

**Attachment F to Item 8b
FORA Board Meeting 10/10/14**

CAPITAL EXPENDITURES - 2014/2015 Preston Park Budget										
PRESTON PARK - REVISED PHYSICAL NEEDS ASSESSMENT (7 Year Look Forward - Alliance Residential Recommendation)										
									Updated:	9/25/2014
Project	Detail	Committed Projects	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	
1410										
Property Assessment		\$ 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						
Exterior Unit Windows	*Replacement	\$ 1,240,000					\$ 5,000	\$ 5,000	\$ 5,000	
Exterior Unit Doors	*Replacement	\$ 200,000					\$ 2,500	\$ 2,500	\$ 2,500	
Building Exterior	*Dryrot Repairs		\$ 40,000		\$ 2,000	\$ 2,000	\$ 40,000		\$ 2,000	
Fence Repairs/Slat Replacement	Replacement						\$ 50,000			
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					\$ 2,600				
1416										
One Maintenance Truck	Needed for hauling etc...					\$ 15,000			\$ 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	\$ 24,700	\$ 24,700	\$ 24,700	\$ 24,700	
Refrigerators	replacement (assume 15 year life) Represents 24 units	\$ 16,800	\$ 12,120	\$ 12,120	\$ 12,120	\$ 12,120	\$ 12,120	\$ 12,120	\$ 12,120	
Range/Rangehood	replacement (assume 15 year life) Represents 54 units	\$ 18,360	\$ 27,900	\$ 27,900	\$ 27,900	\$ 27,900	\$ 27,900	\$ 27,900	\$ 27,900	
Garbage Disposal	replacement (assume 10 year life) Represents 44 units	\$ 3,000	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 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	\$ 6,650	\$ 6,650	\$ 6,650	\$ 6,650	
Carpet	replacement (assume 5 year life) Represents 48 homes	\$ 56,532	\$ 80,400	\$ 80,400	\$ 80,400	\$ 80,400	\$ 80,400	\$ 80,400	\$ 80,400	
Vinyl	replacement (assume 10 year life) Represents 48 homes	\$ 73,100	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	
HVAC Furnace	replacement (assume 20 year life) Represents 6 units	\$ 28,400	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,800	
1430										
Applicable Contruction Management Expenses	Miscellaneous (see * items)	\$ 196,038	\$ 65,147	\$ 54,000	\$ -	\$ -	\$ 18,000	\$ -	\$ 9,347	
Capital Expenses (uninflated)		\$ 3,825,287	\$ 1,453,804	\$ 1,336,870	\$ 304,870	\$ 257,470	\$ 688,370	\$ 255,370	\$ 487,504	
Inflation Factor		0.00%	0.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Capital Expenses (Inflated)		\$ 3,825,287	\$ 1,453,804	\$ 1,370,292	\$ 312,492	\$ 263,907	\$ 705,579	\$ 261,754	\$ 499,692	
Total Projected Replacement Reserve Funds		\$ 734,975	\$ 715,786	\$ 715,786	\$ 715,786	\$ 715,786	\$ 715,786	\$ 715,786	\$ 715,786	
Replacement Reserve Fund Balance on 3/1/14		\$ 4,569,609								
Remainder of Projected Replacement Reserve Additions 3/1/14-6/30/14		\$ 243,462								
Remainder of Projected Capital Expenses 3/1/14-6/30/14		\$ 3,377,297								
Anticipated Replacement Reserve Fund Balance 7/1/14		\$ 1,435,774								
Holdbacks and Reserve Summary with no Rental Increase										
Replacement Reserve Fund AFTER Annual Addition, BEFORE Annual Expenses			\$ 2,151,560	\$ 1,413,543	\$ 759,037	\$ 1,162,332	\$ 1,614,212	\$ 1,624,419	\$ 2,078,451	
Replacement Reserve Fund AFTER Annual Addition, AFTER Annual Expenses			\$ 697,756	\$ 43,251	\$ 446,546	\$ 898,425	\$ 908,633	\$ 1,362,665	\$ 1,578,759	
			\$/Unit/Year (Average)							
Replacement Reserve Capability with NO RENT INCREASE		\$ 715,786	\$ 2,021.99							
Physical Needs Over the Term:		\$ 4,867,520	\$ 1,964.29							
Replacement Reserve Capability with PROPOSED INCREASE		\$ 728,274	\$ 2,057.27							
Holdbacks and Reserve Summary with Proposed Increase										
Replacement Reserve Fund AFTER Annual Addition, BEFORE Annual Expenses			\$ 2,207,243	\$ 1,481,712	\$ 839,694	\$ 1,255,476	\$ 1,719,843	\$ 1,742,537	\$ 2,209,056	
Replacement Reserve Fund AFTER Annual Addition, AFTER Annual Expenses			\$ 753,438	\$ 111,420	\$ 527,202	\$ 991,569	\$ 1,014,263	\$ 1,480,783	\$ 1,709,364	