CAPITAL EXPENDITURES - 2014/2015 Preston Park Budge															
PRESTON PARK - REVISED PHYSICAL NEEDS ASSESSME	NT (7 Year Look Forward - Alliance Residential Recommo	endation)										Upda	ted:	11	1/21/2014
	1	Committed			'	l						1		1	
Project	Detail	Projects	201	14 - 2015	2015	- 2016	2016	- 2017	2017 - 2018	3 20	18 - 2019	2019	- 2020	2020	- 2021
<u>1410</u>															
Property Assesssment		\$ 74,600													
Site Lighting Repair / Replacement /Install	*Exterior site upgrades				\$	200,000								\$	50,000
Roof	*Replacement	\$ 1,827,297								\$	10,000	\$	10,000	\$	10,000
Exterior Paint	*Full Paint (split over 2 yrs)		\$	200,000	\$	200,000								<u> </u>	
Exterior Unit Windows	*Replacement	\$ 1,240,000								\$	5,000		5,000		5,000
Exterior Unit Doors	*Replacement	\$ 200,000								\$		\$	2,500		2,500
Building Exterior	*Dryrot Repairs		\$	40,000			\$	2,000	\$ 2,0	00 \$				\$	2,000
Fence Repairs/Slat Replacement	Replacement									\$					
Resident Business Center	FF&E									\$	12,000				
Landscape/ Irrigation	*Replacement / Upgrades		\$	100,000						\$	150,000				
Leasing Office / Signage	*Upgrades: Wheelchair Access		\$	90,000											
Playgrounds	*Replacement/Upgrades		\$	65,000			\$	65,000		\$	150,000				
Fire Extinguishers	Add Fire Extinguishers to each home	\$ 13,000								\$	13,000				
Termite Remediation	Termite remediation	\$ 50,000													
Building Fascia/Flashing Repairs	Repairs to exterior walls (split over 2 yrs)		\$	500,000	\$	500,000									
Heater Vent Cleaning/Repairs	Cleaning/Repairing Heater vents				\$	145,000									
1415															
New Office Computers	Replace existing old computers								\$ 2,6	00					
1416															
One Maintenance Truck	Needed for hauling etc								\$ 15,0	00				\$	15,000
1420	•														
Seal Coat Streets			\$	155,787										\$	155,787
1425															
Dishwasher	replacement (assume 10 year life) Represents 76 units	\$ 12,160	\$	24,700	\$	24,700	\$	24,700	\$ 24,7	00 \$	24,700	\$	24,700	\$	24,700
Refrigerators	replacement (assume 15 year life) Represents 24 units	\$ 16,800	\$	12,120	\$	12,120	\$	12,120	\$ 12,1:	20 \$	12,120	\$	12,120	\$	12,120
Range/Rangehood	replacement (assume 15 year life) Represents 54 units	\$ 18,360	\$	27.900	\$	27,900	\$	27,900	\$ 27.9	00 \$	27,900	\$	27,900	\$	27,900
Garbage Disposal	replacement (assume 10 year life) Represents 44 units	\$ 3.000		3,300	\$	3,300		3.300		00 \$	3,300	\$	3,300		3,300
Hot Water Heaters	replacement (assume 15 year life) Represents 14 units	\$ 18,000	\$	6,650		6,650		6,650	\$ 6,6	50 \$	6,650	\$	6,650		6,650
Carpet	replacement (assume 5 year life) Represents 48 homes	\$ 56,532		80,400	\$	80,400		80,400	\$ 80.4	00 \$	80,400	\$	80,400		80,400
Vinyl				66,000		66,000		66,000		00 \$			66,000		66,000
HVÁC Furnace	replacement (assume 20 year life) Represents 6 units	\$ 26,400		16,800		16,800		16,800		00 \$	16,800		16,800		16,800
1430		, , , , ,	T	-,	1	-,	•	-,	· - /-		-,	1	-,		
Applicable Contruction Management Expenses	Miscellaneous (see * items)	\$ 196,038	\$	65,147	\$	54,000	\$	-	\$	- \$	18,000	\$	-	\$	9,347
Compting Francisco (coninstants of)		\$ 3,825,287	ď	1,453,804	C 1	226 970	· ·	304,870	\$ 257,4	70 ¢	688,370	٦	255,370	ď	487.504
Captial Expenses (uninflated)		. , ,	_	0.00%		, ,	Þ								- ,
Inflation Factor		0.00%				2.50%	Φ	2.50%	2.5		2.50%		2.50%		2.50%
Capital Expenses (Inflated)		\$ 3,825,287		1,453,804		, ,		312,492					261,754		499,692
Total Projected Replacement Reserve Funds		\$ 734,975	\$	734,975	\$	734,975	\$	734,975	\$ 734,9	75 \$	734,975	\$	734,975	\$	734,975
Replacement Reserve Fund Balance on 3/1/14		\$ 4,569,609												<u> </u>	
Remainder of Projected Replacement Reserve Additions 3/1/14-6/3	0/14	\$ 243,462												<u> </u>	
Remainder of Projected Captial Expenses 3/1/14-6/30/14		\$ 3,377,297												<u> </u>	
Transfer of \$300,000 to Non-Routine to complete Toilet/Showerhea	d Replacement Project	\$ (300,000)) <u> </u>												
Anticipated Replacement Reserve Fund Balance 7/1/14		\$ 1,135,774												<u> </u>	
Holdbacks and Reserve Summary with no Rental Increase															
Replacement Reserve Fund AFTER Annual Addition, BEFORE Annual E	xpenses		\$	1,870,749				516,602	\$ 939,0	35 \$	1,410,154	\$ 1,	439,549	\$ 1	,912,770
Replacement Reserve Fund AFTER Annual Addition, AFTER Annual Exp	•		\$			(218,372)		204,111	· · ·						, ,
						. , ,				ľ		<u> </u>	, -	Ė	
				t/Year (Aver										<u> </u>	
Physical Needs Over the Term:		\$ 4,867,520	\$	2,076.09											