PRESTON PARK 2014 STANDARD BUDGET CONSOLIDATION & SIGN-OFF



	2014	2013		
Description	Total	Projected	Variance	Variance %
Physical Occupancy	98.04 %	98.96 %		
Economic Occupancy	97.32 %	96.13 %		
Gross Market Potential	\$5,816,930	\$5,643,882	\$173,048	3.1%
Market Gain/Loss to Lease	\$16,124	(\$111,087)	\$127,210	114.5%
Affordable Housing	\$0	\$0	\$0	0.0%
Non-Revenue Apartments	(\$56,187)	(\$47,422)	(\$8,765)	-18.5%
Rental Concessions	\$0	(\$148)	\$148	100.0%
Delinquent Rent	\$0	\$0	\$0	0.0%
Vacancy Loss	(\$114,328)	(\$57,783)	(\$56,546)	-97.9%
Prepaid/Previous Paid Rent	\$0	\$0	\$0	0.0%
Other Months' Rent/Delinquency Recovery	\$0	\$0	\$0	0.0%
Bad Debt Expense	(\$1,750)	(\$2,034)	\$284	14.0%
Other Resident Income	\$36,750	\$33,163	\$3,587	10.8%
Miscellaneous Income	\$8,450	\$10,901	(\$2,451)	-22.5%
Corp Apartment Income	\$0	\$0	\$0	0.0%
Retail Income	\$0	\$0	\$0	0.0%
TOTAL INCOME	\$5,705,989	\$5,469,472	\$236,517	4.3%
PAYROLL	\$520,430	\$488,934	(\$31,495)	-6.4%
LANDSCAPING	\$73,836	\$70,790	(\$3,046)	-4.3%
UTILITIES	\$94,359	\$93,918	(\$441)	-0.5%
REDECORATING	\$78,203	\$76,418	(\$1,785)	-2.3%
MAINTENANCE	\$100,785	\$94,468	(\$6,317)	-6.7%
MARKETING	\$15,290	\$15,398	\$108	0.7%
ADMINISTRATIVE	\$85,423	\$59,907	(\$25,516)	-42.6%
RETAIL EXPENSE	\$0	\$0	\$0	0.0%
PROFESSIONAL SERVICES	\$142,650	\$136,888	(\$5,762)	-4.2%
INSURANCE	\$194,472	\$190,686	(\$3,786)	-2.0%
AD-VALOREM TAXES	\$105,324	\$105,747	\$423	0.4%
NON ROUTINE MAINTENANCE	\$72,375	\$53,064	(\$19,311)	-36.4%
TOTAL OPERATING EXP	\$1,483,147	\$1,386,219	(\$96,927)	-7.0%
NET OPERATING INCOME	\$4,222,842	\$4,083,253	\$139,589	3.4%
DEBT SERVICE	\$4,222,042	\$4,063,233	\$139,389	0.0%
DEPRECIATION		* -		8.6%
AMORTIZATION	\$324,420 \$0	\$355,066 \$0	\$30,646 \$0	0.0%
PARTNERSHIP	\$0	\$0	\$0	0.0%
EXTRAORDINARY COST	\$0	\$0	\$0	0.0%
NET INCOME	\$3,898,422	\$3,728,187	\$170,235	4.6%
CAPITAL EXPENDITURES	\$1,229,952	\$4,162,505	\$2,932,553	70.5%
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	\$734,976	\$734,976	\$0	0.0%
REPLACEMENT RESERVE REIMBURSEN	(\$1,229,952)	(\$4,162,505)	(\$2,932,553)	-70.5%
WIP	\$0	\$0	\$0	0.0%
OWNER DISTRIBUTIONS	\$3,487,866	\$3,348,276	(\$139,590)	-4.2%
DEPRECIATION AND AMORTIZATION NET CASH FLOW	(\$324,420) \$0	(\$355,066) \$0	(\$30,646) (\$0)	-8.6% -89.2%
NET OAGIT FLOW	\$0	\$ 0	(\$0)	-03.276

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 2014 STANDARD BUDGET SUMMARY BUDGET



SUMMARY BUDGET													2014	Per	2013
Description	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Total	Unit	Projected
INCOME															
RENTAL INCOME	\$455,160	\$458,840	\$462,132	\$465,015	\$467,428	\$469,840	\$472,253	\$475,135	\$478,428	\$481,721	\$485,484	\$489,353	\$5,660,789	\$16,082	\$5,425,409
OTHER RESIDENT INCOME	\$3,523	\$3,832	\$3,019	\$2,701	\$2,692	\$2,427	\$2,427	\$2,966	\$2,975	\$3.019	\$3,558	\$3,611	\$36,750	\$104	\$33,163
MISCELLANEOUS INCOME	\$725	\$1,150	\$725	\$725	\$1,150	\$725	\$400	\$825	\$400	\$400	\$825	\$400	\$8,450	\$24	\$10,901
CORPORATE APT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RETAIL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$459,408	\$463,822	\$465,876	\$468,441	\$471,270	\$472,992	\$475,080	\$478,926	\$481,803	\$485,140	\$489,867	\$493,364	\$5,705,989	\$16,210	\$5,469,472
OPERATING EXPENSES													•		
PAYROLL	\$44,418	\$44,193	\$45,980	\$42,628	\$41,536	\$45,179	\$42,091	\$38,789	\$45,865	\$41,573	\$43,080	\$45,099	\$520,430	\$1,478	\$488,934
LANDSCAPING	\$5,703	\$7,053	\$5,703	\$5,703	\$7,053	\$5,703	\$5,703	\$7,053	\$5,703	\$5,703	\$7,053	\$5,703	\$73,836	\$210	\$70,790
UTILITIES	\$8,004	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$7,850	\$94,359	\$268	\$93,918
REDECORATING	\$9,994	\$9,054	\$6,127	\$5,145	\$4,439	\$3,975	\$4,338	\$5,246	\$5,589	\$6,490	\$8,175	\$9,631	\$78,203	\$222	\$76,418
MAINTENANCE	\$6,615	\$7,488	\$10,926	\$5,145	\$8,015	\$8,610	\$7,315	\$10,546	\$11,415	\$7,510	\$7,315	\$7,715	\$100,785	\$286	\$94,468
MARKETING	\$1,350	\$1,000	\$1,275	\$1,800	\$1,075	\$1,415	\$1,100	\$1,300	\$1,325	\$1,125	\$1,350	\$1,175	\$15,290	\$43	\$15,398
ADMINISTRATIVE	\$6,473	\$5,233	\$8,756	\$5,965	\$8,403	\$5,548	\$9,903	\$5,679	\$6,920	\$7,487	\$9,297	\$5,764	\$15,290	\$243	\$59,907
RETAIL EXPENSE	\$0,473	\$5,233 \$0	\$0,756	\$5,965	\$0,403	\$5,546	\$9,903	\$5,679	\$6,920	\$7,467	\$9,297	\$5,764	\$05,423	\$243	\$59,907
TOTAL CONTROLLABLE EXPENSES	\$82,558	\$81,871	\$86,616	\$76,406	\$78,371	\$78,280	\$78,300	\$76,463	\$84,667	\$77,738	\$84,120	\$82,937	\$968,326	\$2,751	\$899,834
NON CONTROLLABLE EXPENSES															
	044.405	044.500	044.047	044.744	044 700	044.005	044.077	044.070	040.045	040.400	010017	040.004	2440.050	0.105	2100 000
PROFESSIONAL SERVICES	\$11,485	\$11,596	\$11,647	\$11,711	\$11,782	\$11,825	\$11,877	\$11,973	\$12,045	\$12,128	\$12,247	\$12,334	\$142,650	\$405	\$136,888
INSURANCE	\$16,206	\$16,206	\$16,206	\$16,206	\$16,206	\$16,206	\$16,206	\$16,206	\$16,206	\$16,206	\$16,206	\$16,206	\$194,472	\$552	\$190,686
AD-VALOREM TAXES	\$8,777	\$8,777	\$8,777	\$8,777	\$8,777	\$8,777	\$8,777	\$8,777	\$8,777	\$8,777	\$8,777	\$8,777	\$105,324	\$299	\$105,747
NON ROUTINE MAINTENANCE	\$25,000	\$9,250	\$0	\$0	\$28,125	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$72,375	\$206	\$53,064
TOTAL NON CONTROL EXPENSES	\$61,468	\$45,829	\$36,630	\$36,694	\$64,890	\$36,808	\$36,860	\$46,956	\$37,028	\$37,111	\$37,230	\$37,317	\$514,821	\$1,463	\$486,385
TOTAL OPERATING EXP	\$144,026	\$127,700	\$123,246	\$113,100	\$143,261	\$115,087	\$115,160	\$123,419	\$121,696	\$114,850	\$121,349	\$120,254	\$1,483,147	\$4,213	\$1,386,219
NET OPERATING INCOME	\$315,382	\$336,122	\$342,630	\$355,342	\$328,009	\$357,905	\$359,920	\$355,508	\$360,107	\$370,290	\$368,517	\$373,110	\$4,222,842	\$11,997	\$4,083,253
DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	ı	\$0
DEPRECIATION	\$27,035	\$27,035	\$27,035	\$27,035					7.	7.					
AMORTIZATION	\$0		+		\$27.035	\$27.035			\$27.035	\$27.035				ì	\$355,066
PARTNERSHIP		\$0	\$0		\$27,035 \$0	\$27,035 \$0	\$27,035	\$27,035	\$27,035 \$0	\$27,035 \$0	\$27,035	\$27,035	\$324,420		\$355,066 \$0
		\$0 \$0	\$0 \$0	\$0	\$0	\$0	\$27,035 \$0	\$27,035 \$0	\$0	\$0	\$27,035 \$0	\$27,035 \$0	\$324,420 \$0		\$0
EXTRAORDINARY COST	\$0 \$0	\$0 \$0 \$0	\$0 \$0 \$0				\$27,035	\$27,035			\$27,035	\$27,035	\$324,420		
	\$0	\$0	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$27,035 \$0 \$0	\$27,035 \$0 \$0	\$0 \$0	\$0 \$0	\$27,035 \$0 \$0	\$27,035 \$0 \$0	\$324,420 \$0 \$0		\$0 \$0
EXTRAORDINARY COST NET INCOME	\$0 \$0 \$288,347	\$0 \$0 \$309,087	\$0 \$0 \$315,595	\$0 \$0 \$0 \$0 \$328,307	\$0 \$0 \$0 \$0 \$300,974	\$0 \$0 \$0 \$0 \$330,870	\$27,035 \$0 \$0 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$333,072	\$0 \$0 \$0 \$0 \$343,255	\$27,035 \$0 \$0 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$346,075	\$324,420 \$0 \$0 \$0 \$0	[\$0 \$0 \$0 \$0
EXTRAORDINARY COST NET INCOME CAPITAL EXPENDITURES	\$0 \$0 \$288,347 \$1,023,750	\$0 \$0 \$309,087 \$18,150	\$0 \$0 \$315,595 \$23,773	\$0 \$0 \$0 \$328,307	\$0 \$0 \$0 \$300,974 \$16,450	\$0 \$0 \$0 \$330,870 \$22,073	\$27,035 \$0 \$0 \$0 \$332,885	\$27,035 \$0 \$0 \$0 \$16,450	\$0 \$0 \$0 \$333,072 \$22,073	\$0 \$0 \$0 \$343,255	\$27,035 \$0 \$0 \$0 \$0 \$341,482	\$27,035 \$0 \$0 \$0 \$0 \$346,075	\$324,420 \$0 \$0 \$0 \$0 \$1,229,952	 	\$0 \$0 \$0 \$3,728,187 \$4,162,505
EXTRAORDINARY COST NET INCOME CAPITAL EXPENDITURES MORTGAGE PRINCIPAL	\$0 \$0 \$288,347 \$1,023,750 \$0	\$0 \$0 \$309,087 \$18,150 \$0	\$0 \$0 \$315,595 \$23,773 \$0	\$0 \$0 \$0 \$328,307 \$18,150 \$0	\$0 \$0 \$0 \$300,974 \$16,450 \$0	\$0 \$0 \$0 \$330,870 \$22,073 \$0	\$27,035 \$0 \$0 \$0 \$0 \$332,885 \$16,130 \$0	\$27,035 \$0 \$0 \$0 \$0 \$328,473 \$16,450 \$0	\$0 \$0 \$0 \$0 \$333,072 \$22,073 \$0	\$0 \$0 \$0 \$343,255 \$16,450 \$0	\$27,035 \$0 \$0 \$0 \$0 \$341,482 \$14,750 \$0	\$27,035 \$0 \$0 \$0 \$0 \$346,075 \$21,753 \$0	\$324,420 \$0 \$0 \$0 \$0 \$3,898,422 \$1,229,952 \$0	I	\$0 \$0 \$0 \$3,728,187 \$4,162,505 \$0
EXTRAORDINARY COST NET INCOME CAPITAL EXPENDITURES MORTGAGE PRINCIPAL TAX ESCROW	\$0 \$0 \$288,347 \$1,023,750 \$0 \$0	\$0 \$0 \$309,087 \$18,150 \$0	\$0 \$0 \$315,595 \$23,773 \$0 \$0	\$0 \$0 \$0 \$328,307 \$18,150 \$0 \$0	\$0 \$0 \$0 \$300,974 \$16,450 \$0	\$0 \$0 \$0 \$330,870 \$22,073 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$332,885 \$16,130 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$328,473 \$16,450 \$0	\$0 \$0 \$0 \$333,072 \$22,073 \$0 \$0	\$0 \$0 \$0 \$343,255 \$16,450 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$341,482 \$14,750 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$346,075 \$21,753 \$0 \$0	\$324,420 \$0 \$0 \$0 \$0 \$3,898,422 \$1,229,952 \$0 \$0	 	\$0 \$0 \$0 \$3,728,187 \$4,162,505 \$0 \$0
EXTRAORDINARY COST NET INCOME CAPITAL EXPENDITURES MORTGAGE PRINCIPAL	\$0 \$0 \$288,347 \$1,023,750 \$0 \$0	\$0 \$0 \$309,087 \$18,150 \$0 \$0	\$0 \$0 \$315,595 \$23,773 \$0 \$0 \$0	\$0 \$0 \$0 \$328,307 \$18,150 \$0 \$0	\$0 \$0 \$0 \$300,974 \$16,450 \$0 \$0	\$0 \$0 \$0 \$330,870 \$22,073 \$0 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$332,885 \$16,130 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$328,473 \$16,450 \$0 \$0	\$0 \$0 \$0 \$0 \$333,072 \$22,073 \$0 \$0 \$0	\$0 \$0 \$0 \$343,255 \$16,450 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$341,482 \$14,750 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$346,075 \$21,753 \$0 \$0	\$324,420 \$0 \$0 \$0 \$0 \$0 \$3,898,422 \$1,229,952 \$0 \$0 \$0		\$0 \$0 \$0 \$3,728,187 \$4,162,505 \$0 \$0
EXTRAORDINARY COST NET INCOME CAPITAL EXPENDITURES MORTGAGE PRINCIPAL TAX ESCROW	\$0 \$0 \$288,347 \$1,023,750 \$0 \$0 \$0	\$0 \$0 \$309,087 \$18,150 \$0	\$0 \$0 \$315,595 \$23,773 \$0 \$0 \$0	\$0 \$0 \$0 \$328,307 \$18,150 \$0 \$0	\$0 \$0 \$0 \$300,974 \$16,450 \$0	\$0 \$0 \$0 \$330,870 \$22,073 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$332,885 \$16,130 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$16,450 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$333,072 \$22,073 \$0 \$0	\$0 \$0 \$0 \$343,255 \$16,450 \$0 \$0	\$27,035 \$0 \$0 \$0 \$14,750 \$0 \$0 \$0 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$346,075 \$21,753 \$0 \$0	\$324,420 \$0 \$0 \$0 \$0 \$3,898,422 \$1,229,952 \$0 \$0		\$0 \$0 \$0 \$3,728,187 \$4,162,505 \$0 \$0
EXTRAORDINARY COST NET INCOME CAPITAL EXPENDITURES MORTGAGE PRINCIPAL TAX ESCROW INSURANCE ESCROW	\$0 \$0 \$288,347 \$1,023,750 \$0 \$0	\$0 \$0 \$309,087 \$18,150 \$0 \$0	\$0 \$0 \$315,595 \$23,773 \$0 \$0 \$0	\$0 \$0 \$0 \$328,307 \$18,150 \$0 \$0	\$0 \$0 \$0 \$300,974 \$16,450 \$0 \$0	\$0 \$0 \$0 \$330,870 \$22,073 \$0 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$332,885 \$16,130 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$328,473 \$16,450 \$0 \$0	\$0 \$0 \$0 \$0 \$333,072 \$22,073 \$0 \$0 \$0	\$0 \$0 \$0 \$343,255 \$16,450 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$341,482 \$14,750 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$346,075 \$21,753 \$0 \$0	\$324,420 \$0 \$0 \$0 \$0 \$0 \$3,898,422 \$1,229,952 \$0 \$0 \$0	1	\$0 \$0 \$0 \$3,728,187 \$4,162,505 \$0 \$0
EXTRAORDINARY COST NET INCOME CAPITAL EXPENDITURES MORTGAGE PRINCIPAL TAX ESCROW INSURANCE ESCROW INTEREST ESCROW	\$0 \$0 \$288,347 \$1,023,750 \$0 \$0 \$0	\$0 \$0 \$309,087 \$18,150 \$0 \$0 \$0	\$0 \$0 \$315,595 \$23,773 \$0 \$0 \$0	\$0 \$0 \$0 \$328,307 \$18,150 \$0 \$0 \$0	\$0 \$0 \$0 \$300,974 \$16,450 \$0 \$0 \$0	\$0 \$0 \$0 \$330,870 \$22,073 \$0 \$0 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$332,885 \$16,130 \$0 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$16,450 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$333,072 \$22,073 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$343,255 \$16,450 \$0 \$0 \$0	\$27,035 \$0 \$0 \$0 \$14,750 \$0 \$0 \$0 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$346,075 \$21,753 \$0 \$0 \$0	\$324,420 \$0 \$0 \$0 \$0 \$3,898,422 \$1,229,952 \$0 \$0 \$0	 	\$0 \$0 \$0 \$3,728,187 \$4,162,505 \$0 \$0 \$0
EXTRAORDINARY COST NET INCOME CAPITAL EXPENDITURES MORTGAGE PRINCIPAL TAX ESCROW INSURANCE ESCROW INTEREST ESCROW REPLACEMENT RESERVE	\$0 \$0 \$288,347 \$1,023,750 \$0 \$0 \$0 \$0 \$61,248	\$0 \$0 \$309,087 \$18,150 \$0 \$0 \$0 \$0 \$61,248	\$0 \$0 \$315,595 \$23,773 \$0 \$0 \$0 \$0 \$61,248	\$0 \$0 \$0 \$328,307 \$18,150 \$0 \$0 \$0 \$0 \$61,248	\$0 \$0 \$0 \$300,974 \$16,450 \$0 \$0 \$0 \$0 \$61,248	\$0 \$0 \$0 \$330,870 \$22,073 \$0 \$0 \$0 \$0 \$61,248	\$27,035 \$0 \$0 \$0 \$0 \$332,885 \$16,130 \$0 \$0 \$0 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$328,473 \$16,450 \$0 \$0 \$0 \$0 \$61,248	\$0 \$0 \$0 \$333,072 \$22,073 \$0 \$0 \$0 \$0 \$61,248	\$0 \$0 \$0 \$343,255 \$16,450 \$0 \$0 \$0 \$0 \$61,248	\$27,035 \$0 \$0 \$0 \$341,482 \$14,750 \$0 \$0 \$0 \$61,248	\$27,035 \$0 \$0 \$0 \$0 \$346,075 \$21,753 \$0 \$0 \$0 \$0 \$61,248	\$324,420 \$0 \$0 \$0 \$0 \$3,898,422 \$1,229,952 \$0 \$0 \$0 \$734,976	I I	\$0 \$0 \$0 \$3,728,187 \$4,162,505 \$0 \$0 \$0 \$0 \$734,976
EXTRAORDINARY COST NET INCOME CAPITAL EXPENDITURES MORTGAGE PRINCIPAL TAX ESCROW INSURANCE ESCROW INTEREST ESCROW REPLACEMENT RESERVE REPLACEMENT RESERVE REIMBURSEMENT	\$0 \$0 \$288,347 \$1,023,750 \$0 \$0 \$0 \$0 \$61,248 \$0 \$0 \$290,654	\$0 \$0 \$309,087 \$18,150 \$0 \$0 \$0 \$0 \$61,248	\$0 \$0 \$315,595 \$23,773 \$0 \$0 \$0 \$0 \$61,248 (\$307,488)	\$0 \$0 \$0 \$328,307 \$18,150 \$0 \$0 \$0 \$0 \$61,248	\$0 \$0 \$0 \$300,974 \$16,450 \$0 \$0 \$0 \$0 \$61,248	\$0 \$0 \$0 \$330,870 \$22,073 \$0 \$0 \$0 \$0 \$61,248 (\$307,488)	\$27,035 \$0 \$0 \$0 \$0 \$332,885 \$16,130 \$0 \$0 \$0 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$328,473 \$16,450 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$333,072 \$22,073 \$0 \$0 \$0 \$0 \$61,248 (\$307,488)	\$0 \$0 \$0 \$343,255 \$16,450 \$0 \$0 \$0 \$0 \$61,248	\$27,035 \$0 \$0 \$0 \$0 \$341,482 \$14,750 \$0 \$0 \$0 \$0 \$61,248	\$27,035 \$0 \$0 \$0 \$0 \$346,075 \$21,763 \$0 \$0 \$0 \$0 \$61,248 (\$307,488)	\$324,420 \$0 \$0 \$0 \$0 \$3,898,422 \$1,229,952 \$0 \$0 \$0 \$734,976 (\$1,229,952)	 	\$0 \$0 \$0 \$3,728,187 \$4,162,505 \$0 \$0 \$0 \$734,976 (\$4,162,505)
EXTRAORDINARY COST NET INCOME CAPITAL EXPENDITURES MORTGAGE PRINCIPAL TAX ESCROW INSURANCE ESCROW INTEREST ESCROW REPLACEMENT RESERVE REPLACEMENT RESERVE REIMBURSEMENT WIP	\$0 \$0 \$288,347 \$1,023,750 \$0 \$0 \$0 \$0 \$61,248 \$0 \$0	\$0 \$0 \$309,087 \$18,150 \$0 \$0 \$0 \$0 \$0 \$61,248 \$0 \$0	\$0 \$0 \$315,595 \$23,773 \$0 \$0 \$0 \$0 \$0 \$61,248 (\$307,488)	\$0 \$0 \$0 \$328,307 \$18,150 \$0 \$0 \$0 \$0 \$0 \$61,248 \$0 \$0	\$0 \$0 \$0 \$300,974 \$16,450 \$0 \$0 \$0 \$0 \$0 \$61,248 \$0 \$0	\$0 \$0 \$0 \$330,870 \$22,073 \$0 \$0 \$0 \$0 \$61,248 (\$307,488)	\$27,035 \$0 \$0 \$0 \$0 \$332,885 \$16,130 \$0 \$0 \$0 \$0 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$328,473 \$16,450 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$333,072 \$22,073 \$0 \$0 \$0 \$0 \$61,248 (\$307,488) \$0	\$0 \$0 \$0 \$343,255 \$16,450 \$0 \$0 \$0 \$0 \$0 \$61,248 \$0 \$0	\$27,035 \$0 \$0 \$0 \$341,482 \$14,750 \$0 \$0 \$0 \$61,248 \$0 \$0	\$27,035 \$0 \$0 \$0 \$0 \$346,075 \$21,753 \$0 \$0 \$0 \$0 \$61,248 (\$307,488)	\$324,420 \$0 \$0 \$0 \$0 \$3,898,422 \$1,229,952 \$0 \$0 \$0 \$734,976 (\$1,229,952)		\$0 \$0 \$0 \$3,728,187 \$4,162,505 \$0 \$0 \$0 \$734,976 (\$4,162,505) \$0



Description	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	2014 Total
Building and Structures													
Physical Needs Assessment	\$74,600												\$74,60
Building Exterior - Dryrot	\$20,000												\$20,00
Fire Extinguishers	\$13,000												\$13,00
Termite Remediation	\$50,000												\$50,00
Building Fascia/Flashing Repairs	\$800,000												\$800,00
													\$
													\$
													\$
													\$
													\$
Total Building and Structures	\$957,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$957,60
2013 Projected	\$0	\$0	\$9,894	(\$6,384)	\$11,694	\$1,074	\$16,092	\$10,336	\$9,001	\$9,090	\$0	\$3,520,000	\$3,580,79

Comments

Capital Expenses per CIP plus addition of Fire Extinguishers under kitchen sink of each home

1415 Furniture & Fixtures \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 **Total Furniture & Fixtures** \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$2,600 2013 Projected \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$2,600 \$0

Comments



Description	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	2014 Total
Autos/Trucks		7.29.0	- COP 10	00.10		200.0				740		•	
	1												
Total Autos/Trucks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2013 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,000	\$1

Comments

Paving & Landscaping													
													\$
													9
													;
Total Paving & Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2013 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155,787	\$155,7

Comments



Description			Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	2014 Total
Apartment	Interiors		V	7.09.0	- COP 10	001.10		200.0	•			74		•	
			3	3	4	3	3	4	2	3	4	3	3	3	
Dishwasher		\$320	\$960	\$960	\$1,280	\$960	\$960	\$1,280	\$640	\$960	\$1,280	\$960	\$960	\$960	\$12,
2.0		\$626	2	2	3	2	2	3	2	2	3	2	2	3	Ų. <u> </u>
Refrigerator		\$600	\$1,200	\$1,200	\$1,800	\$1,200	\$1,200	\$1,800	\$1,200	\$1,200	\$1,800	\$1,200	\$1,200	\$1,800	\$16
			3	3	4	3	3	4	3	3	4	3	3	4	•
Stove		\$459	\$1,377	\$1,377	\$1,836	\$1,377	\$1,377	\$1,836	\$1,377	\$1,377	\$1,836	\$1,377	\$1,377	\$1,836	\$18
			0	0	0	0	0	0	0	0	0	0	0	0	
Microwave		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
			3	3	4	3	3	4	3	3	4	3	3	4	
Garbage Di	sposal	\$75	\$225	\$225	\$300	\$225	\$225	\$300	\$225	\$225	\$300	\$225	\$225	\$300	\$3
			0	0	0	0	0	0	0	0	0	0	0	0	
Ice Maker		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
			3	3	4	3	3	4	3	3	4	3	3	4	
Hot Water I	leater	\$450	\$1,350	\$1,350	\$1,800	\$1,350	\$1,350	\$1,800	\$1,350	\$1,350	\$1,800	\$1,350	\$1,350	\$1,800	\$18
			0	0	0	0	0	0	0	0	0	0	0	0	
Dryer		\$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	
Washer		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
			2	2	3	2	2	3	2	2	3	2	2	3	
Carpet		\$2,019	\$4,038	\$4,038	\$6,057	\$4,038	\$4,038	\$6,057	\$4,038	\$4,038	\$6,057	\$4,038	\$4,038	\$6,057	\$56
		4	4	4	5	4	3	4	3	3	4	3	2	4	
Vinyl		\$1,700	\$6,800	\$6,800	\$8,500	\$6,800	\$5,100	\$6,800	\$5,100	\$5,100	\$6,800	\$5,100	\$3,400	\$6,800	\$73
Furnace He	ater Replacement		\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$26
-															
Total Arrant	mont Interiore		\$40.4E0	£40.4E0	¢22.772	\$40.4E0	\$46.4E0	¢22.072	¢16 120	\$16.4E0	£22.072	\$46.4E0	¢14.750	¢24.752	6224
	ment Interiors		\$18,150	\$18,150	\$23,773	\$18,150	\$16,450	\$22,073	\$16,130	\$16,450	\$22,073	\$16,450	\$14,750	\$21,753	\$224
2013 Proje	ctea		\$23,879	\$12,296	\$7,104	\$15,549	\$17,525	\$9,343	\$19,657	\$4,873	\$27,412	\$18,817	\$19,750	\$21,150	\$197

Comments

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



													2014
Description	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Total
Carpet/Plank - Rehab													
Total Carpet/Plank - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2013 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Comments

Does not apply to Preston Park at this time.

1427 Appliance - Rehab

Total Appliance - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$(
													\$
													\$
													\$0
													\$0
													\$(
													\$0
													\$
													\$
													\$
													\$

Comments

Does not apply to Preston Park at this time.



													2014
Description	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Total
Computers & Related Equipment													
Total Computers & Related Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2013 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Comments

1430 Other Capital

2013 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211.965	\$211.965
Total Other Capital	\$48,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,000
													\$
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$(
													\$0
Capital Management Expenses (GC)	\$48,000												\$48,000

Comments

July Cap Mgmt Fees apply to - Building Fascia Repairs and Dryrot Reparis

TOTAL CAPITAL EXPENDITURES

\$1,023,750

\$18,150

\$23,773



\$21,753 \$1,229,952

													2014
 Description	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Total
Other Capital, Value Add													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Capital, Value Add	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 \$0
2013 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													

\$16,450

\$22,073

\$16,450

\$16,130

\$22,073

\$16,450

\$14,750

\$18,150

Alliance Residential Budget Template		Printed: 6/11/2013
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