0%
Vacancy Loss	(\$134,232)	(\$127,385)	(\$6,847)	-5.4%
Prepaid/Previous Paid Rent	\$0	\$0	\$0	0.0%
Other Months' Rent/Delinquency Recovery	\$0	\$1,110	(\$1,110)	-100.0%
Bad Debt Expense	(\$1,218)	\$0	(\$1,218)	-100.0%
Other Resident Income	\$44,398	\$40,287	\$4,111	10.2%
Miscellaneous Income	\$6,200	\$10,554	(\$4,354)	-41.3%
Corp Apartment Income	\$0	\$0	\$0	0.0%
Retail Income	\$0	\$0	\$0	0.0%
<b>TOTAL INCOME</b>	<b>\$5,939,763</b>	<b>\$5,741,604</b>	<b>\$198,158</b>	<b>3.5%</b>
PAYROLL	\$541,800	\$525,709	(\$16,091)	-3.1%
LANDSCAPING	\$69,800	\$73,968	\$4,168	5.6%
UTILITIES	\$104,309	\$98,813	(\$5,496)	-5.6%
REDECORATING	\$86,843	\$83,478	(\$3,365)	-4.0%
MAINTENANCE	\$104,812	\$103,214	(\$1,598)	-1.5%
MARKETING	\$15,475	\$15,449	(\$26)	-0.2%
ADMINISTRATIVE	\$92,088	\$91,881	(\$207)	-0.2%
RETAIL EXPENSE	\$0	\$0	\$0	0.0%
PROFESSIONAL SERVICES	\$148,594	\$142,718	(\$5,876)	-4.1%
INSURANCE	\$207,012	\$197,507	(\$9,505)	-4.8%
AD-VALOREM TAXES	\$107,472	\$107,469	(\$3)	0.0%
NON ROUTINE MAINTENANCE	\$194,225	\$78,557	(\$115,668)	-147.2%
<b>TOTAL OPERATING EXP</b>	<b>\$1,672,429</b>	<b>\$1,518,762</b>	<b>(\$153,667)</b>	<b>-10.1%</b>
<b>NET OPERATING INCOME</b>	<b>\$4,267,333</b>	<b>\$4,222,842</b>	<b>\$44,491</b>	<b>1.1%</b>
DEBT SERVICE	\$0	\$0	\$0	0.0%
DEPRECIATION	\$417,696	\$417,425	(\$271)	-0.1%
AMORTIZATION	\$0	\$0	\$0	0.0%
PARTNERSHIP	\$8,000	\$0	(\$8,000)	-100.0%
EXTRAORDINARY COST	\$0	\$0	\$0	0.0%
<b>NET INCOME</b>	<b>\$3,841,637</b>	<b>\$3,805,417</b>	<b>\$36,220</b>	<b>1.0%</b>
CAPITAL EXPENDITURES	\$1,453,804	\$3,825,287	\$2,371,483	62.0%
MORTGAGE PRINCIPAL	\$0	\$0	\$0	0.0%
TAX ESCROW	\$0	\$0	\$0	0.0%
INSURANCE ESCROW	\$0	\$0	\$0	0.0%
INTEREST ESCROW	\$0	\$0	\$0	0.0%
REPLACEMENT RESERVE	\$771,467	\$734,976	(\$36,491)	-5.0%
REPLACEMENT RESERVE REIMBURSEM	(\$1,453,804)	(\$3,825,287)	(\$2,371,483)	-62.0%
WIP	\$0	\$0	\$0	0.0%
OWNER DISTRIBUTIONS	\$3,487,866	\$3,487,866	(\$0)	0.0%
DEPRECIATION AND AMORTIZATION	(\$417,696)	(\$417,425)	\$271	0.1%
<b>NET CASH FLOW</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>19.4%</b>

**Approvals**

Owner \_\_\_\_\_ Date \_\_\_\_\_

Asset Manager \_\_\_\_\_ Date \_\_\_\_\_

COO \_\_\_\_\_ Date \_\_\_\_\_

VP \_\_\_\_\_ Date \_\_\_\_\_

Regional Manager \_\_\_\_\_ Date \_\_\_\_\_

Business Manager \_\_\_\_\_ Date \_\_\_\_\_

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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**DETAIL BUDGET**



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected	
<b>INCOME</b>																		
<b>RENTAL INCOME</b>																		
5101	Gross Market Potential	\$503,463	\$520,932	\$520,932	\$520,932	\$520,932	\$526,158	\$526,158	\$526,158	\$533,227	\$533,227	\$533,227	\$533,227	\$6,298,571	\$17,894	\$12.82	\$6,038,519	
5103	Market Gain/Loss to Lease	(\$11,698)	(\$25,056)	(\$22,634)	(\$20,392)	(\$18,509)	(\$21,049)	(\$18,854)	(\$16,241)	(\$19,422)	(\$15,933)	(\$11,945)	(\$7,957)	(\$209,691)	(\$596)	(\$0.43)	(\$153,411)	
5105	Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
<b>ACTUAL POTENTIAL RENT</b>		<b>\$491,765</b>	<b>\$495,876</b>	<b>\$498,297</b>	<b>\$500,540</b>	<b>\$502,423</b>	<b>\$505,109</b>	<b>\$507,304</b>	<b>\$509,918</b>	<b>\$513,804</b>	<b>\$517,294</b>	<b>\$521,281</b>	<b>\$525,269</b>	<b>\$6,088,880</b>	<b>\$17,298</b>	<b>\$12.39</b>	<b>\$5,885,108</b>	
Average Potential Rent		\$1,397	\$1,409	\$1,416	\$1,422	\$1,427	\$1,435	\$1,441	\$1,449	\$1,460	\$1,470	\$1,481	\$1,492	\$17,298			\$16,719	
Average Potential Rent per sq ft		\$1.00	\$1.01	\$1.01	\$1.02	\$1.02	\$1.03	\$1.03	\$1.04	\$1.05	\$1.05	\$1.06	\$1.07	\$12.39			\$11.97	
5115	Non-Revenue Apartments	(\$5,108)	(\$5,307)	(\$5,307)	(\$5,307)	(\$5,307)	(\$5,370)	(\$5,370)	(\$5,370)	(\$5,455)	(\$5,455)	(\$5,455)	(\$5,455)	(\$64,266)	(\$183)	(\$0.13)	(\$68,070)	
5120	Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5125	Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5130	Vacancy Loss	(\$10,012)	(\$10,359)	(\$10,359)	(\$11,099)	(\$11,839)	(\$11,958)	(\$11,958)	(\$11,958)	(\$12,119)	(\$11,361)	(\$10,604)	(\$10,604)	(\$134,232)	(\$381)	(\$0.27)	(\$127,385)	
5135	Prepaid/Previous Paid Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5140	Other Months' Rent/Delinquency Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$1,110	
5145	Bad Debt Expense	(\$98)	(\$99)	(\$100)	(\$100)	(\$100)	(\$101)	(\$101)	(\$102)	(\$103)	(\$103)	(\$104)	(\$105)	(\$1,218)	(\$3)	(\$0.00)	\$0	
<b>TOTAL RENTAL INCOME</b>		<b>\$476,547</b>	<b>\$480,110</b>	<b>\$482,531</b>	<b>\$484,033</b>	<b>\$485,176</b>	<b>\$487,680</b>	<b>\$489,875</b>	<b>\$492,488</b>	<b>\$496,128</b>	<b>\$500,374</b>	<b>\$505,118</b>	<b>\$509,105</b>	<b>\$5,889,165</b>	<b>\$16,731</b>	<b>\$11.98</b>	<b>\$5,690,763</b>	
Average Effective Rent		\$1,382	\$1,392	\$1,399	\$1,407	\$1,411	\$1,418	\$1,424	\$1,432	\$1,443	\$1,451	\$1,464	\$1,476	\$17,074			\$16,492	
Average Effective Rent per sq ft		\$0.99	\$1.00	\$1.00	\$1.01	\$1.01	\$1.02	\$1.02	\$1.03	\$1.03	\$1.04	\$1.05	\$1.06	\$12.23			\$11.81	
Physical Occupancy		98.01 %	98.01 %	98.01 %	97.87 %	97.73 %	97.73 %	97.73 %	97.73 %	97.73 %	97.87 %	98.01 %	98.01 %	97.87 %			97.89 %	
Economic Occupancy		94.65 %	92.16 %	92.63 %	92.92 %	93.14 %	92.69 %	93.10 %	93.60 %	93.04 %	93.84 %	94.73 %	95.48 %	93.50 %			94.25 %	
<b>OTHER RESIDENT INCOME</b>																		
5205	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5210	Washer/Dryer Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5211	Washer/Dryer Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5215	Resident Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5220	Carport Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5221	Garage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5225	Damages/Cleaning Fees	\$2,745	\$2,440	\$2,135	\$1,830	\$1,525	\$1,830	\$1,525	\$1,830	\$2,135	\$2,135	\$2,440	\$3,050	\$25,620	\$73	\$0.05	\$25,769	
5230	Phone System Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5233	Phone System Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5235	Storage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5240	Termination Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125	\$0	\$0	\$125	\$250	\$1	\$0.00	\$250	
5245	MTM Premium	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$1,620	\$5	\$0.00	\$0	
5250	Application Fees	\$572	\$528	\$484	\$396	\$396	\$440	\$396	\$440	\$484	\$528	\$528	\$616	\$5,808	\$17	\$0.01	\$5,618	
5255	Pet Fees	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,100	\$6	\$0.00	\$0	
5260	NSF/Late Fees	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000	\$26	\$0.02	\$8,650	
5265	Resident Utility Bill Back Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5266	Illuminar Electric - Occupied Bill Back Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5268	Illuminar Electric - Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5270	Alarm Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5275	SMART Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5276	Yard Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5280	Transfer Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5285	Maid Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5290	Renovation Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5295	Police Fee Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5296	Property Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
<b>TOTAL OTHER RESIDENT INCOME</b>		<b>\$4,377</b>	<b>\$4,028</b>	<b>\$3,679</b>	<b>\$3,286</b>	<b>\$2,981</b>	<b>\$3,330</b>	<b>\$2,981</b>	<b>\$3,330</b>	<b>\$3,804</b>	<b>\$3,723</b>	<b>\$4,028</b>	<b>\$4,851</b>	<b>\$44,398</b>	<b>\$126</b>	<b>\$0.09</b>	<b>\$40,287</b>	

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**DETAIL BUDGET**



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
<b>MISCELLANEOUS INCOME</b>																	
5305	Miscellaneous Income	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$800	\$2	\$0.00	\$761
5310	Clubhouse Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5315	Vending Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5325	Interest Income	\$600	\$600	\$600	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$5,400	\$15	\$0.01	\$9,793
5330	Cable Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5331	Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5335	Collection Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5340	Bad Debt Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
<b>TOTAL MISCELLANEOUS INCOME</b>		<b>\$600</b>	<b>\$800</b>	<b>\$600</b>	<b>\$400</b>	<b>\$600</b>	<b>\$400</b>	<b>\$400</b>	<b>\$600</b>	<b>\$400</b>	<b>\$400</b>	<b>\$600</b>	<b>\$400</b>	<b>\$6,200</b>	<b>\$18</b>	<b>\$0.01</b>	<b>\$10,554</b>
<b>CORPORATE APT INCOME</b>																	
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
<b>TOTAL CORPORATE APT INCOME</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>
<b>RETAIL INCOME</b>																	
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
<b>TOTAL RETAIL INCOME</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>
<b>TOTAL INCOME</b>		<b>\$481,524</b>	<b>\$484,938</b>	<b>\$486,810</b>	<b>\$487,719</b>	<b>\$488,757</b>	<b>\$491,410</b>	<b>\$493,256</b>	<b>\$496,418</b>	<b>\$500,332</b>	<b>\$504,497</b>	<b>\$509,746</b>	<b>\$514,356</b>	<b>\$5,939,763</b>	<b>\$16,874</b>	<b>\$12.09</b>	<b>\$5,741,604</b>
<b>CONTROLLABLE OPERATING EXPENSES</b>																	
<b>PAYROLL</b>																	
	Administrative Salaries	\$13,696	\$13,696	\$13,254	\$13,696	\$13,254	\$13,696	\$13,806	\$12,470	\$13,806	\$13,361	\$13,806	\$13,361	\$161,902	\$460	\$0.33	\$182,397
	Maintenance Salaries	\$15,086	\$15,086	\$14,599	\$15,086	\$14,599	\$15,086	\$15,086	\$13,626	\$15,086	\$14,599	\$15,086	\$14,599	\$177,623	\$505	\$0.36	\$169,705
6405	Bonus	\$360	\$10,856	\$446	\$185	\$10,726	\$225	\$0	\$10,541	\$0	\$0	\$10,541	\$352	\$44,232	\$126	\$0.09	\$40,927
6410	Payroll Taxes	\$4,244	\$5,020	\$3,747	\$3,331	\$3,482	\$2,294	\$2,285	\$2,870	\$2,285	\$2,211	\$3,092	\$2,224	\$37,085	\$105	\$0.08	\$33,539
6430	Payroll Benefits and Burden	\$8,186	\$9,120	\$8,098	\$8,171	\$9,289	\$8,174	\$8,166	\$8,814	\$8,166	\$8,361	\$9,103	\$8,101	\$101,748	\$289	\$0.21	\$77,958
6440	Non-Staff Labor	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000	\$51	\$0.04	\$18,890
6445	New Hire Expense	\$0	\$403	\$0	\$0	\$0	\$0	\$403	\$0	\$403	\$0	\$0	\$0	\$1,209	\$3	\$0.00	\$2,293
<b>TOTAL PAYROLL</b>		<b>\$43,072</b>	<b>\$55,680</b>	<b>\$41,644</b>	<b>\$41,968</b>	<b>\$52,851</b>	<b>\$40,975</b>	<b>\$41,246</b>	<b>\$49,822</b>	<b>\$41,246</b>	<b>\$40,032</b>	<b>\$53,128</b>	<b>\$40,137</b>	<b>\$541,800</b>	<b>\$1,539</b>	<b>\$1.10</b>	<b>\$525,709</b>
<b>LANDSCAPING</b>																	
7105	Landscaping Monthly Service	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000	\$136	\$0.10	\$56,963
7110	Landscaping Other	\$3,350	\$0	\$1,350	\$2,000	\$0	\$0	\$3,350	\$0	\$0	\$3,350	\$0	\$0	\$13,400	\$38	\$0.03	\$9,748
7115	Irrigation/Sprinkler Repairs	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$8,400	\$24	\$0.02	\$7,257
<b>TOTAL LANDSCAPING</b>		<b>\$8,050</b>	<b>\$4,700</b>	<b>\$6,050</b>	<b>\$6,700</b>	<b>\$4,700</b>	<b>\$4,700</b>	<b>\$8,050</b>	<b>\$4,700</b>	<b>\$4,700</b>	<b>\$8,050</b>	<b>\$4,700</b>	<b>\$4,700</b>	<b>\$69,800</b>	<b>\$198</b>	<b>\$0.14</b>	<b>\$73,968</b>

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**DETAIL BUDGET**



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
<b>UTILITIES</b>																	
7205	Electric - Common Area	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$1,400	\$16,800	\$48	\$0.03	\$15,721
7206	Illuminar Electric - Occupied	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7207	Electric - Vacant	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,920	\$5	\$0.00	\$1,755
7210	Gas - Common Area	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720	\$2	\$0.00	\$631
7212	Gas - Vacant	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$912	\$3	\$0.00	\$910
7215	Water	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$15,600	\$44	\$0.03	\$14,130
7218	Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7220	Sewer	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$66,000	\$188	\$0.13	\$62,892
7225	Trash Removal	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$2,357	\$7	\$0.00	\$2,608
7230	Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7235	Utility Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$165
7237	Illuminar Electric - Occupied Reimb	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
<b>TOTAL UTILITIES</b>		<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$104,309</b>	<b>\$296</b>	<b>\$0.21</b>	<b>\$98,813</b>
<b>REDECORATING</b>																	
7305	Redecorating - General Cleaning	\$1,206	\$1,072	\$938	\$804	\$670	\$804	\$670	\$804	\$938	\$938	\$1,072	\$1,340	\$11,253	\$32	\$0.02	\$9,627
7310	Redecorating - Carpet/Tile	\$630	\$510	\$387	\$269	\$147	\$263	\$147	\$269	\$386	\$389	\$510	\$746	\$4,651	\$13	\$0.01	\$4,637
7315	Redecorating - Painting Supplies	\$1,503	\$1,364	\$1,224	\$1,085	\$946	\$1,085	\$946	\$1,085	\$1,224	\$1,224	\$1,364	\$1,642	\$14,693	\$42	\$0.03	\$14,238
7320	Redecorating - Painting Contract	\$3,768	\$3,350	\$2,931	\$2,512	\$2,094	\$2,512	\$2,094	\$2,512	\$2,931	\$2,931	\$3,350	\$4,187	\$35,171	\$100	\$0.07	\$34,453
7325	Redecorating - Rehab	\$950	\$1,250	\$950	\$950	\$1,250	\$950	\$950	\$1,250	\$950	\$950	\$1,250	\$950	\$12,600	\$36	\$0.03	\$12,592
7330	Redecorating - Drapes/Blinds	\$409	\$366	\$323	\$280	\$236	\$280	\$236	\$280	\$323	\$323	\$366	\$453	\$3,873	\$11	\$0.01	\$3,066
7335	Redecorating - Appliance Repair	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$400	\$1	\$0.00	\$313
7340	Redecorating - Carpet Repair	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$12	\$0.01	\$4,551
7345	Redecorating - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7350	Redecorating - Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7360	Redecorating - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7370	Redecorating - Doors/Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
<b>TOTAL REDECORATING</b>		<b>\$8,816</b>	<b>\$8,361</b>	<b>\$7,103</b>	<b>\$6,249</b>	<b>\$5,793</b>	<b>\$6,243</b>	<b>\$5,393</b>	<b>\$6,649</b>	<b>\$7,102</b>	<b>\$7,105</b>	<b>\$8,361</b>	<b>\$9,667</b>	<b>\$86,843</b>	<b>\$247</b>	<b>\$0.18</b>	<b>\$83,478</b>
<b>MAINTENANCE</b>																	
7420	Building & Structure	\$200	\$450	\$200	\$200	\$450	\$200	\$200	\$450	\$200	\$200	\$450	\$200	\$3,400	\$10	\$0.01	\$3,921
7422	Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7425	Electrical	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$18,900	\$54	\$0.04	\$18,525
7430	Plumbing	\$1,450	\$1,450	\$1,450	\$1,450	\$2,630	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$1,450	\$18,580	\$53	\$0.04	\$18,681
7435	HVAC	\$0	\$800	\$1,000	\$700	\$1,800	\$1,000	\$700	\$1,500	\$1,000	\$700	\$800	\$300	\$10,300	\$29	\$0.02	\$8,347
7440	Supplies	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$2,760	\$8	\$0.01	\$2,496
7442	Housekeeping	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$3,360	\$10	\$0.01	\$3,099
7445	Small Equipment	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$740	\$180	\$180	\$180	\$180	\$2,720	\$8	\$0.01	\$2,772
7450	Pest Control	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000	\$26	\$0.02	\$9,049
7455	Swimming Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7460	Maintenance Guarantee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7465	Snow Removal/Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7470	Windows/Doors	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$925	\$11,100	\$32	\$0.02	\$10,418
7475	Keys & Locks	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000	\$9	\$0.01	\$3,137
7480	Fire Extinguish, 1st Aid	\$500	\$173	\$500	\$500	\$0	\$673	\$500	\$0	\$4,500	\$673	\$0	\$500	\$8,520	\$24	\$0.02	\$9,635
7481	Alarm Expense	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$135	\$1,620	\$5	\$0.00	\$1,359
7485	Maintenance Other	\$475	\$475	\$1,025	\$475	\$475	\$1,025	\$475	\$475	\$1,025	\$475	\$475	\$1,025	\$7,900	\$22	\$0.02	\$8,282
7486	Maintenance Uniforms	\$0	\$0	\$2,046	\$0	\$0	\$0	\$0	\$1,606	\$0	\$0	\$0	\$0	\$3,652	\$10	\$0.01	\$3,493
7490	Maintenance - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7493	Appliance Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7495	Carpet Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
<b>TOTAL MAINTENANCE</b>		<b>\$6,950</b>	<b>\$7,673</b>	<b>\$10,546</b>	<b>\$7,650</b>	<b>\$9,680</b>	<b>\$8,673</b>	<b>\$7,650</b>	<b>\$10,366</b>	<b>\$12,500</b>	<b>\$7,823</b>	<b>\$7,500</b>	<b>\$7,800</b>	<b>\$104,812</b>	<b>\$298</b>	<b>\$0.21</b>	<b>\$103,214</b>

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**DETAIL BUDGET**



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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**DETAIL BUDGET**



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
<b>RETAIL EXPENSE</b>																	
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
<b>TOTAL RETAIL EXPENSE</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>
<b>TOTAL CONTROLLABLE EXPENSES</b>		<b>\$83,807</b>	<b>\$92,104</b>	<b>\$84,693</b>	<b>\$79,267</b>	<b>\$88,627</b>	<b>\$79,996</b>	<b>\$83,057</b>	<b>\$87,637</b>	<b>\$83,121</b>	<b>\$80,445</b>	<b>\$93,603</b>	<b>\$78,768</b>	<b>\$1,015,126</b>	<b>\$2,884</b>	<b>\$2.07</b>	<b>\$992,511</b>
<b>NON CONTROLLABLE EXPENSES</b>																	
<b>PROFESSIONAL SERVICES</b>																	
8105	Management Fees	\$12,038	\$12,123	\$12,170	\$12,193	\$12,219	\$12,285	\$12,331	\$12,410	\$12,508	\$12,612	\$12,744	\$12,859	\$148,494	\$422	\$0.30	\$142,718
8107	Incentive Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8108	Asset Mgt Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8110	Accounting/Audit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8115	Partnership Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8120	Tax Consulting Fess	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8121	Tax Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8122	Appraisal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8125	Professional Services - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100	\$0	\$0.00	\$0
8130	Apt. Assoc. Dues & Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
<b>TOTAL PROFESSIONAL SERVICES</b>		<b>\$12,038</b>	<b>\$12,123</b>	<b>\$12,170</b>	<b>\$12,193</b>	<b>\$12,219</b>	<b>\$12,285</b>	<b>\$12,331</b>	<b>\$12,510</b>	<b>\$12,508</b>	<b>\$12,612</b>	<b>\$12,744</b>	<b>\$12,859</b>	<b>\$148,594</b>	<b>\$422</b>	<b>\$0.30</b>	<b>\$142,718</b>
<b>INSURANCE</b>																	
8205	Property & Liability Insurance	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$187,092	\$532	\$0.38	\$183,146
8210	Casualty Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$606
8215	Other Insurance	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$1,660	\$19,920	\$57	\$0.04	\$13,755
<b>TOTAL INSURANCE</b>		<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$207,012</b>	<b>\$588</b>	<b>\$0.42</b>	<b>\$197,507</b>

**PRESTON PARK  
2015 STANDARD BUDGET  
DETAIL BUDGET**



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
<b>AD-VALOREM TAXES</b>																	
8305	Real Estate Taxes	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$107,472	\$305	\$0.22	\$107,469
8310	Personal Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8315	Taxes Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8320	Local/City Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8325	Police Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
<b>TOTAL AD-VALOREM TAXES</b>		<b>\$8,956</b>	<b>\$8,956</b>	<b>\$8,956</b>	<b>\$8,956</b>	<b>\$8,956</b>	<b>\$8,956</b>	<b>\$8,956</b>	<b>\$8,956</b>	<b>\$8,956</b>	<b>\$8,956</b>	<b>\$8,956</b>	<b>\$8,956</b>	<b>\$107,472</b>	<b>\$305</b>	<b>\$0.22</b>	<b>\$107,469</b>
<b>NON ROUTINE MAINTENANCE</b>																	
8410	Buildings and Structures	\$2,000	\$2,700	\$2,700	\$2,700	\$13,125	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$33,225	\$94	\$0.07	\$29,549
8412	Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8413	Clubhouse & Fitness Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8415	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8420	Paving & Landscaping	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000	\$85	\$0.06	\$26,281
8425	Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8426	Flooring - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8427	Flooring - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8428	Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8429	Interiors-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8430	Other Non-Routine	\$31,000	\$0	\$0	\$25,000	\$25,000	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$0	\$131,000	\$372	\$0.27	\$22,727
<b>TOTAL NON ROUTINE MAINTENANCE</b>		<b>\$63,000</b>	<b>\$2,700</b>	<b>\$2,700</b>	<b>\$27,700</b>	<b>\$38,125</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$194,225</b>	<b>\$552</b>	<b>\$0.40</b>	<b>\$78,557</b>
<b>TOTAL NON CONTROL EXPENSES</b>		<b>\$101,245</b>	<b>\$41,030</b>	<b>\$41,077</b>	<b>\$66,100</b>	<b>\$76,551</b>	<b>\$38,492</b>	<b>\$63,538</b>	<b>\$38,717</b>	<b>\$48,715</b>	<b>\$63,819</b>	<b>\$38,951</b>	<b>\$39,066</b>	<b>\$657,303</b>	<b>\$1,867</b>	<b>\$1.34</b>	<b>\$526,251</b>
<b>TOTAL OPERATING EXP</b>		<b>\$185,052</b>	<b>\$133,134</b>	<b>\$125,771</b>	<b>\$145,367</b>	<b>\$165,178</b>	<b>\$118,488</b>	<b>\$146,596</b>	<b>\$126,355</b>	<b>\$131,836</b>	<b>\$144,265</b>	<b>\$132,554</b>	<b>\$117,834</b>	<b>\$1,672,429</b>	<b>\$4,751</b>	<b>\$3.40</b>	<b>\$1,518,762</b>
<b>NET OPERATING INCOME</b>		<b>\$296,472</b>	<b>\$351,804</b>	<b>\$361,039</b>	<b>\$342,352</b>	<b>\$323,579</b>	<b>\$372,922</b>	<b>\$346,660</b>	<b>\$370,063</b>	<b>\$368,496</b>	<b>\$360,232</b>	<b>\$377,192</b>	<b>\$396,522</b>	<b>\$4,267,333</b>	<b>\$12,123</b>	<b>\$8.68</b>	<b>\$4,222,842</b>
<b>DEBT SERVICE</b>																	
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
<b>TOTAL DEBT SERVICE</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>
<b>DEPRECIATION</b>																	
9109	Deprec - Land Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9110	Deprec - Building	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000	\$170	\$0.12	\$59,170
9115	Deprec - Furniture & Fixtures	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$996	\$3	\$0.00	\$1,812
9120	Deprec - Paving & Landscape	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$12	\$0.01	\$4,004
9125	Deprec - Apartment Interiors	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$194,400	\$552	\$0.40	\$194,373
9130	Deprec - Other Capital	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$158,100	\$449	\$0.32	\$158,066
9162	Deprec - Land Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
<b>TOTAL DEPRECIATION</b>		<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$417,696</b>	<b>\$1,187</b>	<b>\$0.85</b>	<b>\$417,425</b>
<b>AMORTIZATION</b>																	
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
<b>TOTAL AMORTIZATION</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**DETAIL BUDGET**



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
<b>PARTNERSHIP</b>																	
9402	Bank Service Charges-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9405	Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9410	Audit and Tax Preparation	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000	\$23	\$0.02	\$0
9415	Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9416	Supervisory Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9417	Admin Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9418	Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9420	Travel Partnership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
9430	Interest Income - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
<b>TOTAL PARTNERSHIP</b>		<b>\$8,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,000</b>	<b>\$23</b>	<b>\$0.02</b>	<b>\$0</b>
<b>EXTRAORDINARY COST</b>																	
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
<b>TOTAL EXTRAORDINARY COST</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>
<b>NET INCOME</b>		<b>\$253,664</b>	<b>\$316,996</b>	<b>\$326,231</b>	<b>\$307,544</b>	<b>\$288,771</b>	<b>\$338,114</b>	<b>\$311,852</b>	<b>\$335,255</b>	<b>\$333,688</b>	<b>\$325,424</b>	<b>\$342,384</b>	<b>\$361,714</b>	<b>\$3,841,637</b>	<b>\$10,914</b>	<b>\$7.82</b>	<b>\$3,805,417</b>
<b>CAPITAL EXPENDITURES</b>																	
1410	Building and Structures	\$0	\$0	\$830,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$830,000	\$2,358	\$1.69	\$3,466,189
1415	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
1416	Autos/Trucks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$700)
1420	Paving & Landscaping	\$320,787	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320,787	\$911	\$0.65	\$0
1425	Apartment Interiors	\$19,285	\$18,810	\$21,285	\$20,835	\$17,960	\$20,760	\$20,760	\$17,960	\$20,835	\$18,485	\$18,810	\$22,085	\$237,870	\$676	\$0.48	\$224,077
1426	Carpet/Plank - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
1427	Appliance - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
1428	Computers & Related Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$910
1430	Other Capital	\$65,147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,147	\$185	\$0.13	\$127,489
1432	Other Capital, Value Add	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$7,322
<b>TOTAL CAPITAL EXPENDITURES</b>		<b>\$405,219</b>	<b>\$18,810</b>	<b>\$851,285</b>	<b>\$20,835</b>	<b>\$17,960</b>	<b>\$20,760</b>	<b>\$20,760</b>	<b>\$17,960</b>	<b>\$20,835</b>	<b>\$18,485</b>	<b>\$18,810</b>	<b>\$22,085</b>	<b>\$1,453,804</b>	<b>\$4,130</b>	<b>\$2.96</b>	<b>\$3,825,287</b>
<b>MORTGAGE PRINCIPAL</b>																	
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
<b>TOTAL MORTGAGE PRINCIPAL</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>
<b>TAX ESCROW</b>																	
1335	Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
<b>TOTAL TAX ESCROW</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>
<b>INSURANCE ESCROW</b>																	
1340	Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
<b>TOTAL INSURANCE ESCROW</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>
<b>INTEREST ESCROW</b>																	
1341	Interest Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
<b>TOTAL INTEREST ESCROW</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**DETAIL BUDGET**



Acct #	Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
<b>MORTGAGE INSURANCE PREM RESERVE</b>																	
1343	Mortgage Insurance Prem Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
	<b>TOTAL MORTGAGE INSURANCE PREM RESERVE</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>
<b>REPLACEMENT RESERVE</b>																	
1345	Replacement Reserve Impound	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,299	\$771,467	\$2,192	\$1.57	\$734,976
	<b>TOTAL REPLACEMENT RESERVE</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,299</b>	<b>\$771,467</b>	<b>\$2,192</b>	<b>\$1.57</b>	<b>\$734,976</b>
<b>REPLACEMENT RESERVE REIMBURSEMENT</b>																	
	Replacement Reserve Reimbursement	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,154)	(\$1,453,804)	(\$4,130)	(\$2.96)	(\$3,825,287)
	<b>TOTAL REPLACEMENT RESERVE REIMBURSEMEN</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,154)</b>	<b>(\$1,453,804)</b>	<b>(\$4,130)</b>	<b>(\$2.96)</b>	<b>(\$3,825,287)</b>
<b>WIP</b>																	
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
	<b>TOTAL WIP</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>
<b>OWNER DISTRIBUTIONS</b>																	
3010	Owner Distributions	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,672	\$3,487,866	\$9,909	\$7.10	\$3,487,866
	<b>TOTAL OWNER DISTRIBUTIONS</b>	<b>\$290,654</b>	<b>\$290,654</b>	<b>\$290,654</b>	<b>\$290,654</b>	<b>\$290,654</b>	<b>\$290,654</b>	<b>\$290,654</b>	<b>\$290,654</b>	<b>\$290,654</b>	<b>\$290,654</b>	<b>\$290,654</b>	<b>\$290,672</b>	<b>\$3,487,866</b>	<b>\$9,909</b>	<b>\$7.10</b>	<b>\$3,487,866</b>
<b>DEPRECIATION AND AMORTIZATION</b>																	
	Depreciaton and Amortization	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$417,696)	(\$1,187)	(\$0.85)	(\$417,425)
	<b>TOTAL DEPRECIATION AND AMORTIZATION</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$417,696)</b>	<b>(\$1,187)</b>	<b>(\$0.85)</b>	<b>(\$417,425)</b>
	<b>NET CASH FLOW</b>	<b>(\$350,539)</b>	<b>\$99,202</b>	<b>(\$724,038)</b>	<b>\$87,725</b>	<b>\$71,827</b>	<b>\$118,370</b>	<b>\$92,108</b>	<b>\$118,311</b>	<b>\$113,869</b>	<b>\$107,955</b>	<b>\$124,590</b>	<b>\$140,620</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>

**PRESTON PARK  
2015 STANDARD BUDGET  
SUMMARY BUDGET**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	Per Unit	2014 Projected
<b>INCOME</b>															
RENTAL INCOME	\$476,547	\$480,110	\$482,531	\$484,033	\$485,176	\$487,680	\$489,875	\$492,488	\$496,128	\$500,374	\$505,118	\$509,105	\$5,889,165	\$16,731	\$5,690,763
OTHER RESIDENT INCOME	\$4,377	\$4,028	\$3,679	\$3,286	\$2,981	\$3,330	\$2,981	\$3,330	\$3,804	\$3,723	\$4,028	\$4,851	\$44,398	\$126	\$40,287
MISCELLANEOUS INCOME	\$600	\$800	\$600	\$400	\$600	\$400	\$400	\$600	\$400	\$400	\$600	\$400	\$6,200	\$18	\$10,554
CORPORATE APT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RETAIL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL INCOME</b>	<b>\$481,524</b>	<b>\$484,938</b>	<b>\$486,810</b>	<b>\$487,719</b>	<b>\$488,757</b>	<b>\$491,410</b>	<b>\$493,256</b>	<b>\$496,418</b>	<b>\$500,332</b>	<b>\$504,497</b>	<b>\$509,746</b>	<b>\$514,356</b>	<b>\$5,939,763</b>	<b>\$16,874</b>	<b>\$5,741,604</b>
<b>OPERATING EXPENSES</b>															
PAYROLL	\$43,072	\$55,680	\$41,644	\$41,968	\$52,851	\$40,975	\$41,246	\$49,822	\$41,246	\$40,032	\$53,128	\$40,137	\$541,800	\$1,539	\$525,709
LANDSCAPING	\$8,050	\$4,700	\$6,050	\$6,700	\$4,700	\$4,700	\$8,050	\$4,700	\$4,700	\$8,050	\$4,700	\$4,700	\$69,800	\$198	\$73,968
UTILITIES	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$8,692	\$104,309	\$296	\$98,813
REDECORATING	\$8,816	\$8,361	\$7,103	\$6,249	\$5,793	\$6,243	\$5,393	\$6,649	\$7,102	\$7,105	\$8,361	\$9,667	\$86,843	\$247	\$83,478
MAINTENANCE	\$6,950	\$7,673	\$10,546	\$7,650	\$9,680	\$8,673	\$7,650	\$10,366	\$12,500	\$7,823	\$7,500	\$7,800	\$104,812	\$298	\$103,214
MARKETING	\$1,030	\$1,230	\$1,205	\$1,780	\$1,080	\$1,525	\$1,250	\$1,530	\$1,205	\$1,080	\$1,355	\$1,205	\$15,475	\$44	\$15,449
ADMINISTRATIVE	\$7,196	\$5,767	\$9,453	\$6,227	\$5,831	\$9,187	\$10,776	\$5,877	\$7,676	\$7,663	\$9,867	\$6,566	\$92,088	\$262	\$91,881
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL CONTROLLABLE EXPENSES</b>	<b>\$83,807</b>	<b>\$92,104</b>	<b>\$84,693</b>	<b>\$79,267</b>	<b>\$88,627</b>	<b>\$79,996</b>	<b>\$83,057</b>	<b>\$87,637</b>	<b>\$83,121</b>	<b>\$80,445</b>	<b>\$93,603</b>	<b>\$78,768</b>	<b>\$1,015,126</b>	<b>\$2,884</b>	<b>\$992,511</b>
<b>NON CONTROLLABLE EXPENSES</b>															
PROFESSIONAL SERVICES	\$12,038	\$12,123	\$12,170	\$12,193	\$12,219	\$12,285	\$12,331	\$12,510	\$12,508	\$12,612	\$12,744	\$12,859	\$148,594	\$422	\$142,718
INSURANCE	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$17,251	\$207,012	\$588	\$197,507
AD-VALOREM TAXES	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$107,472	\$305	\$107,469
NON ROUTINE MAINTENANCE	\$63,000	\$2,700	\$2,700	\$27,700	\$38,125	\$0	\$25,000	\$0	\$10,000	\$25,000	\$0	\$0	\$194,225	\$552	\$78,557
<b>TOTAL NON CONTROL EXPENSES</b>	<b>\$101,245</b>	<b>\$41,030</b>	<b>\$41,077</b>	<b>\$66,100</b>	<b>\$76,551</b>	<b>\$38,492</b>	<b>\$63,538</b>	<b>\$38,717</b>	<b>\$48,715</b>	<b>\$63,819</b>	<b>\$38,951</b>	<b>\$39,066</b>	<b>\$657,303</b>	<b>\$1,867</b>	<b>\$526,251</b>
<b>TOTAL OPERATING EXP</b>	<b>\$185,052</b>	<b>\$133,134</b>	<b>\$125,771</b>	<b>\$145,367</b>	<b>\$165,178</b>	<b>\$118,488</b>	<b>\$146,596</b>	<b>\$126,355</b>	<b>\$131,836</b>	<b>\$144,265</b>	<b>\$132,554</b>	<b>\$117,834</b>	<b>\$1,672,429</b>	<b>\$4,751</b>	<b>\$1,518,762</b>
<b>NET OPERATING INCOME</b>	<b>\$296,472</b>	<b>\$351,804</b>	<b>\$361,039</b>	<b>\$342,352</b>	<b>\$323,579</b>	<b>\$372,922</b>	<b>\$346,660</b>	<b>\$370,063</b>	<b>\$368,496</b>	<b>\$360,232</b>	<b>\$377,192</b>	<b>\$396,522</b>	<b>\$4,267,333</b>	<b>\$12,123</b>	<b>\$4,222,842</b>
<b>DEBT SERVICE</b>															
DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEPRECIATION	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$34,808	\$417,696		\$417,425
AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
PARTNERSHIP	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000		\$0
EXTRAORDINARY COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
<b>NET INCOME</b>	<b>\$253,664</b>	<b>\$316,996</b>	<b>\$326,231</b>	<b>\$307,544</b>	<b>\$288,771</b>	<b>\$338,114</b>	<b>\$311,852</b>	<b>\$335,255</b>	<b>\$333,688</b>	<b>\$325,424</b>	<b>\$342,384</b>	<b>\$361,714</b>	<b>\$3,841,637</b>		<b>\$3,805,417</b>
<b>CAPITAL EXPENDITURES</b>															
CAPITAL EXPENDITURES	\$405,219	\$18,810	\$851,285	\$20,835	\$17,960	\$20,760	\$20,760	\$17,960	\$20,835	\$18,485	\$18,810	\$22,085	\$1,453,804		\$3,825,287
MORTGAGE PRINCIPAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
TAX ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
INTEREST ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
REPLACEMENT RESERVE	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,299	\$771,467		\$734,976
REPLACEMENT RESERVE REIMBURSEMENT	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,154)	(\$1,453,804)		(\$3,825,287)
WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
OWNER DISTRIBUTIONS	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,654	\$290,672	\$3,487,866		\$3,487,866
DEPRECIATION AND AMORTIZATION	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$417,696)		(\$417,425)
<b>NET CASH FLOW</b>	<b>(\$350,539)</b>	<b>\$99,202</b>	<b>(\$724,038)</b>	<b>\$87,725</b>	<b>\$71,827</b>	<b>\$118,370</b>	<b>\$92,108</b>	<b>\$118,311</b>	<b>\$113,869</b>	<b>\$107,955</b>	<b>\$124,590</b>	<b>\$140,620</b>	<b>\$0</b>		<b>\$0</b>

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**RENTAL INCOME**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	per unit	per sq ft	2014 Projected
<b>Rental Revenue</b>																
Gross Market Potential	\$503,463	\$520,932	\$520,932	\$520,932	\$520,932	\$526,158	\$526,158	\$533,227	\$533,227	\$533,227	\$533,227	\$533,227	\$6,298,571	\$17,894	\$12.82	\$6,038,519
Market Gain/Loss to Lease	(\$11,698)	(\$25,056)	(\$22,634)	(\$20,392)	(\$18,509)	(\$21,049)	(\$18,854)	(\$16,241)	(\$19,422)	(\$15,933)	(\$11,945)	(\$7,957)	(\$209,691)	(\$596)	(\$0.43)	(\$153,411)
Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Actual Potential Rent	\$491,765	\$495,876	\$498,297	\$500,540	\$502,423	\$505,109	\$507,304	\$509,918	\$513,804	\$517,294	\$521,281	\$525,269	\$6,088,880	\$17,298	\$12.39	\$5,885,108
Non-Revenue Apartments	(\$5,108)	(\$5,307)	(\$5,307)	(\$5,307)	(\$5,307)	(\$5,370)	(\$5,370)	(\$5,455)	(\$5,455)	(\$5,455)	(\$5,455)	(\$5,455)	(\$64,266)	(\$183)	(\$0.13)	(\$68,070)
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Vacancy Loss	(\$10,012)	(\$10,359)	(\$10,359)	(\$11,099)	(\$11,839)	(\$11,958)	(\$11,958)	(\$11,958)	(\$12,119)	(\$11,361)	(\$10,604)	(\$10,604)	(\$134,232)	(\$381)	(\$0.27)	(\$127,385)
Other Months' Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$1,110
Bad Debt Expense	(\$98)	(\$99)	(\$100)	(\$100)	(\$100)	(\$101)	(\$101)	(\$102)	(\$103)	(\$103)	(\$104)	(\$105)	(\$1,218)	(\$3)	(\$0.00)	\$0
<b>TOTAL RENTAL REVENUE</b>	<b>\$476,547</b>	<b>\$480,110</b>	<b>\$482,531</b>	<b>\$484,033</b>	<b>\$485,176</b>	<b>\$487,680</b>	<b>\$489,875</b>	<b>\$492,488</b>	<b>\$496,128</b>	<b>\$500,374</b>	<b>\$505,118</b>	<b>\$509,105</b>	<b>\$5,889,165</b>	<b>\$16,731</b>	<b>\$11.98</b>	<b>\$5,690,763</b>

Gross Market Potential Budget 2015	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
Gross Market Potential	\$503,463	\$520,932	\$520,932	\$520,932	\$520,932	\$526,158	\$526,158	\$533,227	\$533,227	\$533,227	\$533,227	\$533,227	\$6,298,571
Average Rent per Unit (Weighted)	\$1,430	\$1,480	\$1,480	\$1,480	\$1,480	\$1,495	\$1,495	\$1,515	\$1,515	\$1,515	\$1,515	\$1,515	\$1,491
% Incr. (Decrease) from Prior Month	0.00 %	3.47 %	0.00 %	0.00 %	0.00 %	1.00 %	0.00 %	0.00 %	1.34 %	0.00 %	0.00 %	0.00 %	5.91 %
Avg. Monthly Rent Incr. (Decrease)/Unit	\$0	\$50	\$0	\$0	\$0	\$15	\$0	\$0	\$20	\$0	\$0	\$0	\$85
YTD Average Rent Incr. (Decrease)/Unit	\$0	\$50	\$50	\$50	\$50	\$64	\$64	\$64	\$85	\$85	\$85	\$85	\$85

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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**RENTAL INCOME DETAILS**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	2014 Projected
<b>Occupancy Summary</b>														
Beginning Occupancy	98.01 %	98.01 %	98.01 %	98.01 %	97.73 %	97.73 %	97.73 %	97.73 %	97.73 %	97.73 %	98.01 %	98.01 %	97.87 %	
Occupied Units (Less MTM)	327	327	327	327	326	326	326	326	326	326	327	327	327	
MTM Occupied	18	18	18	18	18	18	18	18	18	18	18	18	18	
Move Ins	9	8	7	5	5	6	5	6	7	8	8	10	84	
Lease Expirations	35	32	27	25	21	21	21	25	26	28	32	35	328	
Renewal %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	64.17 %
Lease Expirations Converting to MTM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Move-Outs Due to Lease Expirations	9	8	7	6	5	5	5	6	6	7	8	9	81	
Move-Outs Due to Early Lease Breaks	0	0	0	0	0	0	0	0	0	0	0	0	0	
Move-Outs Due to MTM Cancellations	0	0	0	0	0	0	0	0	0	0	0	0	0	
Move Outs Due to Skips & Evictions	0	0	0	0	0	1	0	0	1	0	0	1	3	
<b>Total Move Outs</b>	<b>9</b>	<b>8</b>	<b>7</b>	<b>6</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>10</b>	<b>84</b>	
Turnovers - Budget	9	8	7	6	5	6	5	6	7	7	8	10	84	
Turnover % - 2015 Budget	2.56 %	2.27 %	1.99 %	1.70 %	1.42 %	1.70 %	1.42 %	1.70 %	1.99 %	1.99 %	2.27 %	2.84 %	23.86 %	
Turnovers - 2014 Projection	9	9	7	6	5	5	5	6	7	7	8	9		83
Turnover % - 2014 Projection	2.56 %	2.56 %	1.99 %	1.70 %	1.42 %	1.42 %	1.42 %	1.70 %	1.99 %	1.99 %	2.27 %	2.56 %		23.58 %
Ending Occupancy - Units	345	345	345	344	344	344	344	344	344	345	345	345	345	
Ending Occupancy - 2015 Budget	98.01 %	98.01 %	98.01 %	97.73 %	97.73 %	97.73 %	97.73 %	97.73 %	97.73 %	98.01 %	98.01 %	98.01 %	97.87 %	
Ending Occupancy - 2014 Projection	98.58 %	98.92 %	98.80 %	98.45 %	97.47 %	97.55 %	96.84 %	96.82 %	97.77 %	97.86 %	97.86 %	97.82 %		97.89 %
<b>Average Monthly Occupancy</b>	<b>98.01 %</b>	<b>98.01 %</b>	<b>98.01 %</b>	<b>97.87 %</b>	<b>97.73 %</b>	<b>97.73 %</b>	<b>97.73 %</b>	<b>97.73 %</b>	<b>97.73 %</b>	<b>97.87 %</b>	<b>98.01 %</b>	<b>98.01 %</b>	<b>97.87 %</b>	
<b>Economic Occupancy</b>	<b>94.65 %</b>	<b>92.16 %</b>	<b>92.63 %</b>	<b>92.92 %</b>	<b>93.14 %</b>	<b>92.69 %</b>	<b>93.10 %</b>	<b>93.60 %</b>	<b>93.04 %</b>	<b>93.84 %</b>	<b>94.73 %</b>	<b>95.48 %</b>	<b>93.50 %</b>	
<b>2014 Economic Occupancy</b>	<b>95.86 %</b>	<b>95.88 %</b>	<b>94.92 %</b>	<b>94.62 %</b>	<b>93.55 %</b>	<b>93.31 %</b>	<b>93.13 %</b>	<b>93.20 %</b>	<b>93.21 %</b>	<b>94.47 %</b>	<b>94.47 %</b>	<b>94.35 %</b>	<b>94.25 %</b>	

**Comments**

Higher YOY turnover anticipated due to rent increases.

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**RENTAL INCOME DETAILS**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	2014 Projected
<b>Loss/Gain To Lease</b>														
2014 Monthly Changes In Gross Market Rent	\$0	\$3,446	\$13,396	(\$293)	(\$505)	\$481	(\$54)	(\$351)	(\$432)	\$10,818	\$0	(\$10,712)		\$15,794
2015 Monthly Changes In Gross Market Rent	\$0	\$17,469	\$0	\$0	\$0	\$5,226	\$0	\$0	\$7,068	\$0	\$0	\$0	\$29,764	
2015 Monthly Change In Gross Market Rent per Unit	\$0	\$50	\$0	\$0	\$0	\$15	\$0	\$0	\$20	\$0	\$0	\$0	\$85	
2015 Accum Gross Market Rent Change per Unit	\$0	\$50	\$50	\$50	\$50	\$64	\$64	\$64	\$85	\$85	\$85	\$85	\$85	
Lease Expirations or Broken	35	32	27	25	21	22	21	25	27	28	32	32		
Remaining Leases from Prior Fiscal Year	292	260	233	208	187	165	144	119	92	64	32	0		
<b>Market Rent Change Affecting Loss-to-Lease</b>														
Remaining Leases from Prior Fiscal Year	\$0	\$12,903	\$11,563	\$10,322	\$9,280	\$10,638	\$9,284	\$7,673	\$7,779	\$5,412	\$2,706	\$0		
12 2015 New Leases	\$0	\$447	\$447	\$447	\$447	\$951	\$951	\$951	\$1,976	\$1,976	\$1,976	\$1,976		
12 2015 Lease Renewals	\$0	\$1,290	\$1,290	\$1,290	\$1,290	\$2,849	\$2,849	\$2,849	\$5,982	\$5,982	\$5,982	\$5,982		
<b>Total Loss-to-Lease for Mkt Rent Increases</b>	\$0	\$14,640	\$13,300	\$12,059	\$11,017	\$14,439	\$13,085	\$11,473	\$15,737	\$13,369	\$10,663	\$7,957		
<b>Prior Fiscal Year Loss to Lease Burn-off</b>	\$11,698	\$10,416	\$9,334	\$8,333	\$7,491	\$6,610	\$5,769	\$4,767	\$3,686	\$2,564	\$1,282	\$0		
<b>Local Market Conditions</b>														
Avg Above/(Below) Mkt Rent On New Leases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Avg Above/(Below) Mkt Rent On Lease Renewals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Leases LTL due to Market Conditions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Lease Renewal LTL due to Market Conditions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
<b>2015 Budgeted Loss-to-Lease (Loss)</b>	<b>(\$11,698)</b>	<b>(\$25,056)</b>	<b>(\$22,634)</b>	<b>(\$20,392)</b>	<b>(\$18,509)</b>	<b>(\$21,049)</b>	<b>(\$18,854)</b>	<b>(\$16,241)</b>	<b>(\$19,422)</b>	<b>(\$15,933)</b>	<b>(\$11,945)</b>	<b>(\$7,957)</b>	<b>(\$209,691)</b>	
2014 Projected Loss-to-Lease (Loss)	(\$7,945)	(\$9,031)	(\$15,129)	(\$13,249)	(\$14,689)	(\$13,128)	(\$13,788)	(\$13,317)	(\$13,835)	(\$13,100)	(\$13,100)	(\$13,100)		<b>(\$153,411)</b>

**Comments**

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

**PRESTON PARK  
2015 STANDARD BUDGET  
RENTAL INCOME DETAILS**



Description				Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	2014 Projected		
<b>Non-Revenue Units</b>																			
% Dscnt	Amenities		Unit Type																
	Model Units			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Model Units			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Model Units			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Model Units			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	Model Units			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
	<b>2015 Budget Model Allowance</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		
	2014 Projected Model Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90		\$90		
100%	Corey Williams		3x2.5-DM	\$1,753	\$1,821	\$1,821	\$1,821	\$1,821	\$1,849	\$1,849	\$1,881	\$1,881	\$1,881	\$1,881	\$1,881	\$22,109			
100%	Brian Sanford		2x1.5-BM	\$1,470	\$1,527	\$1,527	\$1,527	\$1,527	\$1,543	\$1,543	\$1,566	\$1,566	\$1,566	\$1,566	\$1,566	\$18,470			
60%	Leasing Office		2x1-AM	\$943	\$979	\$979	\$979	\$979	\$989	\$989	\$1,004	\$1,004	\$1,004	\$1,004	\$1,004	\$11,843			
60%	Community Center		2x1-AM	\$943	\$979	\$979	\$979	\$979	\$989	\$989	\$1,004	\$1,004	\$1,004	\$1,004	\$1,004	\$11,843			
100%	Associate Rent Discount			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Courtesy Patrol			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Courtesy Patrol			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	Courtesy Patrol Taxes			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
	<b>2015 Budget Associate Discount</b>			<b>(\$5,108)</b>	<b>(\$5,307)</b>	<b>(\$5,307)</b>	<b>(\$5,307)</b>	<b>(\$5,307)</b>	<b>(\$5,370)</b>	<b>(\$5,370)</b>	<b>(\$5,455)</b>	<b>(\$5,455)</b>	<b>(\$5,455)</b>	<b>(\$5,455)</b>	<b>(\$5,455)</b>	<b>(\$64,266)</b>			
	2014 Projected Associate Discount			(\$5,250)	(\$5,950)	(\$4,498)	(\$6,542)	(\$4,928)	(\$8,898)	(\$4,928)	(\$4,928)	(\$9,113)	(\$4,345)	(\$4,345)	(\$4,435)		(\$68,160)		
	<b>2015 Budget Non-Revenue Units</b>			<b>(\$5,108)</b>	<b>(\$5,307)</b>	<b>(\$5,307)</b>	<b>(\$5,307)</b>	<b>(\$5,307)</b>	<b>(\$5,370)</b>	<b>(\$5,370)</b>	<b>(\$5,455)</b>	<b>(\$5,455)</b>	<b>(\$5,455)</b>	<b>(\$5,455)</b>	<b>(\$5,455)</b>	<b>(\$64,266)</b>			
	2014 Projected Non-Revenue Units			(\$5,250)	(\$5,950)	(\$4,498)	(\$6,542)	(\$4,928)	(\$8,898)	(\$4,928)	(\$4,928)	(\$9,113)	(\$4,345)	(\$4,345)	(\$4,345)		(\$68,070)		

**Comments**

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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**RENTAL INCOME DETAILS**



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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**RENTAL INCOME DETAILS**



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

**Comments**

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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**RENTAL INCOME DETAILS**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total	2014 Projected
<b>Vacancy Loss</b>														
Beginning Vacant Units	7	7	7	7	8	8	8	8	8	8	7	7	8	
Ending Vacant Units	7	7	7	8	8	8	8	8	8	7	7	7	8	
<b>Average Monthly Vacancy</b>	<b>1.99 %</b>	<b>1.99 %</b>	<b>1.99 %</b>	<b>2.13 %</b>	<b>2.27 %</b>	<b>2.27 %</b>	<b>2.27 %</b>	<b>2.27 %</b>	<b>2.27 %</b>	<b>2.13 %</b>	<b>1.99 %</b>	<b>1.99 %</b>	<b>2.13 %</b>	
Above/(Below) Average Rent per Unit (Weighted)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Ending Vacancy % - 2015 Budget	1.99 %	1.99 %	1.99 %	2.27 %	2.27 %	2.27 %	2.27 %	2.27 %	2.27 %	1.99 %	1.99 %	1.99 %	2.13 %	
Ending Vacancy % - 2014 Projected	1.42 %	1.08 %	1.20 %	1.55 %	2.53 %	2.45 %	3.16 %	3.18 %	2.23 %	2.14 %	2.14 %	2.18 %		2.11 %
<b>2015 Vacancy Loss</b>	<b>(\$10,012)</b>	<b>(\$10,359)</b>	<b>(\$10,359)</b>	<b>(\$11,099)</b>	<b>(\$11,839)</b>	<b>(\$11,958)</b>	<b>(\$11,958)</b>	<b>(\$11,958)</b>	<b>(\$12,119)</b>	<b>(\$11,361)</b>	<b>(\$10,604)</b>	<b>(\$10,604)</b>	<b>(\$134,232)</b>	
2014 Projected Vacancy Loss	(\$6,926)	(\$5,309)	(\$6,048)	(\$7,797)	(\$12,754)	(\$12,374)	(\$15,936)	(\$16,007)	(\$11,234)	(\$11,000)	(\$11,000)	(\$11,000)		(\$127,385)

**Comments**

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

Both Cash and Accrual Based properties must complete this section.

<b>Delinquent Rent</b>														
	0.03 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	
Delinquent Rent	\$148	\$149	\$149	\$150	\$151	\$152	\$152	\$153	\$154	\$155	\$156	\$158	\$1,827	\$0
<b>2015 Budget Delinquent Rent</b>	<b>(\$148)</b>	<b>(\$149)</b>	<b>(\$149)</b>	<b>(\$150)</b>	<b>(\$151)</b>	<b>(\$152)</b>	<b>(\$152)</b>	<b>(\$153)</b>	<b>(\$154)</b>	<b>(\$155)</b>	<b>(\$156)</b>	<b>(\$158)</b>	<b>(\$1,827)</b>	
2014 Projected Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0

**Comments**

Both Cash and Accrual Based properties must complete this section.

<b>Other Month's Rent</b>														
	0.01 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	
Other Month's Rent	\$49	\$50	\$50	\$50	\$50	\$51	\$51	\$51	\$51	\$52	\$52	\$53	\$609	\$1,110
<b>2015 Budget Other Month's Rent</b>	<b>\$49</b>	<b>\$50</b>	<b>\$50</b>	<b>\$50</b>	<b>\$50</b>	<b>\$51</b>	<b>\$51</b>	<b>\$51</b>	<b>\$51</b>	<b>\$52</b>	<b>\$52</b>	<b>\$53</b>	<b>\$609</b>	
2014 Projected Other Month's Rent	(\$49)	\$64	\$34	\$476	(\$106)	\$691	\$0	\$0	\$0	\$0	\$0	\$0		\$1,110

**Comments**

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**RENTAL INCOME DETAILS**



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

**Comments**

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



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

**Comments**

No Pay-Per-Use laundry facilities

<b>5210 Washer/Dryer Income</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Washer/Dryer Income</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

No Pay-Per-Use laundry facilities

<b>5211 Washer/Dryer Expense</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Washer/Dryer Expense</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

No Pay-Per-Use laundry facilities

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



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

**Comments**

Does not apply

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

**Comments**

Does not apply

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

**Comments**

Does not apply

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



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

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

<b>5230 Phone System Income</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Phone System Income</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**  
 Does not apply

<b>5233 Phone System Expense</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Phone System Expense</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**  
 Does not apply

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



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

**Comments**  
 Does not apply

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

**Comments**  
 Cancellation fees based on 2013- 2014 actuals.

Description	\$/Unit	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>5245 MTM Premium</b>														
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
<b>Total MTM Premium</b>	<b>\$135</b>	<b>\$135</b>	<b>\$135</b>	<b>\$135</b>	<b>\$135</b>	<b>\$135</b>	<b>\$135</b>	<b>\$135</b>	<b>\$135</b>	<b>\$135</b>	<b>\$135</b>	<b>\$135</b>	<b>\$135</b>	<b>\$1,620</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

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



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

**Comments**

Application Fees projected to be stagnant in 2014/2015.

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

**Comments**

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

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



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

**Comments**

Average fees based on 2013/2014 actuals.

5265 Resident Utility Bill Back Income		Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
Gas	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electricity	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewer	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trash	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Valet Waste	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable	Community \$0.00	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conservice Monthly Billing Fee	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conservice Reimbursement														\$0
None														\$0
														\$0
														\$0
														\$0
<b>Total Resident Utility Bill Back Income</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

Preston Park residents pay own utilities.

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



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

**Comments**  
 Does not apply

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>5268 Illuminar Electric - Revenue</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Illuminar Electric - Revenue</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**  
 Does not apply

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>5270 Alarm Income</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Alarm Income</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**  
 Does not apply

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



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

**Comments**  
Does not apply

<b>5276 Yard Revenue</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Yard Revenue</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

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

**Comments**  
Does not apply

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



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

Comments

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

Comments

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

Comments

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



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

**Comments**

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



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

**Comments**

Income from MARS as old/broken appliances are recycled

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

**Comments**

No fees associated with the clubhouse

													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
<b>Total Vending Income</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

Does not apply to Preston Park

**PRESTON PARK  
2015 STANDARD BUDGET  
MISCELLANEOUS INCOME**



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

**Comments**

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

<b>5330 Cable Income</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Cable Income</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

Does not apply to Preston Park

<b>5331 Cable Expense</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Cable Expense</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

Does not apply to Preston Park

**PRESTON PARK  
2015 STANDARD BUDGET  
MISCELLANEOUS INCOME**



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

**Comments**

No projected income in this category

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

**Comments**

Does not apply to Preston Park

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



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

**Comments**

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

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

**Comments**

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

**PRESTON PARK  
2015 STANDARD BUDGET  
LANDSCAPING EXPENSE**



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

**Comments**

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

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



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

**Comments**

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

<b>7206 Illuminar Electric - Occupied</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Illuminar Electric - Occupied</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

Does not apply

<b>7207 Electric - Vacant</b>													
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
<b>Total Electric - Vacant</b>	<b>\$160</b>	<b>\$160</b>	<b>\$160</b>	<b>\$160</b>	<b>\$160</b>	<b>\$160</b>	<b>\$160</b>	<b>\$160</b>	<b>\$160</b>	<b>\$160</b>	<b>\$160</b>	<b>\$160</b>	<b>\$1,920</b>
<b>2014 Projected</b>	<b>\$227</b>	<b>\$11</b>	<b>\$60</b>	<b>\$338</b>	<b>\$56</b>	<b>\$81</b>	<b>\$154</b>	<b>\$403</b>	<b>\$124</b>	<b>\$100</b>	<b>\$100</b>	<b>\$100</b>	<b>\$1,755</b>

**Comments**

Cost of electric usage of vacant units.

**PRESTON PARK  
2015 STANDARD BUDGET  
UTILITIES EXPENSE**



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

**Comments**

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

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

**Comments**

Cost of gas usage of vacant units.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>7215 Water</b>													
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
<b>Total Water</b>	<b>\$1,300</b>	<b>\$1,300</b>	<b>\$1,300</b>	<b>\$1,300</b>	<b>\$1,300</b>	<b>\$1,300</b>	<b>\$1,300</b>	<b>\$1,300</b>	<b>\$1,300</b>	<b>\$1,300</b>	<b>\$1,300</b>	<b>\$1,300</b>	<b>\$15,600</b>
<b>2014 Projected</b>	<b>\$1,300</b>	<b>\$837</b>	<b>\$1,160</b>	<b>\$1,647</b>	<b>\$1,063</b>	<b>\$1,139</b>	<b>\$1,014</b>	<b>\$1,123</b>	<b>\$1,308</b>	<b>\$1,180</b>	<b>\$1,180</b>	<b>\$1,180</b>	<b>\$14,130</b>

**Comments**

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

**PRESTON PARK  
2015 STANDARD BUDGET  
UTILITIES EXPENSE**



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

**Comments**

See 7215 - Water Common

<b>7220 Sewer</b>														
Marina Coast Water - Sewer -Vacant	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Monterey Regional Pollution	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$5,400	\$64,800
														\$0
														\$0
														\$0
														\$0
														\$0
<b>Total Sewer</b>	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$66,000
<b>2014 Projected</b>	\$4,872	\$5,500	\$4,968	\$5,593	\$10,300	\$541	\$5,208	\$5,258	\$5,742	\$4,970	\$4,970	\$4,970	\$4,970	\$62,892

**Comments**

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

<b>7225 Trash Removal</b>														
		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Valet Waste Monthly Billing Fee	\$21.95	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$7,726	\$92,717
Subtract template billing of Valet Waste		(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$7,770)	(\$93,240)
Waste Dump Fee		\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880
														\$0
														\$0
														\$0
														\$0
<b>Total Trash Removal</b>		\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$196	\$2,357
<b>2014 Projected</b>		\$205	\$6	\$200	\$201	\$290	\$380	\$220	\$173	\$214	\$240	\$240	\$240	\$2,608

**Comments**

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

**PRESTON PARK  
2015 STANDARD BUDGET  
UTILITIES EXPENSE**



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

**Comments**

Does not apply

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

**Comments**

**PRESTON PARK  
2015 STANDARD BUDGET  
UTILITIES EXPENSE**



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

**Comments**

<b>TOTAL UTILITIES EXPENSE</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$8,692</b>	<b>\$104,309</b>
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**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**REDECORATING EXPENSE**



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

**Comments**

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

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

**Comments**

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

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

**Comments**

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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**REDECORATING EXPENSE**



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

**Comments**

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

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

**Comments**

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

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

**Comments**

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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**REDECORATING EXPENSE**



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

**Comments**

Misc appliance repairs

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

**Comments**

Necessary repairs to carpet and pad or vinyl.

<b>7345 Redecorating - Plumbing</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Redecorating - Plumbing</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

**PRESTON PARK  
2015 STANDARD BUDGET  
REDECORATING EXPENSE**



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

**Comments**

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

**Comments**

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

**Comments**

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



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

**Comments**

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

<b>7422 Elevator Maintenance</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Elevator Maintenance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

No elevators on site.

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

**Comments**

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

**PRESTON PARK  
2015 STANDARD BUDGET  
MAINTENANCE EXPENSE**



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

**Comments**

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

<b>7435 HVAC</b>													
Parts and Repairs			\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700			\$5,600
													\$0
Furnace filters			\$300			\$300			\$300			\$300	\$1,200
Contractor Repairs/Duct Cleanings		\$800			\$800			\$800			\$800		\$3,200
W/H Pipe Insulation					\$300								\$300
													\$0
													\$0
													\$0
<b>Total HVAC</b>	<b>\$0</b>	<b>\$800</b>	<b>\$1,000</b>	<b>\$700</b>	<b>\$1,800</b>	<b>\$1,000</b>	<b>\$700</b>	<b>\$1,500</b>	<b>\$1,000</b>	<b>\$700</b>	<b>\$800</b>	<b>\$300</b>	<b>\$10,300</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$311</b>	<b>\$913</b>	<b>\$856</b>	<b>\$538</b>	<b>\$681</b>	<b>\$2,222</b>	<b>\$425</b>	<b>\$552</b>	<b>\$650</b>	<b>\$600</b>	<b>\$600</b>	<b>\$8,347</b>

**Comments**

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

<b>7440 Supplies</b>													
Hardware - Door Knobs; Stop , Towel B	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$230	\$2,760
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Supplies</b>	<b>\$230</b>	<b>\$230</b>	<b>\$230</b>	<b>\$230</b>	<b>\$230</b>	<b>\$230</b>	<b>\$230</b>	<b>\$230</b>	<b>\$230</b>	<b>\$230</b>	<b>\$230</b>	<b>\$230</b>	<b>\$2,760</b>
<b>2014 Projected</b>	<b>\$58</b>	<b>\$167</b>	<b>\$188</b>	<b>\$383</b>	<b>\$468</b>	<b>\$209</b>	<b>\$75</b>	<b>\$192</b>	<b>\$126</b>	<b>\$210</b>	<b>\$210</b>	<b>\$210</b>	<b>\$2,496</b>

**Comments**

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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**MAINTENANCE EXPENSE**



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

**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

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

**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.

<b>7450 Pest Control</b>													
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
<b>Total Pest Control</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>	<b>\$9,000</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$730</b>	<b>\$97</b>	<b>\$784</b>	<b>\$750</b>	<b>\$1,445</b>	<b>\$1,500</b>	<b>\$750</b>	<b>\$743</b>	<b>\$750</b>	<b>\$750</b>	<b>\$750</b>	<b>\$9,049</b>

**Comments**

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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**MAINTENANCE EXPENSE**



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

**Comments**

Does not apply to Preston Park.

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

**Comments**

Does not apply to Preston Park.

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

**Comments**

Does not apply to Preston Park.

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**MAINTENANCE EXPENSE**



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

**Comments**

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

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

**Comments**

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

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

**Comments**

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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**MAINTENANCE EXPENSE**



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

**Comments**

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

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

**Comments**

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

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

**Comments**

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

**PRESTON PARK  
2015 STANDARD BUDGET  
MAINTENANCE EXPENSE**



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

**Comments**

Does not apply.

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

**Comments**

Does not apply.

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

**Comments**

Does not apply.

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



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

**Comments**

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

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

**Comments**

Does not apply at this time.

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

**Comments**

Does not apply

**PRESTON PARK  
2015 STANDARD BUDGET  
MARKETING EXPENSE**



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

**Comments**

Newspaper Advertisement for Annual Community Garage Sale

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

**Comments**

Key Tags for new resident move ins

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

**Comments**

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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**MARKETING EXPENSE**



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

**Comments**

Annual CAA Membership Fees

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

**Comments**

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

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

**Comments**

Does not apply

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**MARKETING EXPENSE**



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

**Comments**

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

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

**Comments**

Does not apply at this time.

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

**Comments**

Does not apply at this time.

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**MARKETING EXPENSE**



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

**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

<b>7570 Model Maintenance</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Model Maintenance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

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

**Comments**

**PRESTON PARK  
2015 STANDARD BUDGET  
MARKETING EXPENSE**



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

**Comments**

One video shop per calendar year

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



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

**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.

<b>7621 Pagers</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Pagers</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

Does not Apply

<b>7622 Answering Service</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Answering Service	\$75 Monthly	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
													\$0
<b>Total Answering Service</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$900</b>
<b>2014 Projected</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$75</b>	<b>\$900</b>

**Comments**

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

**PRESTON PARK  
2015 STANDARD BUDGET  
ADMINISTRATIVE EXPENSE**



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

**Comments**

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

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

**Comments**

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

<b>7635 Postage/Express Mail</b>															
Description	Cost/	Qty/Unit	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
A/P Invoicing \$0.48 0.38			\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$770
Fed Ex \$30			\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$360
Pitney Bowes - Site Postage \$20			\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$240
															\$0
															\$0
															\$0
Postage Meter \$170 Monthly			\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$2,040
															\$0
<b>Total Postage/Express Mail</b>			<b>\$284</b>	<b>\$284</b>	<b>\$284</b>	<b>\$284</b>	<b>\$284</b>	<b>\$284</b>	<b>\$284</b>	<b>\$284</b>	<b>\$284</b>	<b>\$284</b>	<b>\$284</b>	<b>\$284</b>	<b>\$3,410</b>
<b>2014 Projected</b>			<b>\$87</b>	<b>\$125</b>	<b>\$292</b>	<b>\$333</b>	<b>\$109</b>	<b>\$518</b>	<b>\$459</b>	<b>\$287</b>	<b>\$729</b>	<b>\$358</b>	<b>\$358</b>	<b>\$358</b>	<b>\$4,013</b>

**Comments**

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

**PRESTON PARK  
2015 STANDARD BUDGET  
ADMINISTRATIVE EXPENSE**



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

**Comments**

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

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

**Comments**

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

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

**Comments**

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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**ADMINISTRATIVE EXPENSE**



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

**Comments**

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

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

**Comments**

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

<b>7660 Credit Bureau Fees</b>															
Applicant Denials + Cancellations	4	0	0	0	0	0	0	0	0	0	0	0	48		
100% Employee Verification	Yes	\$8	\$104	\$96	\$88	\$72	\$72	\$80	\$72	\$80	\$88	\$96	\$96	\$112	\$1,056
100% Resident Verification	Yes	\$8	\$104	\$96	\$88	\$72	\$72	\$80	\$72	\$80	\$88	\$96	\$96	\$112	\$1,056
100% Resident Screening	On-Site Cr	\$20.00	\$260	\$240	\$220	\$180	\$180	\$200	\$180	\$200	\$220	\$240	\$240	\$280	\$2,640
100% E-Signature	Yes	\$2.50	\$98	\$90	\$78	\$73	\$63	\$63	\$63	\$73	\$75	\$80	\$90	\$98	\$940
														\$0	
														\$0	
														\$0	
														\$0	
<b>Total Credit Bureau Fees</b>		<b>\$566</b>	<b>\$522</b>	<b>\$474</b>	<b>\$397</b>	<b>\$387</b>	<b>\$423</b>	<b>\$387</b>	<b>\$433</b>	<b>\$471</b>	<b>\$512</b>	<b>\$522</b>	<b>\$602</b>	<b>\$5,692</b>	
<b>2014 Projected</b>		<b>\$440</b>	<b>\$350</b>	<b>\$1,620</b>	<b>\$250</b>	<b>\$168</b>	<b>\$413</b>	<b>\$111</b>	<b>\$436</b>	<b>\$533</b>	<b>\$416</b>	<b>\$452</b>	<b>\$524</b>	<b>\$5,713</b>	

**Comments**

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

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**ADMINISTRATIVE EXPENSE**



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

**Comments**

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

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

**Comments**

Regional training Event under Training and Education

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

**Comments**

Utility and Service set up provided to the residents

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**ADMINISTRATIVE EXPENSE**



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

**Comments**  
 Does not apply at this time.

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

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

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

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

**PRESTON PARK  
2015 STANDARD BUDGET  
ADMINISTRATIVE EXPENSE**



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

**Comments**  
Does not apply at this time.

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

**Comments**  
Does not apply at this time.

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



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>8105 Management Fees</b>													
Include Water Reimbursement in calcul: Yes													
Monthly Management Fee 2.50%	\$12,038	\$12,123	\$12,170	\$12,193	\$12,219	\$12,285	\$12,331	\$12,410	\$12,508	\$12,612	\$12,744	\$12,859	\$148,494
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Management Fees</b>	<b>\$12,038</b>	<b>\$12,123</b>	<b>\$12,170</b>	<b>\$12,193</b>	<b>\$12,219</b>	<b>\$12,285</b>	<b>\$12,331</b>	<b>\$12,410</b>	<b>\$12,508</b>	<b>\$12,612</b>	<b>\$12,744</b>	<b>\$12,859</b>	<b>\$148,494</b>
<b>2014 Projected</b>	<b>\$11,799</b>	<b>\$11,863</b>	<b>\$12,048</b>	<b>\$11,871</b>	<b>\$11,865</b>	<b>\$11,971</b>	<b>\$12,175</b>	<b>\$11,864</b>	<b>\$11,862</b>	<b>\$11,800</b>	<b>\$11,800</b>	<b>\$11,800</b>	<b>\$142,718</b>

**Comments**

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

<b>8107 Incentive Fees</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Incentive Fees</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

Does not apply to Preston Park.

<b>8108 Asset Mgt Fees</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Asset Mgt Fees</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

PRESTON PARK  
 2015 STANDARD BUDGET  
 PROFESSIONAL SERVICES EXPENSE



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

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



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

**Comments**

<b>8115 Partnership Legal Fees</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Partnership Legal Fees</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

Legal and court fees for partnership business.

<b>8120 Tax Consulting Fess</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Tax Consulting Fess</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

Fees charged for tax consulting and protests.

PRESTON PARK  
 2015 STANDARD BUDGET  
 PROFESSIONAL SERVICES EXPENSE



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

PRESTON PARK  
 2015 STANDARD BUDGET  
 PROFESSIONAL SERVICES EXPENSE



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

Comments

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

Comments

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

Comments

PRESTON PARK  
 2015 STANDARD BUDGET  
 PROFESSIONAL SERVICES EXPENSE



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

Comments

<b>TOTAL PROFESSIONAL SERVICES EXPENSE</b>	<b>\$12,038</b>	<b>\$12,123</b>	<b>\$12,170</b>	<b>\$12,193</b>	<b>\$12,219</b>	<b>\$12,285</b>	<b>\$12,331</b>	<b>\$12,510</b>	<b>\$12,508</b>	<b>\$12,612</b>	<b>\$12,744</b>	<b>\$12,859</b>	<b>\$148,594</b>
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**PRESTON PARK  
2015 STANDARD BUDGET  
INSURANCE EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>8205 Property &amp; Liability Insurance</b>													
Property & Liability Insurance	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$15,591	\$187,092
General Liability													\$0
Umbrella Renewal													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Property &amp; Liability Insurance</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$187,092</b>
<b>2014 Projected</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$15,591</b>	<b>\$14,867</b>	<b>\$14,867</b>	<b>\$14,867</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$183,146</b>

**Comments**

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

<b>8210 Casualty Loss</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Casualty Loss</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$606</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$606</b>

**Comments**

<b>8215 Other Insurance</b>													
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
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Other Insurance</b>	<b>\$1,660</b>	<b>\$1,660</b>	<b>\$1,660</b>	<b>\$1,660</b>	<b>\$1,660</b>	<b>\$1,660</b>	<b>\$1,660</b>	<b>\$1,660</b>	<b>\$1,660</b>	<b>\$1,660</b>	<b>\$1,660</b>	<b>\$1,660</b>	<b>\$19,920</b>
<b>2014 Projected</b>	<b>\$613</b>	<b>\$613</b>	<b>\$613</b>	<b>\$613</b>	<b>\$613</b>	<b>\$613</b>	<b>\$1,659</b>	<b>\$1,659</b>	<b>\$1,658</b>	<b>\$1,700</b>	<b>\$1,700</b>	<b>\$1,700</b>	<b>\$13,755</b>

**Comments**

Auto insurance coverage for maintenance vehicles. YOY increase due to increase in yearly premium

<b>TOTAL INSURANCE EXPENSE</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$17,251</b>	<b>\$207,012</b>
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**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**AD-VALOREM TAXES**



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

**Comments**

Estimated taxes per actuals for previous period

<b>8310 Personal Property Taxes</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Personal Property Taxes</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

Does not apply to Preston Park at this time.

<b>8315 Taxes Other</b>													
TX Franchise Tax	Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Taxes Other</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
2014 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

Does not apply to Preston Park at this time.

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



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

**Comments**  
Does not apply to Preston Park at this time

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>8325 Police Fee</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Police Fee</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**  
Does not apply to Preston Park at this time

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



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

**Comments**

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

<b>8412 Pool</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Pool</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

<b>8413 Clubhouse &amp; Fitness Center</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Clubhouse &amp; Fitness Center</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

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



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

**Comments**

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

**Comments**

Concrete Repairs and Tree Trimming throughout community

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

**Comments**

NA

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



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

**Comments**

NA

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

**Comments**

NA

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

**Comments**

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



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

**Comments**

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

**Comments**

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

<b>TOTAL NON-ROUTINE EXPENSE</b>	<b>\$63,000</b>	<b>\$2,700</b>	<b>\$2,700</b>	<b>\$27,700</b>	<b>\$38,125</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$194,225</b>
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**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**DEBT SERVICE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9005 Debt Service</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Debt Service</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**  
 Does not apply to Preston Park at this time

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9010 Debt Service-2nd Mortgage</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Debt Service-2nd Mortgage</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**  
 Does not apply to Preston Park at this time

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9011 Debt Service - Development</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Debt Service - Development</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**  
 Does not apply to Preston Park at this time

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**DEBT SERVICE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9015 Other Lease Payments</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Other Lease Payments</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

Does not apply to Preston Park at this time

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9020 Other Lease Payments-Ins.Escrow</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Other Lease Payments-Ins.Escrow</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

Does not apply to Preston Park at this time

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9025 Other Lease Payments-Tax Escrow</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Other Lease Payments-Tax Escrow</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

Does not apply to Preston Park at this time

<b>TOTAL DEBT SERVICE</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**DEPRECIATION**



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

**Comments**

Does not apply to Preston Park at this time

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

**Comments**

Based on depreciation schedule provided by accounting.

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

**Comments**

Based on depreciation schedule provided by accounting.

**PRESTON PARK  
2015 STANDARD BUDGET  
DEPRECIATION**



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

**Comments**

Based on depreciation schedule provided by accounting.

<b>9125 Deprec - Apartment Interiors</b>													
	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200	\$194,400
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Deprec - Apartment Interiors</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$16,200</b>	<b>\$194,400</b>
<b>2014 Projected</b>	<b>\$14,686</b>	<b>\$14,654</b>	<b>\$14,885</b>	<b>\$25,672</b>	<b>\$15,843</b>	<b>\$15,729</b>	<b>\$15,870</b>	<b>\$15,987</b>	<b>\$16,046</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$194,373</b>

**Comments**

Based on depreciation schedule provided by accounting.

<b>9130 Deprec - Other Capital</b>													
	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$13,175	\$158,100
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Deprec - Other Capital</b>	<b>\$13,175</b>	<b>\$13,175</b>	<b>\$13,175</b>	<b>\$13,175</b>	<b>\$13,175</b>	<b>\$13,175</b>	<b>\$13,175</b>	<b>\$13,175</b>	<b>\$13,175</b>	<b>\$13,175</b>	<b>\$13,175</b>	<b>\$13,175</b>	<b>\$158,100</b>
<b>2014 Projected</b>	<b>\$12,024</b>	<b>\$12,123</b>	<b>\$12,123</b>	<b>\$24,147</b>	<b>\$12,126</b>	<b>\$12,248</b>	<b>\$12,248</b>	<b>\$12,475</b>	<b>\$12,489</b>	<b>\$12,021</b>	<b>\$12,021</b>	<b>\$12,021</b>	<b>\$158,066</b>

**Comments**

Based on depreciation schedule provided by accounting.

**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**DEPRECIATION**



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

**Comments**

<b>TOTAL DEPRECIATION</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$34,808</b>	<b>\$417,696</b>
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**PRESTON PARK  
2015 STANDARD BUDGET  
PARTNERSHIP**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9402 Bank Service Charges-Other</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Bank Service Charges-Other</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9405 Legal</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Legal</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

Does not apply to Preston Park at this time

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9410 Audit and Tax Preparation</b>													
Annual Owner audit fee	\$8,000												\$8,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Audit and Tax Preparation</b>	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

Annual Owner audit fee

**PRESTON PARK  
2015 STANDARD BUDGET  
PARTNERSHIP**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9415 Asset Management Fee</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Asset Management Fee</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

<b>9416 Supervisory Fee</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Supervisory Fee</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

Does not apply to Preston Park at this time

<b>9417 Admin Expense</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Admin Expense</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

Does not apply to Preston Park at this time

**PRESTON PARK  
2015 STANDARD BUDGET  
PARTNERSHIP**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9418 Interest Expense</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Interest Expense</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**  
Does not apply to Preston Park at this time

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9420 Travel Partnership</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Travel Partnership</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**  
Does not apply to Preston Park at this time

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>9430 Interest Income - Development</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Interest Income - Development</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>2014 Projected</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**  
Does not apply to Preston Park at this time

<b>TOTAL PARTNERSHIP</b>	<b>\$8,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,000</b>
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**PRESTON PARK  
2015 STANDARD BUDGET  
CAPITAL EXPENDITURES**



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

**Comments**

Capital Expenses per CIP

<b>1415 Furniture &amp; Fixtures</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Furniture &amp; Fixtures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

**PRESTON PARK  
2015 STANDARD BUDGET  
CAPITAL EXPENDITURES**



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

**Comments**

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

**Comments**

**PRESTON PARK  
2015 STANDARD BUDGET  
CAPITAL EXPENDITURES**



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

**Comments**

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

**PRESTON PARK  
2015 STANDARD BUDGET  
CAPITAL EXPENDITURES**



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

**Comments**

Does not apply to Preston Park at this time.

Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>1427 Appliance - Rehab</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Appliance - Rehab</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2014 Projected</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Comments**

Does not apply to Preston Park at this time.

PRESTON PARK  
2015 STANDARD BUDGET  
CAPITAL EXPENDITURES



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

Comments

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

Comments

July Cap Mgmt Fees

**PRESTON PARK  
2015 STANDARD BUDGET  
CAPITAL EXPENDITURES**



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

**Comments**

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



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

**Comments**

Does not apply to Preston Park at this time.

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

**Comments**

Does not apply to Preston Park at this time.

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

**Comments**

Does not apply to Preston Park at this time.

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



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

**Comments**

Does not apply to Preston Park at this time.

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

**Comments**

Does not apply to Preston Park at this time.

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

**Comments**

Does not apply to Preston Park at this time.

<b>TOTAL TAX ESCROW</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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**PRESTON PARK  
2015 STANDARD BUDGET  
OTHER CASH FLOW**



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

**Comments**  
Does not apply to Preston Park at this time.

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

**Comments**  
Does not apply to Preston Park at this time.

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

**Comments**

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



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<b>1345 Replacement Reserve Impound</b>													
													\$0
	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$64,288	\$707,168
													\$0
												\$11	\$11
													\$0
													\$0
<b>Total Replacement Reserve Impound</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,299</b>	<b>\$707,179</b>
2014 Projected	\$61,449	\$61,465	\$61,445	\$61,472	\$61,458	\$61,487	\$61,490	\$61,248	\$61,248	\$61,248	\$61,248	\$59,718	\$734,976

**Comments**

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

<b>TOTAL REPLACEMENT RESERVE IMPOUND</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,288</b>	<b>\$64,299</b>	<b>\$707,179</b>
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<b>Replacement Reserve Reimbursement</b>													
													\$0
	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$121,150)	(\$1,453,800)
												(\$4)	(\$4)
													\$0
													\$0
<b>Total Replacement Reserve Reimbursement</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,150)</b>	<b>(\$121,154)</b>	<b>(\$1,453,804)</b>
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	(\$22,767)	(\$263,309)	(\$22,073)	(\$17,000)	(\$2,002,500)	(\$1,497,638)	(\$3,825,287)

**Comments**

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

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

**Comments**

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



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

Comments

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

Comments

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

Comments

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



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

Comments

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

Comments

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

Comments

<b>TOTAL DEPRECIATON AND AMORTIZATION</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$34,808)</b>	<b>(\$417,696)</b>
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