

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



Description	2015 Total	2014 Projected	Variance	Variance %
Physical Occupancy	97.87 %	97.89 %		
Economic Occupancy	93.98 %	94.25 %		

Gross Market Potential	\$6,210,166	\$6,038,519	\$171,647	2.8%
Market Gain/Loss to Lease	(\$185,590)	(\$153,411)	(\$32,179)	-21.0%
Affordable Housing	\$0	\$0	\$0	0.0%
Non-Revenue Apartments	(\$63,094)	(\$68,070)	\$4,976	7.3%
Rental Concessions	\$0	\$0	\$0	0.0%
Delinquent Rent	\$0	\$0	\$0	0.0%
Vacancy Loss	(\$123,798)	(\$127,385)	\$3,587	2.8%
Prepaid/Previous Paid Rent	\$0	\$0	\$0	0.0%
Other Months' Rent/Delinquency Recovery	\$0	\$1,110	(\$1,110)	-100.0%
Bad Debt Expense	(\$1,205)	\$0	(\$1,205)	-100.0%
Other Resident Income	\$52,378	\$40,287	\$12,091	30.0%
Miscellaneous Income	\$6,600	\$10,554	(\$3,954)	-37.5%
Corp Apartment Income	\$0	\$0	\$0	0.0%
Retail Income	\$0	\$0	\$0	0.0%
<b>TOTAL INCOME</b>	<b>\$5,895,457</b>	<b>\$5,741,604</b>	<b>\$153,852</b>	<b>2.7%</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	\$147,486	\$142,718	(\$4,768)	-3.3%
INSURANCE	\$207,012	\$197,507	(\$9,505)	-4.8%
AD-VALOREM TAXES	\$107,472	\$107,469	(\$3)	0.0%
NON ROUTINE MAINTENANCE	\$194,221	\$78,557	(\$115,664)	-147.2%
<b>TOTAL OPERATING EXP</b>	<b>\$1,671,318</b>	<b>\$1,518,762</b>	<b>(\$152,555)</b>	<b>-10.0%</b>
<b>NET OPERATING INCOME</b>	<b>\$4,224,139</b>	<b>\$4,222,842</b>	<b>\$1,297</b>	<b>0.0%</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>\$3,798,443</b>	<b>\$3,805,417</b>	<b>(\$6,974)</b>	<b>-0.2%</b>
CAPITAL EXPENDITURES	\$1,298,017	\$2,388,423	\$1,090,406	45.7%
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	\$728,273	\$734,976	\$6,703	0.9%
REPLACEMENT RESERVE REIMBURSEM	(\$1,298,017)	(\$2,388,423)	(\$1,090,406)	-45.7%
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>-112.9%</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	\$503,463	\$503,463	\$503,463	\$503,463	\$508,493	\$526,015	\$526,015	\$533,082	\$533,082	\$533,082	\$533,082	\$6,210,166	\$17,643	\$12.64	\$6,038,519
5103	Market Gain/Loss to Lease	(\$11,698)	(\$10,416)	(\$9,334)	(\$8,333)	(\$7,491)	(\$10,954)	(\$24,996)	(\$22,392)	(\$25,583)	(\$22,105)	(\$18,131)	(\$14,156)	(\$185,590)	(\$527)	(\$0.38)	(\$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>\$493,047</b>	<b>\$494,129</b>	<b>\$495,130</b>	<b>\$495,972</b>	<b>\$497,539</b>	<b>\$501,020</b>	<b>\$503,623</b>	<b>\$507,499</b>	<b>\$510,976</b>	<b>\$514,951</b>	<b>\$518,925</b>	<b>\$6,024,576</b>	<b>\$17,115</b>	<b>\$12.26</b>	<b>\$5,885,108</b>
Average Potential Rent		\$1,397	\$1,401	\$1,404	\$1,407	\$1,409	\$1,413	\$1,423	\$1,431	\$1,442	\$1,452	\$1,463	\$1,474	\$17,115			\$16,719
Average Potential Rent per sq ft		\$1.00	\$1.00	\$1.01	\$1.01	\$1.01	\$1.01	\$1.02	\$1.02	\$1.03	\$1.04	\$1.05	\$1.06	\$12.26			\$11.97
5115	Non-Revenue Apartments	(\$5,108)	(\$5,108)	(\$5,108)	(\$5,108)	(\$5,108)	(\$5,168)	(\$5,341)	(\$5,341)	(\$5,426)	(\$5,426)	(\$5,426)	(\$5,426)	(\$63,094)	(\$179)	(\$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	(\$9,347)	(\$9,347)	(\$9,347)	(\$10,015)	(\$10,682)	(\$10,797)	(\$11,195)	(\$11,195)	(\$11,355)	(\$10,646)	(\$9,936)	(\$9,936)	(\$123,798)	(\$352)	(\$0.25)	(\$127,385)
5135	Prepaid/Previous Paid Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5140	Other Months' Rent/Delinquency Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$1,110
5145	Bad Debt Expense	(\$98)	(\$99)	(\$99)	(\$99)	(\$99)	(\$100)	(\$100)	(\$101)	(\$101)	(\$102)	(\$103)	(\$104)	(\$1,205)	(\$3)	(\$0.00)	\$0
<b>TOTAL RENTAL INCOME</b>		<b>\$477,212</b>	<b>\$478,493</b>	<b>\$479,575</b>	<b>\$479,908</b>	<b>\$480,082</b>	<b>\$481,475</b>	<b>\$484,384</b>	<b>\$486,986</b>	<b>\$490,616</b>	<b>\$494,803</b>	<b>\$499,486</b>	<b>\$503,460</b>	<b>\$5,836,479</b>	<b>\$16,581</b>	<b>\$11.88</b>	<b>\$5,690,763</b>
Average Effective Rent		\$1,384	\$1,387	\$1,390	\$1,395	\$1,396	\$1,400	\$1,408	\$1,416	\$1,427	\$1,435	\$1,448	\$1,460	\$16,921			\$16,492
Average Effective Rent per sq ft		\$0.99	\$0.99	\$1.00	\$1.00	\$1.00	\$1.00	\$1.01	\$1.01	\$1.02	\$1.03	\$1.04	\$1.05	\$12.12			\$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		94.79 %	95.04 %	95.26 %	95.32 %	95.36 %	94.69 %	92.09 %	92.58 %	92.03 %	92.82 %	93.70 %	94.44 %	93.98 %			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	\$3,600	\$3,200	\$2,800	\$2,400	\$2,000	\$2,400	\$2,000	\$2,400	\$2,800	\$2,800	\$3,200	\$4,000	\$33,600	\$95	\$0.07	\$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>\$5,232</b>	<b>\$4,788</b>	<b>\$4,344</b>	<b>\$3,856</b>	<b>\$3,456</b>	<b>\$3,900</b>	<b>\$3,456</b>	<b>\$3,900</b>	<b>\$4,469</b>	<b>\$4,388</b>	<b>\$4,788</b>	<b>\$5,801</b>	<b>\$52,378</b>	<b>\$149</b>	<b>\$0.11</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	\$600	\$600	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$5,800	\$16	\$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>\$600</b>	<b>\$800</b>	<b>\$400</b>	<b>\$400</b>	<b>\$600</b>	<b>\$400</b>	<b>\$400</b>	<b>\$600</b>	<b>\$400</b>	<b>\$6,600</b>	<b>\$19</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>\$483,044</b>	<b>\$484,081</b>	<b>\$484,519</b>	<b>\$484,364</b>	<b>\$484,338</b>	<b>\$485,775</b>	<b>\$488,240</b>	<b>\$491,486</b>	<b>\$495,485</b>	<b>\$499,591</b>	<b>\$504,874</b>	<b>\$509,661</b>	<b>\$5,895,457</b>	<b>\$16,748</b>	<b>\$12.00</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	\$12,076	\$12,102	\$12,113	\$12,109	\$12,108	\$12,144	\$12,206	\$12,287	\$12,387	\$12,490	\$12,622	\$12,742	\$147,386	\$419	\$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>\$12,076</b>	<b>\$12,102</b>	<b>\$12,113</b>	<b>\$12,109</b>	<b>\$12,108</b>	<b>\$12,144</b>	<b>\$12,206</b>	<b>\$12,387</b>	<b>\$12,387</b>	<b>\$12,490</b>	<b>\$12,622</b>	<b>\$12,742</b>	<b>\$147,486</b>	<b>\$419</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	\$5,996	\$25,000	\$0	\$0	\$50,000	\$0	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$130,996	\$372	\$0.27	\$22,727	
<b>TOTAL NON ROUTINE MAINTENANCE</b>		<b>\$37,996</b>	<b>\$27,700</b>	<b>\$2,700</b>	<b>\$2,700</b>	<b>\$63,125</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$194,221</b>	<b>\$552</b>	<b>\$0.40</b>	<b>\$78,557</b>	
<b>TOTAL NON CONTROL EXPENSES</b>		<b>\$76,279</b>	<b>\$66,009</b>	<b>\$41,020</b>	<b>\$41,016</b>	<b>\$101,440</b>	<b>\$38,351</b>	<b>\$38,413</b>	<b>\$63,594</b>	<b>\$48,594</b>	<b>\$38,697</b>	<b>\$63,829</b>	<b>\$38,949</b>	<b>\$656,191</b>	<b>\$1,864</b>	<b>\$1.34</b>	<b>\$526,251</b>	
<b>TOTAL OPERATING EXP</b>		<b>\$160,086</b>	<b>\$158,113</b>	<b>\$125,713</b>	<b>\$120,283</b>	<b>\$190,067</b>	<b>\$118,347</b>	<b>\$121,470</b>	<b>\$151,231</b>	<b>\$131,715</b>	<b>\$119,142</b>	<b>\$157,432</b>	<b>\$117,717</b>	<b>\$1,671,318</b>	<b>\$4,748</b>	<b>\$3.40</b>	<b>\$1,518,762</b>	
<b>NET OPERATING INCOME</b>		<b>\$322,958</b>	<b>\$325,969</b>	<b>\$358,805</b>	<b>\$364,081</b>	<b>\$294,270</b>	<b>\$367,427</b>	<b>\$366,769</b>	<b>\$340,255</b>	<b>\$363,770</b>	<b>\$380,448</b>	<b>\$347,442</b>	<b>\$391,944</b>	<b>\$4,224,139</b>	<b>\$12,000</b>	<b>\$8.59</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>\$280,150</b>	<b>\$291,161</b>	<b>\$323,997</b>	<b>\$329,273</b>	<b>\$259,462</b>	<b>\$332,619</b>	<b>\$331,961</b>	<b>\$305,447</b>	<b>\$328,962</b>	<b>\$345,640</b>	<b>\$312,634</b>	<b>\$357,136</b>	<b>\$3,798,443</b>	<b>\$10,791</b>	<b>\$7.73</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	\$2,029,325
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	\$165,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,000	\$469	\$0.34	\$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>\$249,432</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>\$1,298,017</b>	<b>\$3,688</b>	<b>\$2.64</b>	<b>\$2,388,423</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	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,694	\$728,273	\$2,069	\$1.48	\$734,976
	<b>TOTAL REPLACEMENT RESERVE</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,694</b>	<b>\$728,273</b>	<b>\$2,069</b>	<b>\$1.48</b>	<b>\$734,976</b>
<b>REPLACEMENT RESERVE REIMBURSEMENT</b>																	
	Replacement Reserve Reimbursement	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,169)	(\$1,298,017)	(\$3,688)	(\$2.64)	(\$2,388,423)
	<b>TOTAL REPLACEMENT RESERVE REIMBURSEMENT</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,169)</b>	<b>(\$1,298,017)</b>	<b>(\$3,688)</b>	<b>(\$2.64)</b>	<b>(\$2,388,423)</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>																	
	Depreciation and Amortization	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$34,808)	(\$417,696)	(\$1,187)	(\$0.85)	(\$417,425)
	<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>(\$177,649)</b>	<b>\$63,984</b>	<b>(\$735,655)</b>	<b>\$100,071</b>	<b>\$33,135</b>	<b>\$103,492</b>	<b>\$102,834</b>	<b>\$79,120</b>	<b>\$99,760</b>	<b>\$118,788</b>	<b>\$85,457</b>	<b>\$126,662</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	\$477,212	\$478,493	\$479,575	\$479,908	\$480,082	\$481,475	\$484,384	\$486,986	\$490,616	\$494,803	\$499,486	\$503,460	\$5,836,479	\$16,581	\$5,690,763
OTHER RESIDENT INCOME	\$5,232	\$4,788	\$4,344	\$3,856	\$3,456	\$3,900	\$3,456	\$3,900	\$4,469	\$4,388	\$4,788	\$5,801	\$52,378	\$149	\$40,287
MISCELLANEOUS INCOME	\$600	\$800	\$600	\$600	\$800	\$400	\$400	\$600	\$400	\$400	\$600	\$400	\$6,600	\$19	\$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>\$483,044</b>	<b>\$484,081</b>	<b>\$484,519</b>	<b>\$484,364</b>	<b>\$484,338</b>	<b>\$485,775</b>	<b>\$488,240</b>	<b>\$491,486</b>	<b>\$495,485</b>	<b>\$499,591</b>	<b>\$504,874</b>	<b>\$509,661</b>	<b>\$5,895,457</b>	<b>\$16,748</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	\$12,076	\$12,102	\$12,113	\$12,109	\$12,108	\$12,144	\$12,206	\$12,387	\$12,387	\$12,490	\$12,622	\$12,742	\$147,486	\$419	\$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	\$37,996	\$27,700	\$2,700	\$2,700	\$63,125	\$0	\$0	\$25,000	\$10,000	\$0	\$25,000	\$0	\$194,221	\$552	\$78,557
<b>TOTAL NON CONTROL EXPENSES</b>	<b>\$76,279</b>	<b>\$66,009</b>	<b>\$41,020</b>	<b>\$41,016</b>	<b>\$101,440</b>	<b>\$38,351</b>	<b>\$38,413</b>	<b>\$63,594</b>	<b>\$48,594</b>	<b>\$38,697</b>	<b>\$63,829</b>	<b>\$38,949</b>	<b>\$656,191</b>	<b>\$1,864</b>	<b>\$526,251</b>
<b>TOTAL OPERATING EXP</b>	<b>\$160,086</b>	<b>\$158,113</b>	<b>\$125,713</b>	<b>\$120,283</b>	<b>\$190,067</b>	<b>\$118,347</b>	<b>\$121,470</b>	<b>\$151,231</b>	<b>\$131,715</b>	<b>\$119,142</b>	<b>\$157,432</b>	<b>\$117,717</b>	<b>\$1,671,318</b>	<b>\$4,748</b>	<b>\$1,518,762</b>
<b>NET OPERATING INCOME</b>	<b>\$322,958</b>	<b>\$325,969</b>	<b>\$358,805</b>	<b>\$364,081</b>	<b>\$294,270</b>	<b>\$367,427</b>	<b>\$366,769</b>	<b>\$340,255</b>	<b>\$363,770</b>	<b>\$380,448</b>	<b>\$347,442</b>	<b>\$391,944</b>	<b>\$4,224,139</b>	<b>\$12,000</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>\$280,150</b>	<b>\$291,161</b>	<b>\$323,997</b>	<b>\$329,273</b>	<b>\$259,462</b>	<b>\$332,619</b>	<b>\$331,961</b>	<b>\$305,447</b>	<b>\$328,962</b>	<b>\$345,640</b>	<b>\$312,634</b>	<b>\$357,136</b>	<b>\$3,798,443</b>		<b>\$3,805,417</b>
<b>CAPITAL EXPENDITURES</b>															
CAPITAL EXPENDITURES	\$249,432	\$18,810	\$851,285	\$20,835	\$17,960	\$20,760	\$20,760	\$17,960	\$20,835	\$18,485	\$18,810	\$22,085	\$1,298,017		\$2,388,423
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	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$728,273		\$734,976
REPLACEMENT RESERVE REIMBURSEMENT	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,169)	(\$1,298,017)		(\$2,388,423)
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>(\$177,649)</b>	<b>\$63,984</b>	<b>(\$735,655)</b>	<b>\$100,071</b>	<b>\$33,135</b>	<b>\$103,492</b>	<b>\$102,834</b>	<b>\$79,120</b>	<b>\$99,760</b>	<b>\$118,788</b>	<b>\$85,457</b>	<b>\$126,662</b>	<b>(\$0)</b>		<b>\$0</b>

**PRESTON PARK  
2015 STANDARD BUDGET  
SUMMARY COMPARATIVES**



Description	2015 Total	Per Unit	2014 Projected	Per Unit	2014 Budget	Per Unit	2013 Actuals	Per Unit	2015 Total vs. 2014 Projected		2015 Total vs. 2014 Budget		2014 Projected vs. 2013 Actuals		Reference
									Variance	Variance %	Variance	Variance %	Variance	Variance %	
Physical Occupancy	97.87%		97.89%		98.04%		0.00%								
Economic Occupancy	93.98%		94.25%		97.32%		0.00%								
<b>INCOME</b>															
GROSS MARKET POTENTIAL	\$6,210,166	\$17,643	\$6,038,519	\$17,155	\$5,816,930	\$16,525	\$6,154,336	\$17,484	\$171,647	2.8%	\$393,236	6.8%	(\$115,817)	-1.9%	
MARKET GAIN/LOSS TO LEASE	(\$185,590)	(\$527)	(\$153,411)	(\$436)	\$16,124	\$46	(\$117,418)	(\$334)	(\$32,179)	-21.0%	(\$201,713)	-1251.0%	(\$35,993)	-30.7%	
AFFORDABLE HOUSING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
NON-REVENUE APARTMENTS	(\$63,094)	(\$179)	(\$68,070)	(\$193)	(\$56,187)	(\$160)	(\$47,952)	(\$136)	\$4,976	7.3%	(\$6,908)	-12.3%	(\$20,116)	-42.0%	
RENTAL CONCESSIONS	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,080)	(\$3)	\$0	0.0%	\$0	0.0%	\$1,080	100.0%	
DELINQUENT RENT	\$0	\$0	\$0	\$0	\$0	\$0	(\$519)	(\$1)	\$0	0.0%	\$0	0.0%	\$519	100.0%	
VACANCY LOSS	(\$123,798)	(\$352)	(\$127,385)	(\$362)	(\$114,328)	(\$325)	(\$72,570)	(\$206)	\$3,587	2.8%	(\$9,470)	-8.3%	(\$54,815)	-75.5%	
PREPAID/PREVIOUS PAID RENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
OTHER MONTHS' RENT/DELINQUENCY RECOVERY	\$0	\$0	\$1,110	\$3	\$0	\$0	(\$284)	(\$1)	(\$1,110)	-100.0%	\$0	0.0%	\$1,395	490.3%	
BAD DEBT EXPENSE	(\$1,205)	(\$3)	\$0	\$0	(\$1,750)	(\$5)	(\$2,034)	(\$6)	(\$1,205)	-100.0%	\$545	31.1%	\$2,034	100.0%	
OTHER RESIDENT INCOME	\$52,378	\$149	\$40,287	\$114	\$36,750	\$104	\$40,355	\$115	\$12,091	30.0%	\$15,628	42.5%	(\$68)	-0.2%	
MISCELLANEOUS INCOME	\$6,600	\$19	\$10,554	\$30	\$8,450	\$24	\$13,176	\$37	(\$3,954)	-37.5%	(\$1,850)	-21.9%	(\$2,622)	-19.9%	
CORPORATE APT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
RETAIL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
<b>TOTAL INCOME</b>	<b>\$5,895,457</b>	<b>\$16,748</b>	<b>\$5,741,604</b>	<b>\$16,311</b>	<b>\$5,705,989</b>	<b>\$16,210</b>	<b>\$5,966,010</b>	<b>\$16,949</b>	<b>\$153,852</b>	<b>2.7%</b>	<b>\$189,468</b>	<b>3.3%</b>	<b>(\$224,406)</b>	<b>-3.8%</b>	
<b>OPERATING EXPENSES</b>															
PAYROLL	\$541,800	\$1,539	\$525,709	\$1,493	\$520,430	\$1,478	\$518,366	\$1,473	(\$16,091)	-3.1%	(\$21,370)	-4.1%	(\$7,343)	-1.4%	
LANDSCAPING	\$69,800	\$198	\$73,968	\$210	\$73,836	\$210	\$75,612	\$215	\$4,168	5.6%	\$4,036	5.5%	\$1,644	2.2%	
UTILITIES	\$104,309	\$296	\$98,813	\$281	\$94,359	\$268	\$101,222	\$288	(\$5,496)	-5.6%	(\$9,950)	-10.5%	\$2,409	2.4%	
REDECORATING	\$86,843	\$247	\$83,478	\$237	\$78,203	\$222	\$83,980	\$239	(\$3,365)	-4.0%	(\$8,639)	-11.0%	\$502	0.6%	
MAINTENANCE	\$104,812	\$298	\$103,214	\$293	\$100,785	\$286	\$96,164	\$273	(\$1,598)	-1.5%	(\$4,027)	-4.0%	(\$7,050)	-7.3%	
MARKETING	\$15,475	\$44	\$15,449	\$44	\$15,290	\$43	\$16,742	\$48	(\$26)	-0.2%	(\$185)	-1.2%	\$1,293	7.7%	
ADMINISTRATIVE	\$92,088	\$262	\$91,881	\$261	\$85,423	\$243	\$61,505	\$175	(\$207)	-0.2%	(\$6,665)	-7.8%	(\$30,377)	-49.4%	
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
<b>TOTAL CONTROLLABLE EXPENSES</b>	<b>\$1,015,126</b>	<b>\$2,884</b>	<b>\$992,511</b>	<b>\$2,820</b>	<b>\$968,326</b>	<b>\$2,751</b>	<b>\$953,591</b>	<b>\$2,709</b>	<b>(\$22,615)</b>	<b>-2.3%</b>	<b>(\$46,800)</b>	<b>-4.8%</b>	<b>(\$38,921)</b>	<b>-4.1%</b>	
<b>NON CONTROLLABLE EXPENSES</b>															
PROFESSIONAL SERVICES	\$147,486	\$419	\$142,718	\$405	\$142,650	\$405	\$149,117	\$424	(\$4,768)	-3.3%	(\$4,837)	-3.4%	\$6,399	4.3%	
INSURANCE	\$207,012	\$588	\$197,507	\$561	\$194,472	\$552	\$206,890	\$588	(\$9,505)	-4.8%	(\$12,540)	-6.4%	\$9,384	4.5%	
AD-VALOREM TAXES	\$107,472	\$305	\$107,469	\$305	\$105,324	\$299	\$114,667	\$326	(\$3)	0.0%	(\$2,148)	-2.0%	\$7,198	6.3%	
NON ROUTINE MAINTENANCE	\$194,221	\$552	\$78,557	\$223	\$72,375	\$206	\$54,742	\$156	(\$115,664)	-147.2%	(\$121,846)	-168.4%	(\$23,815)	-43.5%	
<b>TOTAL NON CONTROL EXPENSES</b>	<b>\$656,191</b>	<b>\$1,864</b>	<b>\$526,251</b>	<b>\$1,495</b>	<b>\$514,821</b>	<b>\$1,463</b>	<b>\$525,416</b>	<b>\$1,493</b>	<b>(\$129,940)</b>	<b>-24.7%</b>	<b>(\$141,371)</b>	<b>-27.5%</b>	<b>(\$835)</b>	<b>-0.2%</b>	
<b>TOTAL OPERATING EXP</b>	<b>\$1,671,318</b>	<b>\$4,748</b>	<b>\$1,518,762</b>	<b>\$4,315</b>	<b>\$1,483,147</b>	<b>\$4,213</b>	<b>\$1,479,007</b>	<b>\$4,202</b>	<b>(\$152,555)</b>	<b>-10.0%</b>	<b>(\$188,171)</b>	<b>-12.7%</b>	<b>(\$39,755)</b>	<b>-2.7%</b>	
<b>NET OPERATING INCOME</b>	<b>\$4,224,139</b>	<b>\$12,000</b>	<b>\$4,222,842</b>	<b>\$11,997</b>	<b>\$4,222,842</b>	<b>\$11,997</b>	<b>\$4,487,004</b>	<b>\$12,747</b>	<b>\$1,297</b>	<b>0.0%</b>	<b>\$1,297</b>	<b>0.0%</b>	<b>(\$264,161)</b>	<b>-5.9%</b>	
<b>DEBT SERVICE</b>															
DEPRECIATION	\$417,696	\$1,187	\$417,425	\$1,186	\$324,420	\$922	\$391,022	\$1,111	(\$271)	-0.1%	(\$93,276)	-28.8%	(\$26,403)	-6.8%	
AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
PARTNERSHIP	\$8,000	\$23	\$0	\$0	\$0	\$0	\$8,000	\$23	\$0	\$0	\$0	\$0	\$0	\$0	
EXTRAORDINARY COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>NET INCOME</b>	<b>\$3,798,443</b>	<b>\$10,791</b>	<b>\$3,805,417</b>	<b>\$10,811</b>	<b>\$3,898,422</b>	<b>\$11,075</b>	<b>\$4,087,981</b>	<b>\$11,614</b>	<b>(\$6,974)</b>	<b>-0.2%</b>	<b>(\$99,979)</b>	<b>-2.6%</b>	<b>(\$282,564)</b>	<b>-6.9%</b>	
<b>CAPITAL EXPENDITURES</b>															
MORTGAGE PRINCIPAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
TAX ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
INTEREST ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
REPLACEMENT RESERVE	\$728,273	\$2,069	\$734,976	\$2,088	\$734,976	\$2,088	(\$450,153)	(\$1,279)	\$6,703	0.9%	\$6,703	0.9%	(\$1,185,129)	-263.3%	
REPLACEMENT RESERVE REIMBURSEMENT	(\$1,298,017)	(\$3,688)	(\$2,388,423)	(\$6,785)	\$0	\$0	(\$303,295)	(\$862)	(\$1,090,406)	-45.7%	\$1,298,017	100.0%	\$2,085,128	687.5%	
WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	
OWNER DISTRIBUTIONS	\$3,487,866	\$9,909	\$3,487,866	\$9,909	\$3,487,866	\$9,909	(\$3,948,556)	(\$11,217)	(\$0)	0.0%	\$0	0.0%	(\$7,436,422)	-188.3%	
DEPRECIATION AND AMORTIZATION	(\$417,696)	(\$1,187)	(\$417,425)	(\$1,186)	(\$324,420)	(\$922)	(\$391,022)	(\$1,111)	\$271	0.1%	\$93,276	28.8%	\$26,403	6.8%	
<b>NET CASH FLOW</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$1,229,952)</b>	<b>(\$3,494)</b>	<b>\$8,877,713</b>	<b>\$25,221</b>	<b>(\$0)</b>	<b>-112.9%</b>	<b>\$1,229,952</b>	<b>100.0%</b>	<b>(\$8,877,713)</b>	<b>-100.0%</b>	

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



Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
<b>INCOME</b>					
<b>RENTAL INCOME</b>					
5101	Gross Market Potential	\$6,210,166	\$6,038,519	\$171,647	2.8%
5103	Market Gain/Loss to Lease	(\$185,590)	(\$153,411)	(\$32,179)	-21.0%
5105	Affordable Housing	\$0	\$0	\$0	0.0%
<b>ACTUAL POTENTIAL RENT</b>		<b>\$6,024,576</b>	<b>\$5,885,108</b>	<b>\$139,468</b>	<b>2.4%</b>

5115	Non-Revenue Apartments	(\$63,094)	(\$68,070)	\$4,976	7.3%
5120	Rental Concessions	\$0	\$0	\$0	0.0%
5125	Delinquent Rent	\$0	\$0	\$0	0.0%
5130	Vacancy Loss	(\$123,798)	(\$127,385)	\$3,587	2.8%
5135	Prepaid/Previous Paid Rent	\$0	\$0	\$0	0.0%
5140	Other Months' Rent/Delinquency Recovery	\$0	\$1,110	(\$1,110)	-100.0%
5145	Bad Debt Expense	(\$1,205)	\$0	(\$1,205)	-100.0%
<b>TOTAL RENTAL INCOME</b>		<b>\$5,836,479</b>	<b>\$5,690,763</b>	<b>\$145,716</b>	<b>2.6%</b>

Physical Occupancy	97.87 %	97.89 %
Economic Occupancy	93.98 %	94.25 %

<b>OTHER RESIDENT INCOME</b>					
5205	Laundry	\$0	\$0	\$0	0.0%
5210	Washer/Dryer Income	\$0	\$0	\$0	0.0%
5211	Washer/Dryer Expense	\$0	\$0	\$0	0.0%
5215	Resident Fees	\$0	\$0	\$0	0.0%
5220	Carport Income	\$0	\$0	\$0	0.0%
5221	Garage Income	\$0	\$0	\$0	0.0%
5225	Damages/Cleaning Fees	\$33,600	\$25,769	\$7,831	30.4%
5230	Phone System Income	\$0	\$0	\$0	0.0%
5233	Phone System Expense	\$0	\$0	\$0	0.0%
5235	Storage Income	\$0	\$0	\$0	0.0%
5240	Termination Fees	\$250	\$250	\$0	0.0%
5245	MTM Premium	\$1,620	\$0	\$1,620	100.0%
5250	Application Fees	\$5,808	\$5,618	\$190	3.4%
5255	Pet Fees	\$2,100	\$0	\$2,100	100.0%
5260	NSF/Late Fees	\$9,000	\$8,650	\$350	4.0%
5265	Resident Utility Bill Back Income	\$0	\$0	\$0	0.0%
5266	Illuminar Electric - Occupied Bill Back Income	\$0	\$0	\$0	0.0%
5268	Illuminar Electric - Revenue	\$0	\$0	\$0	0.0%
5270	Alarm Income	\$0	\$0	\$0	0.0%
5275	SMART Income	\$0	\$0	\$0	0.0%
5276	Yard Revenue	\$0	\$0	\$0	0.0%
5280	Transfer Fees	\$0	\$0	\$0	0.0%
5285	Maid Service	\$0	\$0	\$0	0.0%
5290	Renovation Income	\$0	\$0	\$0	0.0%
5295	Police Fee Reimbursement	\$0	\$0	\$0	0.0%
5296	Property Tax Reimbursement	\$0	\$0	\$0	0.0%
<b>TOTAL OTHER RESIDENT INCOME</b>		<b>\$52,378</b>	<b>\$40,287</b>	<b>\$12,091</b>	<b>30.0%</b>

Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
<b>MISCELLANEOUS INCOME</b>					
5305	Miscellaneous Income	\$800	\$761	\$39	5.1%
5310	Clubhouse Income	\$0	\$0	\$0	0.0%
5315	Vending Income	\$0	\$0	\$0	0.0%
5325	Interest Income	\$5,800	\$9,793	(\$3,993)	-40.8%
5330	Cable Income	\$0	\$0	\$0	0.0%
5331	Cable Expense	\$0	\$0	\$0	0.0%
5335	Collection Income	\$0	\$0	\$0	0.0%
5340	Bad Debt Income	\$0	\$0	\$0	0.0%
<b>TOTAL MISCELLANEOUS INCOME</b>		<b>\$6,600</b>	<b>\$10,554</b>	<b>(\$3,954)</b>	<b>-37.5%</b>

<b>CORPORATE APT INCOME</b>					
5405	Corp Apartment Income	\$0	\$0	\$0	0.0%
5406	Corp Apartment Expense	\$0	\$0	\$0	0.0%
<b>TOTAL CORPORATE APT INCOME</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>

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

<b>TOTAL INCOME</b>		<b>\$5,895,457</b>	<b>\$5,741,604</b>	<b>\$153,852</b>	<b>2.7%</b>
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**PRESTON PARK**  
**2015 STANDARD BUDGET**  
**DETAIL BUDGET COMPARATIVES**



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

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

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



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

Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
<b>NON CONTROLLABLE EXPENSES</b>					
<b>PROFESSIONAL SERVICES</b>					
8105	Management Fees	\$147,386	\$142,718	(\$4,668)	-3.3%
8107	Incentive Fees	\$0	\$0	\$0	0.0%
8108	Asset Mgt Fees	\$0	\$0	\$0	0.0%
8110	Accounting/Audit Fees	\$0	\$0	\$0	0.0%
8115	Partnership Legal Fees	\$0	\$0	\$0	0.0%
8120	Tax Consulting Fess	\$0	\$0	\$0	0.0%
8121	Tax Filing Fees	\$0	\$0	\$0	0.0%
8122	Appraisal Fees	\$0	\$0	\$0	0.0%
8125	Professional Services - Other	\$100	\$0	(\$100)	-100.0%
8130	Apt. Assoc. Dues & Fees	\$0	\$0	\$0	0.0%
<b>TOTAL PROFESSIONAL SERVICES</b>		<b>\$147,486</b>	<b>\$142,718</b>	<b>(\$4,768)</b>	<b>-3.3%</b>
<b>INSURANCE</b>					
8205	Property & Liability Insurance	\$187,092	\$183,146	(\$3,946)	-2.2%
8210	Casualty Loss	\$0	\$606	\$606	100.0%
8215	Other Insurance	\$19,920	\$13,755	(\$6,165)	-44.8%
<b>TOTAL INSURANCE</b>		<b>\$207,012</b>	<b>\$197,507</b>	<b>(\$9,505)</b>	<b>-4.8%</b>
<b>AD-VALOREM TAXES</b>					
8305	Real Estate Taxes	\$107,472	\$107,469	(\$3)	0.0%
8310	Personal Property Taxes	\$0	\$0	\$0	0.0%
8315	Taxes Other	\$0	\$0	\$0	0.0%
8320	Local/City Tax	\$0	\$0	\$0	0.0%
8325	Police Fee	\$0	\$0	\$0	0.0%
<b>TOTAL AD-VALOREM TAXES</b>		<b>\$107,472</b>	<b>\$107,469</b>	<b>(\$3)</b>	<b>0.0%</b>
<b>NON ROUTINE MAINTENANCE</b>					
8410	Buildings and Structures	\$33,225	\$29,549	(\$3,676)	-12.4%
8412	Pool	\$0	\$0	\$0	0.0%
8413	Clubhouse & Fitness Center	\$0	\$0	\$0	0.0%
8415	Furniture & Fixtures	\$0	\$0	\$0	0.0%
8420	Paving & Landscaping	\$30,000	\$26,281	(\$3,719)	-14.2%
8425	Apartment Interiors	\$0	\$0	\$0	0.0%
8426	Flooring - Carpet	\$0	\$0	\$0	0.0%
8427	Flooring - Other	\$0	\$0	\$0	0.0%
8428	Appliances	\$0	\$0	\$0	0.0%
8429	Interiors-Other	\$0	\$0	\$0	0.0%
8430	Other Non-Routine	\$130,996	\$22,727	(\$108,269)	-476.4%
<b>TOTAL NON ROUTINE MAINTENANCE</b>		<b>\$194,221</b>	<b>\$78,557</b>	<b>(\$115,664)</b>	<b>-147.2%</b>
<b>TOTAL NON CONTROL EXPENSES</b>		<b>\$656,191</b>	<b>\$526,251</b>	<b>(\$129,940)</b>	<b>-24.7%</b>
<b>TOTAL OPERATING EXP</b>		<b>\$1,671,318</b>	<b>\$1,518,762</b>	<b>(\$152,555)</b>	<b>-10.0%</b>
<b>NET OPERATING INCOME</b>		<b>\$4,224,139</b>	<b>\$4,222,842</b>	<b>\$1,297</b>	<b>0.0%</b>

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



Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
<b>DEBT SERVICE</b>					
9005	Debt Service	\$0	\$0	\$0	0.0%
9010	Debt Service-2nd Mortgage	\$0	\$0	\$0	0.0%
9011	Debt Service - Development	\$0	\$0	\$0	0.0%
9015	Other Lease Payments	\$0	\$0	\$0	0.0%
9020	Other Lease Payments-Ins.Escrow	\$0	\$0	\$0	0.0%
9025	Other Lease Payments-Tax Escrow	\$0	\$0	\$0	0.0%
<b>TOTAL DEBT SERVICE</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>
<b>DEPRECIATION</b>					
9109	Deprec - Land Lease	\$0	\$0	\$0	0.0%
9110	Deprec - Building	\$60,000	\$59,170	(\$830)	-1.4%
9115	Deprec - Furniture & Fixtures	\$996	\$1,812	\$816	45.0%
9120	Deprec - Paving & Landscape	\$4,200	\$4,004	(\$196)	-4.9%
9125	Deprec - Apartment Interiors	\$194,400	\$194,373	(\$27)	0.0%
9130	Deprec - Other Capital	\$158,100	\$158,066	(\$34)	0.0%
9162	Deprec - Land Improvements	\$0	\$0	\$0	0.0%
<b>TOTAL DEPRECIATION</b>		<b>\$417,696</b>	<b>\$417,425</b>	<b>(\$271)</b>	<b>-0.1%</b>
<b>AMORTIZATION</b>					
9210	Amortization Expense	\$0	\$0	\$0	0.0%
9220	Amortization - Loan Cost	\$0	\$0	\$0	0.0%
<b>TOTAL AMORTIZATION</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>
<b>PARTNERSHIP</b>					
9402	Bank Service Charges-Other	\$0	\$0	\$0	0.0%
9405	Legal	\$0	\$0	\$0	0.0%
9410	Audit and Tax Preparation	\$8,000	\$0	(\$8,000)	-100.0%
9415	Asset Management Fee	\$0	\$0	\$0	0.0%
9416	Supervisory Fee	\$0	\$0	\$0	0.0%
9417	Admin Expense	\$0	\$0	\$0	0.0%
9418	Interest Expense	\$0	\$0	\$0	0.0%
9420	Travel Partnership	\$0	\$0	\$0	0.0%
9430	Interest Income - Development	\$0	\$0	\$0	0.0%
<b>TOTAL PARTNERSHIP</b>		<b>\$8,000</b>	<b>\$0</b>	<b>(\$8,000)</b>	<b>-100.0%</b>
<b>EXTRAORDINARY COST</b>					
9510	Extraordinary Cost	\$0	\$0	\$0	0.0%
9515	Gain/Loss on Sale	\$0	\$0	\$0	0.0%
9530	Gain/Loss from Disposal of Assets	\$0	\$0	\$0	0.0%
<b>TOTAL EXTRAORDINARY COST</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>
<b>NET INCOME</b>		<b>\$3,798,443</b>	<b>\$3,805,417</b>	<b>(\$6,974)</b>	<b>-0.2%</b>

Acct #	Description	2015 Total	2014 Projected	Variance	Variance %
<b>CAPITAL EXPENDITURES</b>					
1410	Building and Structures	\$830,000	\$2,029,325	\$1,199,325	59.1%
1415	Furniture & Fixtures	\$0	\$0	\$0	0.0%
1416	Autos/Trucks	\$0	(\$700)	(\$700)	-100.0%
1420	Paving & Landscaping	\$165,000	\$0	(\$165,000)	-100.0%
1425	Apartment Interiors	\$237,870	\$224,077	(\$13,793)	-6.2%
1426	Carpet/Plank - Rehab	\$0	\$0	\$0	0.0%
1427	Appliance - Rehab	\$0	\$0	\$0	0.0%
1428	Computers & Related Equipment	\$0	\$910	\$910	100.0%
1430	Other Capital	\$65,147	\$127,489	\$62,342	48.9%
1432	Other Capital, Value Add	\$0	\$7,322	\$7,322	100.0%
<b>TOTAL CAPITAL EXPENDITURES</b>		<b>\$1,298,017</b>	<b>\$2,388,423</b>	<b>\$1,090,406</b>	<b>45.7%</b>
<b>MORTGAGE PRINCIPAL</b>					
2070	Mortgage Note Payable	\$0	\$0	\$0	0.0%
2106	Construction Loan	\$0	\$0	\$0	0.0%
2205	Mortgage Principal	\$0	\$0	\$0	0.0%
2210	Long-Term Notes Payable	\$0	\$0	\$0	0.0%
2215	Note Payable Principle Payment	\$0	\$0	\$0	0.0%
<b>TOTAL MORTGAGE PRINCIPAL</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>
<b>TAX ESCROW</b>					
1335	Tax Escrow	\$0	\$0	\$0	0.0%
<b>TOTAL TAX ESCROW</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>
<b>INSURANCE ESCROW</b>					
1340	Insurance Escrow	\$0	\$0	\$0	0.0%
<b>TOTAL INSURANCE ESCROW</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>
<b>INTEREST ESCROW</b>					
1341	Interest Escrow	\$0	\$0	\$0	0.0%
<b>TOTAL INTEREST ESCROW</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>
<b>MORTGAGE INSURANCE PREM RESERVE</b>					
1343	Mortgage Insurance Prem Reserve	\$0	\$0	\$0	0.0%
<b>TOTAL MORTGAGE INSURANCE PREM RESERVE</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>
<b>REPLACEMENT RESERVE</b>					
1345	Replacement Reserve Impound	\$728,273	\$734,976	\$6,703	0.9%
<b>TOTAL REPLACEMENT RESERVE</b>		<b>\$728,273</b>	<b>\$734,976</b>	<b>\$6,703</b>	<b>0.9%</b>
<b>REPLACEMENT RESERVE REIMBURSEMENT</b>					
Replacement Reserve Reimbursement		(\$1,298,017)	(\$2,388,423)	(\$1,090,406)	-45.7%
<b>TOTAL REPLACEMENT RESERVE REIMBURSEMENT</b>		<b>(\$1,298,017)</b>	<b>(\$2,388,423)</b>	<b>(\$1,090,406)</b>	<b>-45.7%</b>
<b>WIP</b>					
1501	WIP	\$0	\$0	\$0	0.0%
1502	WIP - Contra Operating	\$0	\$0	\$0	0.0%
1510	WIP - Redev Hard Cost	\$0	\$0	\$0	0.0%
1520	WIP - Redev Soft Costs	\$0	\$0	\$0	0.0%
1530	WIP - Redev Other	\$0	\$0	\$0	0.0%
<b>TOTAL WIP</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>
<b>OWNER DISTRIBUTIONS</b>					
3010	Owner Distributions	\$3,487,866	\$3,487,866	(\$0)	0.0%
<b>TOTAL OWNER DISTRIBUTIONS</b>		<b>\$3,487,866</b>	<b>\$3,487,866</b>	<b>(\$0)</b>	<b>0.0%</b>
<b>DEPRECIATION AND AMORTIZATION</b>					
Depreciaton and Amortization		(\$417,696)	(\$417,425)	\$271	0.1%
<b>TOTAL DEPRECIATION AND AMORTIZATION</b>		<b>(\$417,696)</b>	<b>(\$417,425)</b>	<b>\$271</b>	<b>0.1%</b>
<b>NET CASH FLOW</b>		<b>(\$0)</b>	<b>\$0</b>	<b>(\$0)</b>	<b>-112.9%</b>

**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

Description	Jul-14	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>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

Description	Jul-14	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>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	\$400	\$3,600	\$3,200	\$2,800	\$2,400	\$2,000	\$2,400	\$2,000	\$2,400	\$2,800	\$2,800	\$3,200	\$4,000	\$33,600
													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
<b>Total Damages/Cleaning Fees</b>	<b>\$3,600</b>	<b>\$3,200</b>	<b>\$2,800</b>	<b>\$2,400</b>	<b>\$2,000</b>	<b>\$2,400</b>	<b>\$2,000</b>	<b>\$2,400</b>	<b>\$2,800</b>	<b>\$2,800</b>	<b>\$3,200</b>	<b>\$4,000</b>	<b>\$33,600</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
<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
<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	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Storage Income</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

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
														\$0
<b>Total Termination Fees</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125	\$0	\$0	\$125	\$250
<b>2014 Projected</b>		\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250

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

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

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

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



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<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>\$5,232</b>	<b>\$4,788</b>	<b>\$4,344</b>	<b>\$3,856</b>	<b>\$3,456</b>	<b>\$3,900</b>	<b>\$3,456</b>	<b>\$3,900</b>	<b>\$4,469</b>	<b>\$4,388</b>	<b>\$4,788</b>	<b>\$5,801</b>	<b>\$52,378</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>	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$800
<b>2014 Projected</b>	\$180	\$0	\$0	\$140	\$220	(\$126)	\$110	\$140	\$97	\$0	\$0	\$0	\$761

**Comments**

Income from MARS as old/broken appliances are recycled

5310 Clubhouse Income	Cost/	Qty												
		0	0	0	0	0	0	0	0	0	0	0	0	0
Clubhouse Fee	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
<b>Total Clubhouse 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 fees associated with the clubhouse

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Vending 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

**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	\$600	\$600	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$5,800
													\$0
													\$0
													\$0
													\$0
<b>Total Interest Income</b>	<b>\$600</b>	<b>\$600</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>\$5,800</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>	\$600	\$800	\$600	\$600	\$800	\$400	\$400	\$600	\$400	\$400	\$600	\$400	\$6,600
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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>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$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

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														
	\$0.00	\$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>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$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>\$165</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$165</b>

**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
2014 Projected	\$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
<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
<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
<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
<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.

Description	Jul-14	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>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.

Description	Jul-14	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>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	\$560	\$0	\$0	\$0	\$0	\$560
													\$0
General purchases		\$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>\$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>\$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	\$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>\$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>\$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
<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							\$170
	Phone Shops	\$25												\$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
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

Administrative Other	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
<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%	\$12,076	\$12,102	\$12,113	\$12,109	\$12,108	\$12,144	\$12,206	\$12,287	\$12,387	\$12,490	\$12,622	\$12,742	\$147,386
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Management Fees</b>	<b>\$12,076</b>	<b>\$12,102</b>	<b>\$12,113</b>	<b>\$12,109</b>	<b>\$12,108</b>	<b>\$12,144</b>	<b>\$12,206</b>	<b>\$12,287</b>	<b>\$12,387</b>	<b>\$12,490</b>	<b>\$12,622</b>	<b>\$12,742</b>	<b>\$147,386</b>
2014 Projected	\$11,799	\$11,863	\$12,048	\$11,871	\$11,865	\$11,971	\$12,175	\$11,864	\$11,862	\$11,800	\$11,800	\$11,800	\$142,718

**Comments**

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

<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>
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**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>
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Comments**

PRESTON PARK  
 2015 STANDARD BUDGET  
 PROFESSIONAL SERVICES EXPENSE



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

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



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<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
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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>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>	\$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 PROFESSIONAL SERVICES EXPENSE</b>	<b>\$12,076</b>	<b>\$12,102</b>	<b>\$12,113</b>	<b>\$12,109</b>	<b>\$12,108</b>	<b>\$12,144</b>	<b>\$12,206</b>	<b>\$12,387</b>	<b>\$12,387</b>	<b>\$12,490</b>	<b>\$12,622</b>	<b>\$12,742</b>	<b>\$147,486</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

<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>	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$107,472
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**PRESTON PARK  
2015 STANDARD BUDGET  
NON-ROUTINE EXPENSE**



Description	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	2015 Total
<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	\$5,996												\$5,996
Bathtub Replacements		\$25,000			\$25,000			\$25,000			\$25,000		\$100,000
													\$0
													\$0
													\$0
													\$0
<b>Total Other Non-Routine</b>	\$5,996	\$25,000	\$0	\$0	\$50,000	\$0	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$130,996
<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 25 bathtubs throughout property that are unlevel causing damage to sheetrock.

<b>TOTAL NON-ROUTINE EXPENSE</b>	<b>\$37,996</b>	<b>\$27,700</b>	<b>\$2,700</b>	<b>\$2,700</b>	<b>\$63,125</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$194,221</b>
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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
													\$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
													\$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.

Description	Jul-14	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>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.

Description	Jul-14	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>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  
AMORTIZATION**



Description	Jul-14	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>9210 Amortization Expense</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Amortization 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>9220 Amortization - Loan Cost</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Amortization - Loan 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**  
Does not apply to Preston Park at this time

<b>TOTAL AMORTIZATION</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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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>\$0</b>	<b>\$2,029,325</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
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Paving &amp; Landscaping</b>	\$165,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$165,000
<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**

<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>\$249,432</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>\$1,298,017</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
<b>Total Mortgage Note Payable</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$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>2106 Construction Loan</b>													
													\$0
													\$0
													\$0
													\$0
													\$0
<b>Total Construction Loan</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$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>2205 Mortgage Principal</b>													
													\$0
													\$0
													\$0
													\$0
													\$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>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  
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
	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$60,689	\$667,579
													\$0
												\$5	\$5
													\$0
													\$0
<b>Total Replacement Reserve Impound</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,694</b>	<b>\$667,584</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>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,689</b>	<b>\$60,694</b>	<b>\$667,584</b>
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Replacement Reserve Reimbursement													
													\$0
	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$108,168)	(\$1,298,016)
												(\$1)	(\$1)
													\$0
													\$0
<b>Total Replacement Reserve Reimbursement</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,169)</b>	<b>(\$1,298,017)</b>
2014 Projected	\$0	\$0	\$0	\$0	\$0	\$0	(\$22,767)	(\$263,309)	(\$22,073)	(\$17,000)	(\$2,002,500)	(\$60,774)	(\$2,388,423)

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>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,168)</b>	<b>(\$108,169)</b>	<b>(\$1,298,017)</b>
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1501 WIP													
													\$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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