



AGENDA

Tuesday, July 7, 2020

5:00 P.M. Closed Session

6:30 P.M. Open Session

REGULAR MEETING

**CITY COUNCIL, AIRPORT COMMISSION,
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE
COMMUNITY NON-PROFIT CORPORATION, SUCCESSOR AGENCY OF THE FORMER
MARINA REDEVELOPMENT AGENCY AND MARINA GROUNDWATER
SUSTAINABILITY AGENCY**

Council Chambers
211 Hillcrest Avenue
Marina, California

Zoom Meeting URL: <https://zoom.us/j/730251556>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

In response to Governor Newsom's Executive Order N.29-20 and City Council Resolution 2020-29 ratifying the Proclamation of a Local Emergency by the City Manager/Director of Emergency Services related to the COVID-19 (coronavirus) pandemic, public participation in the City of Marina City Council and other public meetings shall be electronic only and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. This meeting is being broadcast "live" on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at <https://accessmediaproductions.org/>

PARTICIPATION

You may participate in the City Council meeting in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City's home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the "Raise Your Hand" feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only. If you are unable to participate in real-time, you may email to marina@cityofmarina.org with the subject line "Public Comment Item#__" (insert the item number relevant to your comment) or "Public Comment – Non Agenda Item." Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Council will have the option to modify their action on items based on comments received.

AGENDA MATERIALS

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website www.cityofmarina.org. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Marina website www.cityofmarina.org subject to City staff's ability to post the documents before the meeting

VISION STATEMENT

Marina will grow and mature from a small town bedroom community to a small city which is diversified, vibrant and through positive relationships with regional agencies, self-sufficient. The City will develop in a way that insulates it from the negative impacts of urban sprawl to become a desirable residential and business community in a natural setting. **(Resolution No. 2006-112 - May 2, 2006)**

MISSION STATEMENT

The City Council will provide the leadership in protecting Marina's natural setting while developing the City in a way that provides a balance of housing, jobs and business opportunities that will result in a community characterized by a desirable quality of life, including recreation and cultural opportunities, a safe environment and an economic viability that supports a high level of municipal services and infrastructure. **(Resolution No. 2006-112 - May 2, 2006)**

1. CALL TO ORDER



2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

Lisa Berkley, Adam Urrutia, Frank O'Connell, Mayor Pro-Tem/Vice Chair, Gail Morton, Mayor/Chair Bruce C. Delgado

3. CLOSED SESSION: *As permitted by Government Code Section 54956 et seq., the (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Milias-Brown Act representative.*

- a. Conference with Legal Counsel, two cases of existing litigation pursuant to paragraph (1) of subdivision (d) of CA Govt. Code Section 54956.9: City of Marina and Marina Groundwater Sustainability Agency v. County of Monterey, Monterey County Board of Supervisors, County of Monterey Groundwaters Sustainability Agency, California Department of Water Resources (DWR), and Director Karla Nemeth in her official capacity; Monterey County Superior Court Case No. 19CV005270; (2) City of Marina v. RMC Lonestar, RMC Pacific Materials, LLC, California American Water Company; Marina Coast Water District and Monterey County Water Resources Agency real parties in interest; Monterey County Superior Court Case No. 20CV001387.
- b. Conference with Legal Counsel, anticipated litigation – initiation of litigation pursuant to paragraph (4) of subdivision (d) of CA Govt. Code Section 54956.9 – one potential case.”.
- c. Real Property Negotiations
 - i. Property: Imjin Parkway/Landfill Site, APNs 031-101-039, 031-101-040, 031 101-041 and 031-101-042
Negotiating Party: County of Monterey and Successor to the Redevelopment Agency of the County of Monterey
Property Negotiator: City Manager
Terms: Price and Terms

- ii. Property: Marina Municipal Airport, South Tarmac, APN 031-112-002, a portion
Negotiating Party: Joby Aero, Inc
Property Negotiator: City Manager
Terms: Price and Terms

6:30 PM - RECONVENE OPEN SESSION AND REPORT ON ANY ACTIONS TAKEN IN CLOSED SESSION

- 4. **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE** (Please stand)
- 5. **SPECIAL PRESENTATIONS:**
 - a **Proclamations**
 - 1. Gerold “Gary” Wilmot
 - 2. Jeanne Nakagawa, Jefferson Award
 - 3. Parks and Recreation Month
 - b **Recreation Announcements**
- 6. **SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR:** *Any member of the Public or the City Council may make an announcement of special events or meetings of interest as information to Council and Public. Any member of the public may comment on any matter within the City Council’s jurisdiction which is not on the agenda. Please state your name for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. City Council members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of four (4) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the City Council.*
- 7. **CONSENT AGENDA FOR THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY:** *Background information has been provided to the Successor Agency of the former Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda for Successor Agency to the former Marina Redevelopment Agency and placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*
- 8. **CONSENT AGENDA:** *Background information has been provided to the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.*
 - a. **ACCOUNTS PAYABLE:**
 - (1) Accounts Payable Check Numbers 95285-95427, totaling \$505,494.58
Accounts Payable Successor Agency EFT/Check Number 49, totaling \$243.57
Wire transfers from Checking and Payroll for May 2020, totaling \$799,967.15

b. MINUTES:

- (1) June 2, 2020, Regular City Council Meeting
- (2) June 9, 2020, Special City Council Meeting
- (3) June 10, 2020, Special City Council Meeting
- (4) June 23, 2020, Special City Council Meeting

c. CLAIMS AGAINST THE CITY: None

d. AWARD OF BID: None

e. CALL FOR BIDS: None

f. ADOPTION OF RESOLUTIONS:

- (1) City Council consider adopting Resolution No. 2020-, authorizing the destruction of payroll records according to the City's Records Retention Policy covering the calendar years of 1985 to 2011.
- (2) City Council consider adopting Resolution No. 2020-, endorsing U.S. Bicycle Route 95 through the City of Marina.
- (3) City Council and Board consider adopting Resolution No. 2020-, and Resolution No. 2020- (PPSC-NPC), approving the Preston Park Sustainable Community Non-Profit Corporation Preston Park Housing Area Budget for FY 2020-21, and; authorizing Finance Director to make appropriate accounting and budgetary entries.
- (4) City Council and Board consider adopting Resolution No. 2020-, and Resolution No. 2020- (NPC), approving the approving the Abrams B Housing Area Budget for FY 2020-2021, and; authorizing Finance Director to make appropriate accounting and budgetary entries.

g. APPROVAL OF AGREEMENTS

- (1) City Council consider adopting Resolution No. 2020-, authorizing the City Manager to sign a lease extension with American Tower to extend the current tower lease by Six (6) 5-year lease extensions with no changes in lease terms except that after the current lease expires in 2030, the cell tower company will relocate the cell tower at their expense and the cell tower company will pay the City a \$5,000 signing bonus.
- (2) City Council consider adopting Resolution No. 2020-, approving a Conditional Airport Use Permit with Toyota Research Institute, Inc. for use of the unleased portion of the south tarmac at the Marina Municipal Airport for autonomous vehicle testing; and authorizing City Manager and Airport Services Manager to execute the Conditional Airport Use Permit on behalf of the City subject to final review and approval by the City Attorney.

h. ACCEPTANCE OF PUBLIC IMPROVEMENTS:

- (1) City Council consider adopting Resolution No. 2020-, accepting the 8th Street and 2nd Avenue Barracks Demolition Project and; authorizing filing of Notice of Completion with Monterey County Recorder's Office.

- i. MAPS: None
 - j. REPORTS: (RECEIVE AND FILE):
 - k. FUNDING & BUDGET MATTERS: None
 - l. APPROVE ORDINANCES (WAIVE SECOND READING): None
 - m. APPROVE APPOINTMENTS: None
9. PUBLIC HEARINGS: None
10. OTHER ACTIONS ITEMS OF THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Action listed for each Agenda item is that which is requested by staff. The Successor Agency may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*
11. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is requested by staff. The City Council may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*
- Note: No additional major projects or programs should be undertaken without review of the impacts on existing priorities (Resolution No. 2006-79 – April 4, 2006).***
- a. City Council, Preston Park Sustainable Community Non-Profit Corporation Board and Abrams B Non-Profit Corporation Board to receive information on Greystar Real Estate Partners acquisition of Alliance Residential Company.
 - b. City Council consider adopting Resolution No. 2020-, receiving the resident satisfaction survey report for 2020.
 - c. Council discussion on California Schools and Community's First Initiative [Urrutia]
12. COUNCIL & STAFF INFORMATIONAL REPORTS:
- a. Monterey County Mayor's Association [Mayor Bruce Delgado]
 - b. Council and staff opportunity to ask a question for clarification or make a brief report on his or her own activities as permitted by Government Code Section 54954.2.
 - c. Proclamation of Local Emergency Update
13. ADJOURNMENT:

CERTIFICATION

I, Anita Sharp, Deputy City Clerk, of the City of Marina, do hereby certify that a copy of the foregoing agenda was posted at City Hall and Council Chambers Bulletin Board at 211 Hillcrest Avenue, Monterey County Library Marina Branch at 190 Seaside Circle, City Bulletin Board at the corner of Reservation Road and Del Monte Boulevard on or before 6:30 p.m., Thursday July 2, 2020.

ANITA SHARP, DEPUTY CITY CLERK

City Council, Airport Commission and Redevelopment Agency meetings are recorded on tape and available for public review and listening at the Office of the City Clerk and kept for a period of 90 days after the formal approval of MINUTES.

City Council meetings may be viewed live on the meeting night and at 12:30 p.m. and 3:00 p.m. on Cable Channel 25 on the Sunday following the Regular City Council meeting date. In addition, Council meetings can be viewed at 6:30 p.m. every Monday, Tuesday and Wednesday. For more information about viewing the Council Meetings on Channel 25, you may contact Access Monterey Peninsula directly at 831-333-1267.

Agenda items and staff reports are public record and are available for public review on the City's website (www.cityofmarina.org), at the Monterey County Marina Library Branch at 190 Seaside Circle and at the Office of the City Clerk at 211 Hillcrest Avenue, Marina between the hours of 10:00 a.m. 5:00 p.m., on the Monday preceding the meeting.

Supplemental materials received after the close of the final agenda and through noon on the day of the scheduled meeting will be available for public review at the City Clerk's Office during regular office hours and in a 'Supplemental Binder' at the meeting.

Members of the public may receive the City Council, Airport Commission and Successor Agency of the Former Redevelopment Agency Agenda at a cost of \$55 per year or by providing a self-addressed, stamped envelope to the City Clerk. The Agenda is also available at no cost via email by notifying the City Clerk at marina@cityofmarina.org

ALL MEETINGS ARE OPEN TO THE PUBLIC. THE CITY OF MARINA DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. Council Chambers are wheelchair accessible. meetings are broadcast on cable channel 25 and recordings of meetings can be provided upon request. to request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please call (831) 884-1278 or e-mail: marina@cityofmarina.org. requests must be made at least **48 hours** in advance of the meeting.

Upcoming 2020 Meetings of the City Council, Airport
Commission, Marina Abrams B Non-Profit Corporation, Preston
Park Sustainable Community Nonprofit Corporation, Successor
Agency of the Former Redevelopment Agency and Marina
Groundwater Sustainability Agency
Regular Meetings: 5:00 p.m. Closed Session;
6:30 p.m. Regular Open Sessions

Tuesday, July 21, 2020

Tuesday, October 6, 2020

Tuesday, October 20, 2020

**** Wednesday, August 5, 2020**

***** Wednesday, November 4, 2020**

Tuesday, August 18, 2020

Tuesday, November 17, 2020

Tuesday, September 1, 2020

Tuesday, December 1, 2020

Tuesday, September 15, 2020

Tuesday, December 15, 2020

* Regular Meeting rescheduled due to Monday Holiday

**Regular Meeting rescheduled due to National Night Out Event

*** Regular Meeting rescheduled due to General Election Day

NOTE: Regular Meeting dates may be rescheduled by City Council only.

CITY HALL 2020 HOLIDAYS
(City Hall Closed)

Independence Day (City Offices Closed) ----- Friday, July 3, 2020
 Labor Day ----- Monday, September 7, 2020
 Veterans Day ----- Wednesday, November 11, 2020
 Thanksgiving Day ----- Thursday, November 26, 2020
 Thanksgiving Break ----- Friday, November 27, 2020
 Winter Break ----- Thursday, December 24, 2020-Thursday, December 31, 2020

2020 COMMISSION DATES

Upcoming 2020 Meetings of Design Review Board
3rd Wednesday of every month. Meetings are held at the Council Chambers at 6:30 P.M.
 ** = Change in location due to conflict with Council meeting

July 15, 2020
 August 19, 2020

September 16, 2020
 October 21, 2020

November 18, 2020
 December 16, 2020

Upcoming 2020 Meetings of Economic Development Commission
3rd Thursday of every month. Meetings are held at the Council Chambers at 4:00 P.M.

July 16, 2020 (Cancelled)
 August 20, 2020 (Cancelled)

September 17, 2020 (Cancelled)
 October 15, 2020 (Cancelled)

November 19, 2020 (Cancelled)
 December 17, 2020 (Cancelled)

Upcoming 2020 Meetings of Planning Commission
2nd and 4th Thursday of every month. Meetings are held at the Council Chambers at 6:30 P.M.

July 9, 2020
 July 23, 2020
 August 13, 2020
 August 27, 2020

September 10, 2020
 September 24, 2020
 October 8, 2020
 October 22, 2020

November 12, 2020
 December 10, 2020

Upcoming 2020 Meetings of Public Works Commission
3rd Thursday of every month. Meetings are held at the Council Chambers at 6:30 P.M.

July 16, 2020
 August 20, 2020

September 17, 2020
 October 15, 2020

November 19, 2020
 December 17, 2020 (Cancelled)

Upcoming 2020 Meetings of Recreation & Cultural Services Commission
1st Wednesday of every quarter month. Meetings are held at the Council Chambers at 6:30 P.M.

September 2, 2020

December 2, 2020

Upcoming 2020 Meetings of Marina Tree Committee
2nd Wednesday of every quarter month as needed. Meetings are held at the Council Chambers at 6:30 P.M.

July 8, 2020

October 14, 2020



Proclamation

*Memorial Proclamation
Gerold "Gary" Wilmot*

WHEREAS, after an achievement-filled lifetime of family, public and educational services, Gerold "Gary" Wilmot departed this life peacefully at home on June 19, 2020; and

WHEREAS, Gerold "Gary" Johann Wilmot, was born in Kaufbeuren, Germany September 8th, 1953, to John and Pauline Wilmot, as a military family, they moved often between Germany and the United States and Gary never had a "hometown" until, in his late teens, the family settled in Marina, CA; and

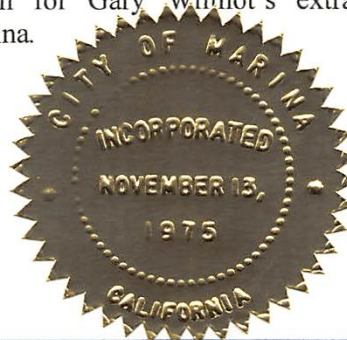
WHEREAS, upon receiving an honorable discharge from the Army, he took a job as a computer repairman for IBM, launching what would become a distinguished 37-year career, At IBM, he accumulated numerous patents and was ranked among the world's foremost experts in the field of artificial intelligence, before retiring in 2015 at the top of his field; and

WHEREAS, while working at IBM, Gary met his wife of 39 years, Jackie Gonzales. In 1990 he moved with his wife and children from Fremont back to the first place he ever called home: Marina. In order to enrich Marina for the benefit of future generations, he spent his free time participating in local organizations and government; and

WHEREAS, Gary Wilmot served his community as a referee and coach for Marina Youth Soccer, as a commission member for the Marina Economic Development Commission (July 1997-February 2000); Marina Planning Commission (November 2001-November 2004); a Councilmember (November 2004-2008) and Mayor (2008) for the City of Marina; board member for the Marina Coast Water District, County Economic Development Commission, Transportation Agency for Monterey County, and the Executive Board for Boy Scouts of Monterey County. He was an active member of Marina Rotary and Rotary Club President in 2011, a member of the Sons of the American Legion and member of the American Legion Post 694 like his father before him; and

NOW, THEREFORE BE IT PROCLAIMED, that I, Mayor Bruce C. Delgado and the City Council of the City of extends best wishes and condolences to the full Wilmot family and adopts this proclamation expressing its sincerest appreciation for Gary Wilmot's extraordinary contributions and exemplary commitment to the well-being of Marina.

Adopted this 7th day of May 2020



Bruce C. Delgado, Mayor



Proclamation

Jeanne Nakagawa

WHEREAS, Jeanne Nakagawa epitomizes the meaning of service and volunteerism. For several decades, this 80+ years young woman has shown extraordinary dedication and commitment through her time and talents to benefit the Marina community. As a founding benefactor of The Marina Foundation, Jeanne has served as a volunteer Board member since its inception in 2009. Jeanne's "can do" spirit is exemplified by her willingness to lend a hand with the many Foundation projects and programs, whether it is participating in marketing and events planning committees, setting up for fundraisers, baking items for special events or volunteering when and where needed. We can always count on Jeanne to take an active role and to accomplish whatever needs to get done. Her enthusiasm shows through in all that she does.

WHEREAS, Beyond Board responsibilities for The Marina Foundation, Jeanne finds time and energy to serve on other Boards and to assist with community programs, including: Breakfast Program at the Marina Teen Center; Marina Youth Arts; Marina In Motion; American Legion Auxiliary Monterey Cypress Unit 694; Military Officers Association (MOAA); Naval Postgraduate School (NPS) Wives Club; the Japanese American Citizens League (JACL); Honorary Member of Marina Rotary.

WHEREAS, Jeanne, along with other volunteers known as the "Breakfast Ladies", received the 2013 Community Service Award from United Way Monterey County. They were recognized as outstanding community volunteers who have truly made a difference in the lives of hundreds of Marina's youth contributing over 1500 hours of service and serving over 32,000 breakfast meals over 12 years.

WHEREAS, Jeanne's commitment to community has earned her some noteworthy honors including these awards: Marina Chamber of Commerce 2006 Marina Woman of the Year, the 2013 United Way Community Service, and 2014 American Legion Auxiliary Unit Member of the Year.

WHEREAS, Jeanne has shown exemplary service and dedication to the Marina community. It is evident that "service, not self" plays a huge role in her life. We are truly grateful to have Jeanne as a dedicated volunteer as part of the Marina family.

NOW, THEREFORE IS BE RESOLVED that I, Mayor Bruce Delgado, and the City Council of the City of Marina hereby congratulate **Jeanne Nakagawa** on being the recipient of the KSBW-TV Jefferson Award and thank her for all she does to support the community.

Dated this 7th day of July 2020



Bruce Carlos Delgado, Mayor

**Parks
Make
Life
Better!**



Proclamation

July 2020 is Parks Make Life Better!® Month

Whereas, Parks and Recreation makes lives and communities better now and in the future; and

Whereas, it is established through statewide public opinion research, 98% of California households visit a local park at least once a year; two in three households visit a park once a month; 50% of households participate in an organized recreation program; and most park use is with family and friends; and

Whereas, residents value recreation as it provides positive alternatives for children and youth to reduce crime and mischief especially during non-school hours; it promotes the arts, it increases social connections; aids in therapy; and promotes lifelong learning; and

Whereas, residents value their parks for access to outdoor spaces for children and adults to play and be active; exercise and group sports; and

Whereas, parks provide access to the serenity and the inspiration of nature and outdoor spaces as well as preserve and protect the historic, natural and cultural resources in our community; and

Whereas, the residents of Marina including children, youth, families, adults, seniors, businesses, community organizations, and visitors benefit from the wide range of parks, trails, open space, sports fields, tennis courts, facilities and programs including City supported Senior, Teen, Sports and Youth programs, Gloria Jean Tate Park, Windy Hill Park, Preston Park, DiMaggio Park, Locke Padden Park part of the county park system, Marina Beech State Park, the Equestrian Center and Water City along with our bike and trail systems provided by and or within the city limits of the City of Marina; and

Whereas, the City of Marina urges all its residents to recognize that parks and recreation enriches the lives of its residents and visitors as well as adding value to the community's homes and neighborhoods; and

Whereas, July is celebrated across the nation as Parks and Recreation Month,

NOW, THEREFORE BE IT RESOLVED, I, Bruce C. Delgado, Mayor of Marina, California, do hereby proclaim July 2020 as Parks Make Life Better! Month and in doing so, urges all its citizens to use and enjoy its parks, trails, open space, facilities, and recreation opportunities.

Approved this 7th day of July 2020



Bruce C. Delgado, Mayor

Marina, CA

AP Check Register 06-19-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/19/2020

Agenda Item: 8a

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 905 - Chase - Checking						
Check	06/19/2020	95285	Accounts Payable	Ace Hardware		77.50
	Invoice		Date	Description		Amount
	074826		06/09/2020	Supplies fro new engine Rosenbauer		72.59
	074785		06/05/2020	Toggle Bolt		4.91
Check	06/19/2020	95286	Accounts Payable	Ace Hardware		19.65
	Invoice		Date	Description		Amount
	074616		05/22/2020	padlock		19.65
Check	06/19/2020	95287	Accounts Payable	Ace Hardware		94.62
	Invoice		Date	Description		Amount
	074750		06/03/2020	Misc. Hardware Supplies		38.06
	074775		06/05/2020	B554_Supplies for Replacement Toilet		9.37
	074784		06/05/2020	B554_Supplies for Replacement Toilet		2.17
	074786		06/05/2020	B554_Supplies for Replacement Toilet		9.82
	074818		06/09/2020	Barrel bolt		5.45
	074877		06/12/2020	Fasteners & bit drill		10.65
	074885		06/12/2020	Rib PLS ANC kit		11.46
	074835		06/10/2020	Engergizer Batt AAA		7.64
Check	06/19/2020	95288	Accounts Payable	Altec		511.91
	Invoice		Date	Description		Amount
	1112832		06/10/2020	AP Checks		511.91
Check	06/19/2020	95289	Accounts Payable	American Supply Co.		706.85
	Invoice		Date	Description		Amount
	2896760		06/08/2020	Maint & supplies		381.94
	0149301		04/23/2020	Cleaning supplies - Marina Airport_Fire Station		324.91
Check	06/19/2020	95290	Accounts Payable	Andersen's Lock & Safe, LLC		332.71
	Invoice		Date	Description		Amount
	39408		06/05/2020	B533_Re-key 2 Doors, Repair 1 door lock		332.71
Check	06/19/2020	95291	Accounts Payable	AT & T		169.12
	Invoice		Date	Description		Amount

User: Monika Collier

Pages: 1 of 9

6/18/2020 9:19:37 AM

Marina, CA

AP Check Register 06-19-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/19/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	05-27-20		05/27/2020	AT&T Billing/U-Verse (Phone System Backup) 5/27/20		150.58
	06-01-20		06/01/2020	AT&T Billing/Airport 6/1 thru 6/30/20		18.54
	06/19/2020	95292	Accounts Payable	Bound Tree Medical		14.15
	Invoice		Date	Description		Amount
Check	83647428		06/02/2020	Hand Sanitizer		14.15
	06/19/2020	95293	Accounts Payable	Branch's Janitorial		2,059.47
	Invoice		Date	Description		Amount
Check	227948		05/25/2020	Custodial Services for May 2020		2,059.47
	06/19/2020	95294	Accounts Payable	California Department of Justice		66.00
	Invoice		Date	Description		Amount
Check	451891		06/03/2020	Live Scan Results/Police May 2020		66.00
	06/19/2020	95295	Accounts Payable	California Towing Inc.		200.00
	Invoice		Date	Description		Amount
Check	193452		05/07/2020	Towed Vehicle/Gray Camy-Investigation 5/7/20		200.00
	06/19/2020	95296	Accounts Payable	Cheryl Kent		2,400.00
	Invoice		Date	Description		Amount
Check	2020-40		06/12/2020	Code Enforcement Investigations		2,400.00
	06/19/2020	95297	Accounts Payable	Coffman Associates		14,910.00
	Invoice		Date	Description		Amount
Check	19GS04-5		05/31/2020	Pen & Ink Update For Joby Bldgs.		2,910.00
	20SP10-1		05/31/2020	Update Marina Operating Documents & Rent Study		12,000.00
	06/19/2020	95298	Accounts Payable	Comcast		176.41
	Invoice		Date	Description		Amount
Check	05-14-20		05/14/2020	teen center cable tv		176.41
	06/19/2020	95299	Accounts Payable	Commercial Truck Company		88.80
	Invoice		Date	Description		Amount
Check	SAL-1044584		06/12/2020	Veh - Maint Parts & Supply - Unit 9401		88.80
	06/19/2020	95300	Accounts Payable	Diablo Engineering Group		22,715.12

User: Monika Collier

Pages: 2 of 9

6/18/2020 9:19:37 AM

Marina, CA

AP Check Register 06-19-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/19/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	Invoice		Date	Description	Amount	
	1889		06/04/2020	2nd Ave Extension & Patton Pkwy (R5) (05/07/20 - 06/04/20)	22,715.12	
	06/19/2020	95301	Accounts Payable	First Alarm	70.00	
Check	Invoice		Date	Description	Amount	
	546979		06/03/2020	Alarm System Entry Code Added - Jane V. - Council Chambers	35.00	
	546978		06/03/2020	Alarm System Entry Code Added - Jane V. - City Hall	35.00	
Check	Invoice		Date	Description	Amount	
	06/19/2020	95302	Accounts Payable	Gavilan Pest Control	260.00	
	Invoice		Date	Description	Amount	
Check	0130846		05/26/2020	Pest Control Svc - Preston Park Sports Field	180.00	
	0130771		05/26/2020	Pest Control Svc @ Shoemaker & Locke Paddon Pond	80.00	
	06/19/2020	95303	Accounts Payable	Goldfarb & Lipman	28,961.59	
Check	Invoice		Date	Description	Amount	
	135823		05/27/2020	The Dunes - April 2020	2,236.00	
	135822		05/27/2020	Marina Heights - April 2020	806.00	
	135821		05/27/2020	General File - April 2020	4,439.00	
	135001		03/26/2020	General File - February 2020	3,745.04	
	135003		03/26/2020	The Dunes - February 2020	9,828.00	
	135274		04/13/2020	The Dunes - March 2020	472.75	
	135002		03/26/2020	Marina Heights - February 2020	650.00	
	135273		04/13/2020	Marina Heights - March 2020	520.00	
	135004		03/26/2020	Affordable Housing - February 2020	611.00	
	135005		03/26/2020	Marina/FORA Litigation - February 2020	685.60	
	135275		04/13/2020	Affordable Housing - March 2020	3,107.00	
	135276		04/13/2020	Marina/FORA Litigation - March 2020	1,861.20	
	06/19/2020	95304	Accounts Payable	Johnson Associates	112.42	
	Invoice		Date	Description	Amount	
Check	441093		06/03/2020	T-handle lock assy & 3-pt t-handle - Unit 862	112.42	
	06/19/2020	95305	Accounts Payable	Juli L. Hofman	406.25	
	Invoice		Date	Description	Amount	
Check	06-08-20		06/08/2020	Professional Services - Graphics for District Election Mailer	406.25	
	06/19/2020	95306	Accounts Payable	Kimley-Horn & Associates	13,639.26	

User: Monika Collier

Pages: 3 of 9

6/18/2020 9:19:37 AM

Marina, CA

AP Check Register 06-19-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/19/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	Invoice			Description		Amount
	097789006-0320		04/21/2020	Preliminary Eng - CCIP R46B: Imj Pkwy Wid Proj (04/30/20)		13,639.26
	06/19/2020	95307	Accounts Payable	KP Public Affairs, LLC		10,000.00
Check	Invoice			Description		Amount
	40591		05/31/2020	Professional Services - MPWSP - May 2020		10,000.00
	06/19/2020	95308	Accounts Payable	Language Line, LLC		90.11
Check	Invoice			Description		Amount
	4819077		05/31/2020	Translation Service/Patrol 5/31/20		90.11
	06/19/2020	95309	Accounts Payable	M3 Environmental Consulting, LLC		11,158.43
Check	Invoice			Description		Amount
	1950603		06/01/2020	Hazardous Mat Abatement Oversight Svs 8th St&2nd Ave- CARETAKERE		11,158.43
	06/19/2020	95310	Accounts Payable	Mandell Municipal Counseling		2,929.00
Check	Invoice			Description		Amount
	06-01-20		06/01/2020	Professional Services - Revenue Advice - May 2020		2,929.00
	06/19/2020	95311	Accounts Payable	Marina Coast Water District		3,100.16
Check	Invoice			Description		Amount
	000057000.052920		05/29/2020	Water Service_B504		140.28
	000056043.052920		05/29/2020	Water Service_B524		144.65
	000056044.052920		05/29/2020	Water Service_B520		149.02
	000056051.052920		05/29/2020	Water Service_B533		162.13
	000056092.052920		05/29/2020	Water Service_B527		1,022.90
	000056093.052920		05/29/2020	Water Service_B529		200.68
	000056096.052920		05/29/2020	Water Service_B554		641.92
	000056097.052920		05/29/2020	Water Service_B507		475.80
	000056049 052920		05/29/2020	000056 049 - Imjin Road Univer (31 accounts) (05/01/20-05/29/20)		162.78
	06/19/2020	95312	Accounts Payable	Microsoft		2,595.93
	Invoice			Description		Amount
	E0700BCKYI		06/11/2020	Citywide MS Office 365 - June 2020		1,312.00
	E0700BCIXL		06/11/2020	Citywide MS Office 365 - June 2020		491.93
	E0700BCJ1H		06/11/2020	Citywide MS Office 365 - June 2020		792.00

User: Monika Collier

Pages: 4 of 9

6/18/2020 9:19:37 AM

Marina, CA

AP Check Register 06-19-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/19/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	06/19/2020	95313	Accounts Payable	MNS Engineering, Inc.		6,905.60
	Invoice		Date	Description		Amount
	75151		05/14/2020	Del Monte Blvd & Patton Pkwy Ext Proj (04/01/20 - 04/30/20)		6,905.60
Check	06/19/2020	95314	Accounts Payable	Monterey County Clerk		2,456.75
	Invoice		Date	Description		Amount
	06-17-20		06/17/2020	Notice of Determination-UCMBEST/Airport		2,456.75
Check	06/19/2020	95315	Accounts Payable	Monterey County Convention & Visitors Bureau		10,537.56
	Invoice		Date	Description		Amount
	Mar 2020		06/04/2020	Mar 2020 TID		10,537.56
Check	06/19/2020	95316	Accounts Payable	Monterey County Herald		1,142.35
	Invoice		Date	Description		Amount
	0006486035		05/31/2020	Public Hearing Notice - Cannabis Conditional Use Permits		309.87
	0006488319		05/31/2020	Public Hearing Notice - Airport Master Plan & Addendum to EIR		416.24
	0006488334		05/30/2020	Public Hearing Notice - PC Airport Master Plan & Addendum to EIR		416.24
Check	06/19/2020	95317	Accounts Payable	Monterey One Water		15.90
	Invoice		Date	Description		Amount
	13-000152.050120		05/31/2020	Sewer Service_B527		15.90
Check	06/19/2020	95318	Accounts Payable	Monterey Regional Waste Management District		987.60
	Invoice		Date	Description		Amount
	05-31-20		05/31/2020	Citywide -Dump Fees		987.60
Check	06/19/2020	95319	Accounts Payable	My Chevrolet		1,044.40
	Invoice		Date	Description		Amount
	CVCS214982		06/01/2020	Hose & seal - Unit 899		793.83
	114174CVR		06/02/2020	Cooler - Unit 897		250.57
Check	06/19/2020	95320	Accounts Payable	Governmentjobs.com, Inc - NEOGOV		4,970.16
	Invoice		Date	Description		Amount
	INV-13113		02/12/2020	NEOGOV		4,970.16
Check	06/19/2020	95321	Accounts Payable	Nextel Communications - Sprint		389.35

Marina, CA

AP Check Register 06-19-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/19/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	Invoice		Date	Description	Amount	
	866147022-213		05/22/2020	Rec Dept Cell Phones	389.35	
	06/19/2020	95322	Accounts Payable	Northern Safety Co., Inc.	326.01	
Check	Invoice		Date	Description	Amount	
	903998760		06/02/2020	PPE - PW Crew, Recreation & CDD - COVID 19 Response	326.01	
	06/19/2020	95323	Accounts Payable	Office Depot	1,184.49	
Check	Invoice		Date	Description	Amount	
	489374683002		05/15/2020	paper	556.85	
	489374683001		05/07/2020	paper	627.64	
Check	Invoice		Date	Description	Amount	
	06/19/2020	95324	Accounts Payable	Office Depot	72.16	
	Invoice		Date	Description	Amount	
Check	2408882789		06/03/2020	Office Supplies/Admin 6/3/20	72.16	
	06/19/2020	95325	Accounts Payable	Office Depot	290.21	
	Invoice		Date	Description	Amount	
Check	502455357001		05/29/2020	Office Supplies	290.21	
	06/19/2020	95326	Accounts Payable	Pacific Gas & Electric	382.14	
	Invoice		Date	Description	Amount	
Check	148-6.JUN20		06/10/2020	PG&E - 5593414148-6	144.24	
	353-7.JUN20		06/10/2020	PG&E - 9930567353-7	50.74	
	582-7.JUN20		06/10/2020	PG&E - 8161432582-7	124.47	
	943-2.JUN20		06/10/2020	PG&E - 6150212943-2	62.69	
Check	06/19/2020		95327	Accounts Payable	1,215.48	
	Invoice		Date	Description	Amount	
	3103976321		05/30/2020	Postage Meter Lease Payment	1,215.48	
Check	06/19/2020		95328	Accounts Payable	667.51	
	Invoice		Date	Description	Amount	
	6241701		04/14/2020	Office Supplies/Records 04/14/2020	52.52	
Check	6358702		04/20/2020	Office Supplies/Records 04/20/2020	108.14	
	6248639		04/15/2020	Office Supplies/Records 04/15/2020	33.86	

User: Monika Collier

Pages: 6 of 9

6/18/2020 9:19:37 AM

Marina, CA

AP Check Register 06-19-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/19/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	6851038		05/11/2020	Office Supplies/Records 05/11/2020		94.25
	6245140		04/14/2020	Office Supplies/Records 04/14/2020		8.29
	6215424		04/13/2020	Office Supplies/Patrol 04/13/2020		35.27
	6857509		05/12/2020	Office Supplies/Patrol 05/12/2020		60.08
	6212584		04/13/2020	Office Supplies/Patrol 04/13/2020		275.10
Check	06/19/2020	95329	Accounts Payable	Minute Man Press Monterey		2,181.00
	Invoice		Date	Description		Amount
Check	2579-V		05/14/2020	COVID-19 Citywide Mailer - 10,575 Pieces		1,105.00
	2677		06/04/2020	Citywide Mailer - COVID-19		1,076.00
	06/19/2020	95330	Accounts Payable	Robert R. Wellington		15,904.00
	Invoice		Date	Description		Amount
	25299		05/15/2020	Misc. Personnel Matters - April 2020		345.00
Check	25327		06/09/2020	Code Enforcement Matters - May 2020		27.00
	25325		06/09/2020	Cal Am Matters - May 2020		126.00
	25331		06/09/2020	Joby Aero Inc - May 2020		189.00
	25333		06/09/2020	MCWD Matters - May 2020		126.00
	25334		06/09/2020	Misc Litigation Matters - May 2020		27.00
	25338		06/09/2020	Tax & Finance Matters - May 2020		414.00
	25340		06/09/2020	Urban Growth Boundary Extension Matters - May 2020		3,180.00
	25326		06/09/2020	Cannabis Matters - May 2020		1,055.00
	25328		06/09/2020	COVID-19 Issues - May 2020		2,781.00
	25329		06/09/2020	Fort Ord Reuse Matters - May 2020		1,910.00
	25337		06/09/2020	Public Records Act Requests - May 2020		486.00
	25339		06/09/2020	The Dunes - May 2020		702.00
	25332		06/09/2020	Land Use & Operations - May 2020		3,314.00
	25336		06/09/2020	Police Personnel Matters - May 2020		162.00
	25335		06/06/2020	Misc Personnel Matters - May 2020		1,060.00
	06/19/2020	95331	Accounts Payable	Salinas Valley Ford		336.52
	Invoice		Date	Description		Amount
	13283		06/01/2020	Battery - Unit 810		184.55
	13308		06/01/2020	Battery - Unit 889		151.97
	06/19/2020	95332	Accounts Payable	Save The Whales		39,420.59

User: Monika Collier

Pages: 7 of 9

6/18/2020 9:19:37 AM

Marina, CA

AP Check Register 06-19-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/19/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	Invoice			Description		Amount
	6		04/26/2020	Storm Water Program - NPDES (11/01/19 - 02/29/20)		39,420.59
	06/19/2020	95333	Accounts Payable	South Bay Regional Public Safety Training Cons.		377.00
Check	Invoice			Description		Amount
	128700 INV		05/14/2020	Firearms Patrol Rifle Instructor Course/Aiello 6/22 thru 6/26/20		377.00
	06/19/2020	95334	Accounts Payable	Suburban Propane		1,125.29
Check	Invoice			Description		Amount
	1602-121126		04/09/2020	Propane Gas- CW		1,125.29
	06/19/2020	95335	Accounts Payable	Toshiba Financial Services		1,627.29
Check	Invoice			Description		Amount
	415615210		05/28/2020	Copier Maintenance/Patrol 5/28/20		409.69
	413164872		04/27/2020	Copier Maintenance/Patrol 4/27/20		447.19
Check	Invoice			Description		Amount
	415949239		06/02/2020	Copier Maintenance/Records 5/29 thru 6/29/20		770.41
	06/19/2020	95336	Accounts Payable	Tri County Fire Protection		96.00
Check	Invoice			Description		Amount
	52557		06/05/2020	Service 7 Fire Extinguishers (fuel farm)		96.00
	06/19/2020	95337	Accounts Payable	U.S. Bank Equipment Finance		216.32
Check	Invoice			Description		Amount
	415515444		05/28/2020	CDD Copier Lease Payment - June 2020		216.32
	06/19/2020	95338	Accounts Payable	United Site Services		486.18
Check	Invoice			Description		Amount
	114-10104000		03/27/2020	Toilet Rentals - Corner Beach Rd - De Forest		243.09
	114-10382958		05/22/2020	Toilet Rentals - Corner Beach Rd - De Forest		243.09
Check	Invoice			Description		Amount
	06/19/2020	95339	Accounts Payable	Valley Saw & Garden Equipment		812.20
	235640		06/05/2020	Purchase new hedger/trimmer		633.60
Check	Invoice			Description		Amount
	235271		06/03/2020	Trimmer Line - Unit 612		178.60
	06/19/2020	95340	Accounts Payable	W.W. Grainger, Inc.		243.88

Marina, CA

AP Check Register 06-19-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/19/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
		Invoice	Date	Description		Amount
Check	9536954754		05/19/2020	F;at-free solid rubber wheel		30.38
	9537699838		05/20/2020	Wire rope sleeve & swagging tool - Airport		213.50
	06/19/2020	95341	Accounts Payable	William A. Thayer Construction, Inc		19,539.74
		Invoice	Date	Description		Amount
		170119-0427B	06/15/2020	Marina Exterior Improvements Airport Restaurant (#470)		19,539.74
905 Chase - Checking Totals:				Transactions: 57		\$232,819.14
Checks:		57		\$232,819.14		

Marina, CA

AP Check Register 06-26-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/26/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 905 - Chase - Checking						
Check	06/26/2020	95342	Accounts Payable	Ace Hardware		49.15
	Invoice		Date	Description		Amount
	074924		06/16/2020	Step drill bit 8X6		49.15
Check	06/26/2020	95343	Accounts Payable	Ace Hardware		143.23
	Invoice		Date	Description		Amount
	074860		06/11/2020	Hasp straight 7-1/4"		16.38
	074866		06/11/2020	Fasteners		9.40
	074927		06/17/2020	Marking Paint		7.64
	074896		06/15/2020	Gain Laundry soap - Corp Yard		9.82
	074899		06/15/2020	{ad}pcl 1" brass - Library		10.91
	074903		06/15/2020	WIU Cvr met & GFI rcpt - Library		38.22
	074914		06/16/2020	Toggle bolt		4.91
	074978		06/19/2020	B554-Hardware Supplies for Mounting Knox Box		23.03
	074951		06/18/2020	Bar catspaw 2 end		14.19
	074948		06/18/2020	Garden hose - Teen Center		8.73
Check	06/26/2020	95344	Accounts Payable	Aerial & Crane Experts, LLC		2,765.00
	Invoice		Date	Description		Amount
	20343		06/09/2020	Annual Inspection & quadrennial test		2,765.00
Check	06/26/2020	95345	Accounts Payable	American Supply Co.		259.52
	Invoice		Date	Description		Amount
	2897685		06/15/2020	Airport Janitorial Supplies		259.52
Check	06/26/2020	95346	Accounts Payable	Andersen's Lock & Safe, LLC		500.65
	Invoice		Date	Description		Amount
	39481		06/11/2020	Rekey & cylinder - Finance door		214.07
	39753		06/11/2020	Key - Unit F450		101.50
	39755		06/12/2020	Rekey specs & copies		185.08
Check	06/26/2020	95347	Accounts Payable	Angel Armor, LLC		2,767.55
	Invoice		Date	Description		Amount
	8419		06/05/2020	Ballistic Vest Replacement		2,767.55
Check	06/26/2020	95348	Accounts Payable	Aramark Uniform Service		246.51

User: Monika Collier

Pages: 1 of 10

6/25/2020 9:13:42 AM

Marina, CA

AP Check Register 06-26-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/26/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Invoice						
	760847080		06/17/2020	Uniform Service - Public Works Crew		Amount 55.88
	760847081		06/17/2020	Uniform Service - Public Works Crew		68.77
	760847082		06/17/2020	Uniform Service - Public Works Crew		41.32
	760847083		06/17/2020	Uniform Service - Public Works Crew		80.54
Check	06/26/2020	95349	Accounts Payable	AT & T		459.97
Invoice						
	06-13-20		06/13/2020	AT&T 831-582-9957		Amount 209.72
	06-14-20		06/14/2020	AT&T Billing/Alarm, EOC & PEBST Equipment-Citywide 6/14/20		250.25
Check	06/26/2020	95350	Accounts Payable	AT & T		680.70
Invoice						
	000014906044		06/15/2020	CALNET3-9391023435 (237-267-6922)		Amount 181.54
	000014896739		06/13/2020	CALNET3-9391023436 (239-461-6578)		69.53
	000014906010		06/15/2020	CALNET3-9391023479 (883-0919)		20.89
	000014906013		06/15/2020	CALNET3-9391023482 (884-0985)		20.89
	000014906014		06/15/2020	CALNET3-9391023483 (884-0986)		20.89
	000014906015		06/15/2020	CALNET3-9391023485 (884-2573)		20.89
	000014906016		06/15/2020	CALNET3-9391023486 (884-9153)		20.89
	000014906020		06/15/2020	CALNET3-9391023490 (884-9568)		38.47
	000014906021		06/15/2020	CALNET3-9391023491 (884-9654)		81.89
	000014906009		06/15/2020	AT&T Billing/Southfield Office 5/15 thru 6/14/20		40.13
	000014896776		06/13/2020	AT&T Billing/Radio Repeater 5/13 thru 6/12/20		164.69
Check	06/26/2020	95351	Accounts Payable	Avaya, Inc.		352.85
Invoice						
	2734322422		06/04/2020	CW - Phone System		Amount 352.85
Check	06/26/2020	95352	Accounts Payable	Alexander Barton		80.94
Invoice						
	867475994464220		06/12/2020	Binders for Airport Specific Plan Presentation		Amount 80.94
Check	06/26/2020	95353	Accounts Payable	Bay Area Polygraph		500.00
Invoice						
	987		06/19/2020	Polygraph/S.Regalado 6/19/20		Amount 500.00

User: Monika Collier

Pages: 2 of 10

6/25/2020 9:13:42 AM

Marina, CA

AP Check Register 06-26-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/26/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	06/26/2020	95354	Accounts Payable	Big Creek Lumber		116.70
	Invoice		Date	Description		Amount
	1358607		06/19/2020	Fir select #52658 - Council Chambers		116.70
Check	06/26/2020	95355	Accounts Payable	BPS Tactical, Inc.		558.79
	Invoice		Date	Description		Amount
	20021320		06/03/2020	Ballistic Vest Cover - Gamboa		558.79
Check	06/26/2020	95356	Accounts Payable	Bureau Veritas North America, Inc.		763.20
	Invoice		Date	Description		Amount
	1532716		06/18/2020	Plan Review 3200 Imjin Road		763.20
Check	06/26/2020	95357	Accounts Payable	Burton's Fire, Inc.		2,180.07
	Invoice		Date	Description		Amount
	S 49261		06/22/2020	Alternator AMP - Fire Truck		2,180.07
Check	06/26/2020	95358	Accounts Payable	California Towing Inc.		287.50
	Invoice		Date	Description		Amount
	193751		06/01/2020	Towing Service - Unit 889		50.00
	193414		06/05/2020	Towing Service - Unit 2013 Explorer		50.00
	193937		06/17/2020	Towing Service - Unit 582		187.50
Check	06/26/2020	95359	Accounts Payable	Carmel Fire Protection Associates		200.00
	Invoice		Date	Description		Amount
	120191		06/13/2020	Plan review and inspection at Joby Conversion - 3200 Imjin Road		200.00
Check	06/26/2020	95360	Accounts Payable	Coast Counties Glass, Inc		723.07
	Invoice		Date	Description		Amount
	0242801S		06/05/2020	Power steering Pump - Unit 94-01		723.07
Check	06/26/2020	95361	Accounts Payable	Coast Counties Peterbilt		261.88
	Invoice		Date	Description		Amount
	02139334P		06/17/2020	Battery -HD - Unit 07-01		261.88
Check	06/26/2020	95362	Accounts Payable	Anita Coley Heath		900.00
	Invoice		Date	Description		Amount
	958		06/17/2020	POST Background/M.Perino 6/17/20		450.00

User: Monika Collier

Pages: 3 of 10

6/25/2020 9:13:42 AM

Marina, CA

AP Check Register 06-26-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/26/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	963					
	06/26/2020	95363	Accounts Payable	POST Background/S.Regalado 6/17/20		450.00
Check				Commercial Truck Company		153.54
				Description		Amount
Check	SAL-1044784					
	06/26/2020	95364	Accounts Payable	Fuel filter-lube oil, fuel filter & 100-navistr - Unit 0701		153.54
Check				CSC of Salinas		174.00
				Description		Amount
Check	000752849					
	06/26/2020	95365	Accounts Payable	Hydraulic oil & Hyd quick coupler - Unit 576		174.00
Check				Custom Marine Covers		440.00
				Description		Amount
Check	3890					
	06/26/2020	95366	Accounts Payable	20X20 & 16X20 Salvage covers for new engines		440.00
Check				Dave's Repair Service		141.25
				Description		Amount
Check	31689					
	06/26/2020	95367	Accounts Payable	Monthly Site Inspections		141.25
Check				FedEx		162.08
				Description		Amount
Check	7-043-93134					
	06/26/2020	95368	Accounts Payable	Postage/Shipping-Admin 6/19/20		162.08
Check				Gavilan Pest Control		1,225.00
				Description		Amount
Check	0131121					
	06/30/2020	95369	Accounts Payable	Airport Pest Control Services		1,150.00
Check				Airport Pest Control Services_B504		75.00
				GCS Environmental Equipment Services		58.90
Check				Description		Amount
Check	21529					
	06/26/2020	95370	Accounts Payable	Paddle handle latch with Lock		58.90
Check				Goldfarb & Lipman		7,930.00
				Description		Amount
Check	136000					
	06/15/2020	95371	Accounts Payable	General File - May 2020		4,966.00
Check				The Dunes - May 2020		2,964.00
				GPS Vehicle Tracking Solutions - Tacti		2,386.44
Check				Track GPS		

User: Monika Collier

Pages: 4 of 10

6/25/2020 9:13:42 AM

Marina, CA

AP Check Register 06-26-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/26/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	Invoice			Description		Amount
	11277		06/01/2020	GPS Tracking Equipment and Subscription		2,386.44
	06/26/2020	95372	Accounts Payable	Hydro Turf		67.43
Check	Invoice			Description		Amount
	1734006		06/16/2020	PVC union & close sch 80 nipple		67.43
	06/26/2020	95373	Accounts Payable	Interstate Battery		174.05
Check	Invoice			Description		Amount
	110084000		06/12/2020	MTP-65 (2) - Unit 595		174.05
	06/26/2020	95374	Accounts Payable	Kimley-Horn & Associates		8,342.00
Check	Invoice			Description		Amount
	16705906		05/31/2020	2nd Ave Extension & Patton Pkwy (R5) (05/01/20 - 05/31/20)		975.00
	16823270		05/31/2020	CCIP R78 - TIA Dunes Update (05/01/20 - 05/31/20)		3,087.50
	16705015		05/31/2020	Kimley Eng.: CCIP 1801 Annual St Resurfacing (05/01/20 -05/31/20)		4,279.50
Check	Invoice			Description		Amount
	06/26/2020	95375	Accounts Payable	L.N. Curtis & Sons		11,150.58
Check	Invoice			Description		Amount
	INV395674		06/10/2020	Elevator key set		229.65
	INV396035		06/11/2020	GRANT - Turnouts for RFF Simmons		3,598.70
	INV396021		06/11/2020	GRANT - Turnouts for RFF Nick DiPiero		3,598.70
Check	Invoice			Description		Amount
	INV395604		06/10/2020	GRANT - Turnouts for RFF Chris Bell		3,598.70
	INV396795		06/15/2020	36" Bolt Cutter		124.83
Check	Invoice			Description		Amount
	06/26/2020	95376	Accounts Payable	LC Action		3,437.85
	407225		02/10/2020	Duty Firearms		1,696.84
Check	Invoice			Description		Amount
	408164		02/26/2020	Duty Firearms		1,741.01
	06/26/2020	95377	Accounts Payable	Marina Coast Water District		7,485.62
Check	Invoice			Description		Amount
	000056008 060520		06/05/2020	000056 008 - Reservation Rd & Del Monte (05/09/20 - 06/05/20)		25.21
	000056087 060520		06/05/2020	000056 087 - Center Med 3218 Crescent (05/09/20 - 06/05/20)		25.21
	000056085 060520		06/05/2020	000056 085 - Ctr Med 3192 Crescent Ave. (05/09/20 - 06/05/20)		25.21
	000056034 060520		06/05/2020	000056 034 - 3240 DeForest - Windy Hill Pk (05/09/20 - 06/05/20)		496.60

User: Monika Collier

Pages: 5 of 10

6/25/2020 9:13:42 AM

Marina, CA

AP Check Register 06-26-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/26/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	000056086	060520	06/05/2020	000056 086 - Center Med 3208 Crescent	(05/09/20 - 06/05/20)	25.21
	000056035	060520	06/05/2020	000056 035 - Cardoza/Reser Rd. - Tate Park	(05/09/20 - 06/05/20)	759.85
	000056014	060520	06/05/2020	000056 014 - VD Park 3200 Del Monte Blvd	(05/09/20 - 06/05/20)	1,702.84
	000056011	060520	06/05/2020	000056 011 - Tate Park 3254 Del Monte	(05/09/20 - 06/05/20)	3,584.54
	000056015	060520	06/05/2020	000056 015 - Cypress Cove II	(05/09/20 - 06/05/20)	55.95
	000056084	060520	06/05/2020	000056 084 - Ctr Med 3172 Cresc- Shuler	(05/09/20 - 06/05/20)	25.21
	000056030	060520	06/05/2020	000056 030 - Center Med. Res- Ramada Inn	(05/09/20 - 06/05/20)	33.99
	000056032	060520	06/05/2020	000056 032 - Crescent Ave & Costa Mont Bay Estate		55.95
	000056091	052920	05/29/2020	Water Billing/Training Center 5/1 thru 5/29/20		140.28
	000056041	052920	05/29/2020	000056 041 - 3260 Imjin Rd, Fire Station 2	(05/01/20 - 05/29/20)	256.88
	000056005	061220	06/12/2020	000056 005 - Calif Ave. and Patton Pkwy	(05/16/20 - 06/12/20)	82.30
	000056025	061220	06/12/2020	000056 025- 327 Reindoll-Los Arb Sprt Com	(05/16/20 - 06/12/20)	63.96
	000056027	061220	06/12/2020	000056 027 - Center Med & ROW Calif Ave	(05/16/20 - 06/12/20)	44.13
	000056007	061220	06/12/2020	000056 007 - Calif Ave Landscape	(05/16/20 - 06/12/20)	82.30
	06/26/2020	95378	Accounts Payable	Monterey Auto Supply		1,147.51
	Invoice		Date	Description		Amount
	727127		05/26/2020	Veh - Maint Parts & Supply		8.60
	724272		05/13/2020	Veh - Maint Parts & Supply		42.74
	730809		06/09/2020	Veh - Maint Parts & Supply		1,254.70
	723858		05/12/2020	Veh - Maint Parts & Supply - Credit Memo		(364.31)
	724334		05/13/2020	Veh - Maint Parts & Supply - Credit Memo		(10.00)
	727723		05/28/2020	Veh - Maint Parts & Supply		4.91
	725717		05/19/2020	Veh - Maint Parts & Supply - Unit 882		50.05
	729306		06/03/2020	Veh - Maint Parts & Supply - Unit 5401		48.52
	729505		06/04/2020	Veh - Maint Parts & Supply - Unit 5411		14.67
	730303		06/08/2020	Veh - Maint Parts & Supply - Unit 5400		48.44
	730825		06/09/2020	Veh - Maint Parts & Supply - Unit 596		5.94
	731794		06/12/2020	Veh - Maint Parts & Supply - Unit 9401		8.73
	730824		06/09/2020	Veh - Maint Parts & Supply - Unit 596		5.94
	730956		06/10/2020	Veh - Maint Parts & Supply - Unit 5000		28.58
Check	06/26/2020	95379	Accounts Payable	Monterey Bay Office Products		380.19
	Invoice		Date	Description		Amount
	416002558		06/03/2020	City Hall Copier Lease Payment - June 2020		380.19

User: Monika Collier

Pages: 6 of 10

6/25/2020 9:13:42 AM

Marina, CA

AP Check Register 06-26-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/26/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	06/26/2020	95380	Accounts Payable	Monterey Bay Systems		713.89
	Invoice		Date	Description		Amount
	387156	06/19/2020		CDD Copier Maintenance and Overage		713.89
Check	06/26/2020	95381	Accounts Payable	Monterey County Petroleum-Sturdy Oil Co.		3,482.34
	Invoice		Date	Description		Amount
	0336986-IN	06/04/2020		Unleaded Fuel (1481 gal)		3,482.34
Check	06/26/2020	95382	Accounts Payable	Monterey County Tax Collector		208.14
	Invoice		Date	Description		Amount
	06-02-20	06/02/2020		Supplemental Tax		208.14
Check	06/26/2020	95383	Accounts Payable	Monterey County Weekly		2,130.00
	Invoice		Date	Description		Amount
	06-11-20CCM	06/11/2020		Local Business Advertising - June 11-17, 2020		710.00
	06-04-20CCM	06/04/2020		Local Business Advertising - June 4-10, 2020		710.00
	06-18-20CCM	06/18/2020		Local Business Advertising - June 18-24, 2020		710.00
Check	06/26/2020	95384	Accounts Payable	Monterey One Water		106.00
	Invoice		Date	Description		Amount
	12-000009 053120	05/31/2020		12-000009 - 208 Palm Ave (05/01/20 - 06/30/20)		106.00
Check	06/26/2020	95385	Accounts Payable	Monterey Peninsula Powder Coating, Inc.		250.00
	Invoice		Date	Description		Amount
	5644	06/17/2020		Sand blast pre & powder coat - Unit 216		250.00
Check	06/26/2020	95386	Accounts Payable	Monterey Tire Service		2,175.94
	Invoice		Date	Description		Amount
	1-94911	06/04/2020		T/S Fire hawk - Unit 899		294.06
	1-95031	06/15/2020		F/S Firehawk		294.06
	1-94926	06/11/2020		SD/EBT big dawg R4, stem high pressure halltec - Unit 560		980.64
	1-95020	06/15/2020		F/S Destination LE - 2x1 - Unit 582		130.23
	1-95045	06/15/2020		F/S Destination LE - 2x1 - Unit 596		476.95
Check	06/26/2020	95387	Accounts Payable	New Image Landscape Co.		2,140.00
	Invoice		Date	Description		Amount

User: Monika Collier

Pages: 7 of 10

6/25/2020 9:13:42 AM

Marina, CA

AP Check Register 06-26-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/26/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	118883		05/31/2020	Landscaping		2,140.00
	06/26/2020	95388	Accounts Payable	Office Depot		142.01
	Invoice		Date	Description		Amount
Check	504761834001		06/02/2020	Keyboard		142.01
	06/26/2020	95389	Accounts Payable	Office Depot		23.80
	Invoice		Date	Description		Amount
Check	2405734784		05/19/2020	File case, 26 pockets		23.80
	06/26/2020	95390	Accounts Payable	Pacific Gas & Electric		22,879.71
	Invoice		Date	Description		Amount
	608-2.JUN20		06/11/2020	PG&E - 7383993608-2		719.20
	202-3.JUN20		06/11/2020	PG&E - 6594070202-3		74.44
	720-0.JUN20		06/11/2020	PG&E - 0167505720-0		562.39
	085-2.JUN20		06/11/2020	PG&E - 5434906085-2		76.04
	562-0.JUN20		06/11/2020	PG&E - 4758891562-0		1,007.94
	210-0.JUN20		06/12/2020	PG&E - 3242976210-0		98.17
	535-3.JUN20		06/14/2020	PG&E - 6161832535-3		154.37
	311-8.JUN20		06/15/2020	PG&E - 6513132311-8		9.86
	851-0.JUN20		06/16/2020	PG&E - 3440977851-0		163.56
	767-2.JUN20		06/11/2020	PG&E Billing/Training Center 5/11 thru 6/9/20		58.68
	483-6.JUN20		06/16/2020	PG&E - 3982644483-6		10,496.40
	098-7.JUN20		06/10/2020	Utilities_ B524		1,192.27
	103-6.JUN20		06/11/2020	Utilities_ B507		6,269.50
	288-5.JUN20		06/11/2020	Utilities_ B520 & B529		700.20
	347-0.JUN20		06/10/2020	Utilities_ B519		249.89
	415-6.JUN20		06/10/2020	Utilities_ B504		40.84
	451-7.JUN20		06/10/2020	Utilities_ B554		160.44
	694-1.JUN20		06/11/2020	Utilities_ B533		845.52
	06/26/2020	95391	Accounts Payable	Robert R. Wellington		261.00
	Invoice		Date	Description		Amount
Check	25324		06/09/2020	Marina Municipal Airport Matters_ May 2020		261.00
	06/26/2020	95392	Accounts Payable	Salinas Valley Ford		1,768.77

Marina, CA

AP Check Register 06-26-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/26/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	Invoice			Description		Amount
	13522		06/10/2020	Lock asm - Unit 889		71.18
	13437		06/09/2020	Starter - Unit 889		400.66
	68444		06/15/2020	Veh - Maint Parts & Supply - Unit 5400		673.91
	CM13437		06/12/2020	Core - Returned		(38.24)
Check	104311		06/12/2020	Disc brake rotor & pad set - Unit 612		661.26
	06/26/2020	95393	Accounts Payable	Salinas Valley Pro Squad		2,658.80
	Invoice			Description		Amount
	306064		05/15/2020	Uniform Jacket		431.54
	307307		05/07/2020	Ballistic Vest - Gamboa		977.79
Check	307277		05/06/2020	ASP Batons, ASP Holders, Flash Lights		1,249.47
	06/26/2020	95394	Accounts Payable	Shred-it USA		95.73
	Invoice			Description		Amount
	8129921793		06/15/2020	Shredding Service/Records 6/15/20		95.73
	06/26/2020	95395	Accounts Payable	Sierra Springs & Alhambra		175.18
Check	Invoice			Description		Amount
	9696351 060620		06/06/2020	Corp Yard - Sierra Spring - Water Svc		71.26
	7266038 061220		06/12/2020	Water Cooler Rental and Replacement Water		44.21
	14225799 061320		06/13/2020	Corp Yard - Annex - Sierra Spring - Water Svc		59.71
	06/26/2020	95396	Accounts Payable	Suburban Propane		1,100.93
Check	Invoice			Description		Amount
	1602-111169		06/17/2020	Propane Gas- CW		1,100.93
	06/26/2020	95397	Accounts Payable	TechRx Technology Services		349.60
	Invoice			Description		Amount
	8617		06/01/2020	Laser Jet Printer-Building Dept		349.60
Check	06/26/2020	95398	Accounts Payable	United Site Services		243.09
	Invoice			Description		Amount
	114-10520948		06/19/2020	Toilet Rentals - Corner Beach Rd - De Forest		243.09
	06/26/2020	95399	Accounts Payable	Valley Saw & Garden Equipment		96.51
	Invoice			Description		Amount

User: Monika Collier

Pages: 9 of 10

6/25/2020 9:13:42 AM

Marina, CA

AP Check Register 06-26-20

Bank Account: 905 - Chase - Checking

Batch Date: 06/26/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	237201			Fan housing with starter & muffler - Unit 105 & 176		96.51
	06/26/2020	95400	Accounts Payable	Verizon Wireless		424.13
Check	9856332055			Monthly Verizon Bill-308174766		Amount
	06/26/2020	95401	Accounts Payable	W.W. Grainger, Inc.		424.13
Check	9554186677			Supplies for Airport Beacon Repair		16.34
	06/26/2020	95402	Accounts Payable	Marina Employees Association		160.00
Check	06-12-20			24 - MEA Dues		Amount
	06/26/2020	95403	Accounts Payable	Marina Professional Fire Fighters Association		160.00
EFT	06-12-20			35 - MPFFA Dues		300.00
	06/26/2020	882	Accounts Payable	Richard B. Standridge	121042882 / 8312012522	3,372.50
EFT	20-13			Services 06-08/06-18-20		Amount
	06/26/2020	883	Accounts Payable	Marina Police Association-MPOA	322271627 / 901587928	3,372.50
EFT	06-12-20			23 - MPOA Dues		240.00
	06/26/2020	884	Accounts Payable	Police Officers Association - POA	322271627 / 901589106	Amount
905 Chase - Checking Totals:	06-12-20			25 - POA Dues		1,296.00
				Transactions: 65		\$106,464.13
		Checks:	62	\$101,555.63		
		EFTs:	3	\$4,908.50		

User: Monika Collier

Pages: 10 of 10

6/25/2020 9:13:42 AM

Marina, CA

AP Check Register 07-03-20

Bank Account: 905 - Chase - Checking

Batch Date: 07/03/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 905 - Chase - Checking						
Check	07/03/2020	95404	Accounts Payable	Ace Hardware		133.81
	Invoice		Date	Description		Amount
	074999		06/23/2020	Famowood ltx & ace paint brush		10.90
	075009		06/23/2020	Key wright storm		10.88
	074993		06/22/2020	Oxiclean & coupling stretch & lock		17.44
	074987		06/22/2020	Fasteners & hasp swivel		13.54
	074972		06/19/2020	Adaptor pvc		4.68
	074976		06/19/2020	King size marker black		6.53
	074977		06/19/2020	Bldg & Grnd - material & supply		69.84
Check	07/03/2020	95405	Accounts Payable	Bureau Veritas North America, Inc.		1,315.00
	Invoice		Date	Description		Amount
	1532672		06/18/2020	Plan Review TI Foundation-Joby		1,315.00
Check	07/03/2020	95406	Accounts Payable	Cheryl Kent		3,240.00
	Invoice		Date	Description		Amount
	2020-45		06/19/2020	Code Enforcement Investigations		2,400.00
	2020-50		06/26/2020	Code Enforcement Investigations		840.00
Check	07/03/2020	95407	Accounts Payable	CSG Consultants		129,572.50
	Invoice		Date	Description		Amount
	30069		04/10/2020	CSG Eng - Locke Paddon CFD (02/29/20 - 03/27/20)		500.00
	30068		04/10/2020	CSG Eng: Seabreeze LMD (02/29/20 - 03/27/20)		1,015.00
	30070		04/10/2020	CSG - Monterey Bay Est LMD (02/29/20 - 03/27/20)		765.00
	30071		04/10/2020	CSG Eng: Cypress Cove LMD (02/29/20 - 03/27/20)		1,085.00
	30072		04/10/2020	CSG Eng - Phase 1C Dunes (02/29/20 - 03/27/20)		125.00
	30073		04/10/2020	CSG Eng: (APR 1801) Annual Sis Resurf (02/29/20 - 03/27/20)		2,550.00
	30074		04/10/2020	CSG - Imijin Pkwy Widening F462 (#401) (02/29/20 - 03/27/20)		6,325.00
	30570		05/11/2020	CSG Eng: R5 2nd Ave Ext (#713) (05/01/20 - 05/24/20)		800.00
	30600		05/11/2020	CSG Eng: SH2 Sea Haven - Plan Ck (03/31/20 - 04/24/20)		800.00
	28991		01/15/2020	CSG Development Review/Plan (11/30/19 - 12/27/19)		9,780.00
	30144		04/10/2020	CSG Development Review/Plan (03/01/20 - 03/27/20)		1,200.00
	30096		04/10/2020	CSG Eng: SH5A Sea Haven-Inspection (03/01/20 - 03/27/20)		9,250.00
	30095		04/10/2020	CSG Eng: SH3A Sea Haven-Inspection (03/01/20 - 03/27/20)		8,875.00

User: Monika Collier

Pages: 1 of 6

7/2/2020 9:42:46 AM

Marina, CA

AP Check Register 07-03-20

Bank Account: 905 - Chase - Checking

Batch Date: 07/03/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
	30084		04/10/2020	CSG Eng: TAMC (03/01/20 - 03/27/20)		1,440.00
	29656		03/13/2020	CSG Eng: FAE - DU2 - 1C Dunes Phas 2 Map (02/12/20 - 02/28/20)		2,300.00
	30085		04/10/2020	CSG Eng: SH2 Sea Haven-Inspection (03/01/20 - 03/27/20)		3,000.00
	30086		04/10/2020	CSG Eng: FAE CHISPA/Junsay Oaks (03/01/20 - 03/27/20)		160.00
	30087		04/10/2020	CSG Eng: Marina Develop Projects (03/01/20 - 03/27/20)		500.00
	30088		04/10/2020	CSG Eng: SH2 Sea Haven - Plan Ck (03/01/20 - 03/27/20)		4,010.00
	30089		04/10/2020	CSG Eng: FAE - DU2 - 1C Dunes Phas 2 (03/01/20 - 03/27/20)		1,125.00
	30090		04/10/2020	CSG Eng: SH2 Sea Haven - Plan Ck (03/01/20 - 03/27/20)		320.00
	30091		04/10/2020	CSG Eng: SH3A Sea Haven - Plan (03/01/20 - 03/27/20)		2,080.00
	30075		04/10/2020	CSG ENG: T122C HWY1 Imjin (#727) (03/01/20 - 03/27/20)		720.00
	31137		06/15/2020	CSG Gen: PW Superintendent (05/01/20 - 05/31/20)		6,750.00
	B200666		06/01/2020	Building Plan Review 5/1/2020-5/31/2020		1,417.50
	31159		06/16/2020	Building Inspections 5/1/2020-5/31/2020		577.50
	30080		04/10/2020	CSG Eng: Staff Augmentation (03/01/20 - 03/31/20)		7,275.00
	30079		04/10/2020	CSG Eng: Permits/Development (03/01/20 - 03/31/20)		6,295.00
	30602		05/11/2020	Code Enforcement 3/28/20-04/24/20		1,260.00
	30076		04/10/2020	CSG Eng: R5 2nd Ave Ext (#713) (03/01/20 - 03/31/20)		5,160.00
	30082		04/10/2020	CSG Eng: FORA (03/01/20 - 03/31/20)		1,280.00
	30081		04/10/2020	CSG Eng: RWQCB (03/01/20 - 03/31/20)		480.00
	31126		06/15/2020	CSG Eng: FAE Svc - DU3 - 1C Phase 3 (05/01/20 - 05/31/20)		250.00
	31127		06/15/2020	CSG Eng: Marina Develop Projects (05/01/20 - 05/31/20)		250.00
	31125		06/15/2020	CSG Eng: SH2 Sea Haven-Inspection (05/01/20 - 05/31/20)		187.50
	31124		06/15/2020	CSG Eng: TAMC (05/01/20 - 05/31/20)		1,600.00
	31128		06/15/2020	CSG Eng: SH2 Sea Haven - Plan Ck (05/01/20 - 05/31/20)		640.00
	31121		06/15/2020	CSG Eng: Marina Airport Rest Project (05/01/20 - 05/31/20)		480.00
	31108		06/15/2020	CSG Eng: Seabreeze LMD (05/01/20 - 05/31/20)		400.00
	31114		06/15/2020	CSG Eng: Salinas Ave Wide (EDR1904) (05/01/20 - 05/31/20)		160.00
	31119		06/15/2020	CSG Eng: RWQCB (05/01/20 - 05/31/20)		320.00
	31122		06/15/2020	CSG Engineering Svc - Abdy Way Subdivision		560.00
	31136		06/15/2020	CSG Eng: SH5A Sea Haven-Inspection (04/029/20 - 05/31/20)		9,035.00
	31134		06/15/2020	CSG Eng: FAE - DU2 - 1C Dunes Phas 2 TM (04/029/20 - 05/31/20)		6,550.00
	31132		06/15/2020	CSG Eng: SH3 Sea Haven - Plan Ck (04/029/20 - 05/31/20)		660.00
	31135		06/15/2020	CSG Eng: SH3A Sea Haven-Inspection (04/029/20 - 05/31/20)		7,500.00
	31113		06/15/2020	CSG Eng: R5 2nd Ave Ext (#713) (04/029/20 - 05/31/20)		9,440.00
	31112		06/15/2020	CSG Eng: R46B Imjin Pkwy (04/029/20 - 05/31/20)		800.00

User: Monika Collier

Pages: 2 of 6

7/2/2020 9:42:46 AM

Marina, CA

AP Check Register 07-03-20

Bank Account: 905 - Chase - Checking

Batch Date: 07/03/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	07/03/2020	95408	Accounts Payable	CSG Eng: SHSA Sea Haven - Plan Ck (04/029/20 - 05/31/20)		1,520.00
	Invoice		Date	Green Line		1,380.00
				Description		Amount
	14904160		06/12/2020	Bldg & Grnd - Maint - PS Bldg		1,380.00
Check	07/03/2020	95409	Accounts Payable	Home Depot Credit Service		109.34
	Invoice		Date			Amount
	06-23-20		06/23/2020	Liquid clean burst		44.66
	06-18-20		06/18/2020	Bldg & Grnd - material & supply		148.59
Check	06-18-20CM		06/18/2020	Bldg & Grnd - material & supply - Credit Memo		(83.91)
	07/03/2020	95410	Accounts Payable	Marina Coast Water District		3,189.08
	Invoice		Date	Description		Amount
	012016000	061920	06/19/2020	012016 000 - 199 Paddon Pl Locke Paddon (05/23/20 - 06/19/20)		67.79
	000056045	061920	06/19/2020	000056 045 - 3100 Preston Park Irrig (05/23/20 - 06/19/20)		2,346.63
	000056046	061920	06/19/2020	000056 046 - 3100 Preston Park Bldg (05/23/20 - 06/19/20)		140.28
	000056040	061920	06/19/2020	000056 040 - Center Median Hilo Ave (05/23/20 - 06/19/20)		151.71
	000056042	061920	06/19/2020	000056 042 - 3040 Lake Dr - Animal Shelter (05/23/20 - 06/19/20)		102.58
	000056061	061920	06/19/2020	000056 061 - Seaside Ct & Reservation Rd (05/23/20 - 06/19/20)		55.95
	000056028	061920	06/19/2020	000056 028 - ROW Calif Ave and Jerry (05/23/20 - 06/19/20)		227.44
Check	000056090	061920	06/19/2020	000056 090 - Locke Padd Park (05/23/20 - 06/19/20)		55.95
	000056006	061920	06/19/2020	000056 006 - 188 Seaside Circle (05/23/20 - 06/19/20)		40.75
	07/03/2020	95411	Accounts Payable	Monterey Auto Supply		147.52
	Invoice		Date	Description		Amount
	733554		06/19/2020	Veh - Maint Parts & Supply - Unit 612		41.24
	733169		06/18/2020	Veh - Maint Parts & Supply - Unit 612		13.54
Check	733636		06/19/2020	Veh - Maint Parts & Supply - Unit 582		92.74
	07/03/2020	95412	Accounts Payable	Monterey County Sheriff's Department		1,457.06
	Invoice		Date	Description		Amount
	1801		06/18/2020	Marina's Cost Share/DEMIA Livescan Upgrade 6/18/20		1,457.06
Check	07/03/2020	95413	Accounts Payable	Myers Stevens & Toohy Co		1,792.00
	Invoice		Date	Description		Amount

Marina, CA

AP Check Register 07-03-20

Bank Account: 905 - Chase - Checking

Batch Date: 07/03/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	1341525		04/21/2020	Insurance for Reserve Firefighters		1,792.00
	07/03/2020	95414	Accounts Payable	New Image Landscape Co.		4,100.00
	Invoice		Date	Description		Amount
Check	410941		03/31/2020	Landscapeing - 4 trees removed and sidewalk repair		4,100.00
	07/03/2020	95415	Accounts Payable	Pacific Gas & Electric		2,019.72
	Invoice		Date	Description		Amount
	795-7.JUN20		06/22/2020	PG&E - 4467294795-7		293.23
	272-1.JUN20		06/18/2020	PG&E - 2862559272-1		34.76
	533-8.JUN20		06/18/2020	PG&E - 2253666533-8		66.70
	362-9.JUN20		06/19/2020	PG&E - 5996678362-9		86.76
	172-2.JUN20		06/19/2020	PG&E - 5618207172-2		510.46
Check	683-2.JUN20		06/18/2020	PG&E 6217294683-2		1,027.81
	07/03/2020	95416	Accounts Payable	Rincon Consultants, Inc.		1,108.18
	Invoice		Date	Description		Amount
Check	20578		04/13/2020	WO #5 - Cannabis Permit Processing March 2020		1,108.18
	07/03/2020	95417	Accounts Payable	Safety-Kleen Corp.		7,708.66
	Invoice		Date	Description		Amount
Check	83422761		06/09/2020	Over packed drum metal & waste		7,708.66
	07/03/2020	95418	Accounts Payable	Salinas Valley Ford		416.49
	Invoice		Date	Description		Amount
Check	13736		06/18/2020	Coil Asm - Unit 582		104.43
	13681		06/18/2020	Filter blade aspo, drain, Oil & filter - Unit 612		312.06
	07/03/2020	95419	Accounts Payable	Taygeta Scientific, Inc.		2,000.00
	Invoice		Date	Description		Amount
Check	000423-R-0019		07/01/2020	Network Defense/Jul20		2,000.00
	07/03/2020	95420	Accounts Payable	TechRx Technology Services		2,764.69
	Invoice		Date	Description		Amount
	8661		06/19/2020	HP Desk Top Pro & Mouse -PW		513.48
	8662		06/24/2020	HDTV /monitor - Corp Yard		606.34
	8667		06/29/2020	Scanner/Janet		546.24

User: Monika Collier

Pages: 4 of 6

7/2/2020 9:42:46 AM

Marina, CA

AP Check Register 07-03-20

Bank Account: 905 - Chase - Checking

Batch Date: 07/03/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	8606		06/01/2020	HP ProDesk I5/Monika		1,098.63
	07/03/2020	95421	Accounts Payable	V&V Manufacturing		953.26
	Invoice		Date	Description		Amount
Check	51029		06/26/2020	Badges (4 off, 4 serg & 1 Det) 6/26/20		953.26
	07/03/2020	95422	Accounts Payable	Verizon Wireless		199.47
	Invoice		Date	Description		Amount
Check	9856934992		06/18/2020	Cell Phone Service/Nieto 5/19 thru 6/18/20		38.01
	9856945309		06/18/2020	Cell Phone Service/Patrol 5/19 thru 6/18/20		161.46
	07/03/2020	95423	Accounts Payable	Veterinary Emergency& Specialty Center		155.00
Check	Invoice		Date	Description		Amount
	87643		06/23/2020	Euthanasia 6/23/20		155.00
	07/03/2020	95424	Accounts Payable	W.W. Grainger, Inc.		203.53
Check	Invoice		Date	Description		Amount
	9559664884		06/12/2020	Lockout station		203.53
	07/03/2020	95425	Accounts Payable	Zustan K-9 Services		250.00
Check	Invoice		Date	Description		Amount
	332369		06/17/2020	K-9 Training & Development Training June 2020		250.00
	07/03/2020	95426	Accounts Payable	Marina Employees Association		160.00
Check	Invoice		Date	Description		Amount
	06-26-20		06/26/2020	24 - MEA Dues		160.00
	07/03/2020	95427	Accounts Payable	Marina Professional Fire Fighters Association		300.00
EFT	Invoice		Date	Description		Amount
	06-26-20		06/26/2020	35 - MPFFA Dues		300.00
	07/03/2020	892	Accounts Payable	Marina Police Association-MPOA	322271627 / 901587928	240.00
EFT	Invoice		Date	Description		Amount
	06-26-20		06/26/2020	23 - MPOA Dues		240.00
	07/03/2020	893	Accounts Payable	Police Officers Association - POA	322271627 / 901589106	1,296.00
	Invoice		Date	Description		Amount

User: Monika Collier

Pages: 5 of 6

7/2/2020 9:42:46 AM

Marina, CA

AP Check Register 07-03-20

Bank Account: 905 - Chase - Checking

Batch Date: 07/03/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
905 Chase - Checking Totals:	06-26-20			06/26/2020	25 - POA Dues	1,296.00
					Transactions: 26	\$166,211.31

Checks: 24 \$164,675.31
EFTs: 2 \$1,536.00

User: Monika Collier

Pages: 6 of 6

7/2/2020 9:42:46 AM

Marina, CA

SA Check Register 06-19-20

Bank Account: 921 - Chase - Successor Agency

Batch Date: 06/19/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 921 - Chase - Successor Agency						
Check	06/19/2020	49	Accounts Payable	Keyser Marston Associates		2,388.20
	Invoice			Description		Amount
	0034676		06/08/2020	Successor Agency Fiscal Services_ May 2020		2,388.20
921 Chase - Successor Agency Totals:						\$2,388.20
Checks: 1						\$2,388.20

Transactions: 1

Marina, CA

SA Check Register 06-26-20

Bank Account: 921 - Chase - Successor Agency

Batch Date: 06/26/2020

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 921 - Chase - Successor Agency						
EFT	06/26/2020	45	Accounts Payable	Richard B. Standridge	121042882 / 8312012522	47.50
	Invoice		Date	Description		Amount
	20-13 SA		06/19/2020	Services 06-08/06-18-20		47.50
921 Chase - Successor Agency Totals:						\$47.50
EFTs:		1				

Monthly EFT/Wire Report-Checking Acct.

From Payment Date: 5/1/2020 - To Payment Date: 5/31/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
905 - Chase - Checking									
<u>EFT</u>									
771	05/01/2020	Open			Accounts Payable	Premier Access Insurance - Dept. 34114	\$262.50	\$262.50	\$0.00
772	05/01/2020	Open			Accounts Payable	Standard Insurance Company	\$792.05	\$792.05	\$0.00
773	05/01/2020	Open			Accounts Payable	Standard Insurance Company	\$1,041.74	\$1,041.74	\$0.00
774	05/01/2020	Open			Accounts Payable	Standard Insurance Company	\$51.15	\$51.15	\$0.00
775	05/01/2020	Open			Accounts Payable	Standard Insurance Company	(\$69.89)	(\$69.89)	\$0.00
778	05/01/2020	Open			Accounts Payable	PERS Health Services Division	\$79,089.94	\$79,089.94	\$0.00
779	05/01/2020	Open			Accounts Payable	PERS Health Services Division	\$5,697.47	\$5,697.47	\$0.00
789	05/01/2020	Reconciled		04/30/2020	Accounts Payable	Richard B. Standridge	\$3,372.50	\$3,372.50	\$0.00
790	05/01/2020	Open			Accounts Payable	AFLAC - Attn.:Remittance Process	\$4,021.51	\$4,021.51	\$0.00
791	05/01/2020	Open			Accounts Payable	Discovery Benefits, Inc.	\$1,451.52	\$1,451.52	\$0.00
792	05/04/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$1,330.28	\$1,330.28	\$0.00
793	05/04/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$7,705.51	\$7,705.51	\$0.00
794	05/05/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$587.71	\$587.71	\$0.00
795	05/08/2020	Open			Accounts Payable	Marina Police Association-MPOA	\$250.00	\$250.00	\$0.00
796	05/08/2020	Open			Accounts Payable	Police Officers Association - POA	\$1,350.00	\$1,350.00	\$0.00
799	05/04/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$216.97	\$216.97	\$0.00
800	05/04/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$483.56	\$483.56	\$0.00
801	05/04/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$437.63	\$437.63	\$0.00
802	05/04/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$4,668.09	\$4,668.09	\$0.00
803	05/04/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$1,348.38	\$1,348.38	\$0.00
804	05/07/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$2,301.70	\$2,301.70	\$0.00
805	05/05/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$212.50	\$212.50	\$0.00
806	05/15/2020	Open			Accounts Payable	Richard B. Standridge	\$3,040.00	\$3,040.00	\$0.00
807	05/01/2020	Open			Accounts Payable	Standard Insurance Company	\$2,180.89	\$2,180.89	\$0.00
808	05/01/2020	Open			Accounts Payable	Standard Insurance Company	\$78.71	\$78.71	\$0.00
809	05/07/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$498.95	\$498.95	\$0.00
810	05/07/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$8,849.59	\$8,849.59	\$0.00
811	05/12/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$1,424.61	\$1,424.61	\$0.00
812	05/12/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$1,021.66	\$1,021.66	\$0.00
813	05/12/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$1,700.79	\$1,700.79	\$0.00
814	05/13/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$993.66	\$993.66	\$0.00
815	05/13/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$1,410.76	\$1,410.76	\$0.00
816	05/13/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	(\$392.71)	(\$392.71)	\$0.00
817	05/08/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$59.00	\$59.00	\$0.00
818	05/08/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$54.07	\$54.07	\$0.00
819	05/08/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$114.40	\$114.40	\$0.00
820	05/22/2020	Open			Accounts Payable	Marina Police Association-MPOA	\$240.00	\$240.00	\$0.00
821	05/22/2020	Open			Accounts Payable	Police Officers Association - POA	\$1,296.00	\$1,296.00	\$0.00
822	05/01/2020	Open			Accounts Payable	CalPERS	\$84,426.94	\$84,426.94	\$0.00
823	05/01/2020	Open			Accounts Payable	CalPERS	(\$340.58)	(\$340.58)	\$0.00
824	05/08/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$187.54	\$187.54	\$0.00
827	05/06/2020	Open			Accounts Payable	Invoice Cloud, Inc.	\$75.00	\$75.00	\$0.00
828	05/04/2020	Open			Accounts Payable	First Data EMPS	\$88.78	\$88.78	\$0.00
829	05/29/2020	Open			Accounts Payable	Richard B. Standridge	\$3,325.00	\$3,325.00	\$0.00
831	05/15/2020	Open			Accounts Payable	AFLAC - Attn.:Remittance Process	\$4,021.51	\$4,021.51	\$0.00
832	05/15/2020	Open			Accounts Payable	Discovery Benefits, Inc.	\$1,451.52	\$1,451.52	\$0.00
833	05/27/2020	Open			Accounts Payable	California State Controller's Office	\$1.00	\$1.00	\$0.00

Monthly EFT/Wire Report-Checking Acct.

From Payment Date: 5/1/2020 - To Payment Date: 5/31/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
834	05/27/2020	Open			Accounts Payable	California Dept. of Tax & Fee Administration	\$4.00	\$4.00	\$0.00
839	05/15/2020	Open			Accounts Payable	CalPERS	\$83,591.43	\$83,591.43	\$0.00
840	05/15/2020	Open			Accounts Payable	CalPERS	(\$1,003.92)	(\$1,003.92)	\$0.00
841	05/27/2020	Open			Accounts Payable	Berkadia	\$97,547.32	\$97,547.32	\$0.00
844	05/29/2020	Open			Accounts Payable	AFLAC - Attn.: Remittance Process	\$4,062.46		
852	05/01/2020	Open			Accounts Payable	JP Morgan Chase Commercial Card	\$360.00		
857	05/15/2020	Open			Accounts Payable	JPMorgan Chase Bank, N.A.	\$927.62		
869	05/29/2020	Open			Accounts Payable	CalPERS	\$83,450.30		
870	05/29/2020	Open			Accounts Payable	CalPERS	(\$0.05)		
878	05/31/2020	Open			Accounts Payable	Discovery Benefits, Inc.	\$121.00		
Type EFT Totals:					57 Transactions		\$501,470.07	\$412,548.74	\$0.00

905 - Chase - Checking Totals

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	56	\$498,097.57	\$409,176.24
	Reconciled	1	\$3,372.50	\$3,372.50
	Voided	0	\$0.00	\$0.00
	Total	57	\$501,470.07	\$412,548.74

All	Status	Count	Transaction Amount	Reconciled Amount
	Open	56	\$498,097.57	\$409,176.24
	Reconciled	1	\$3,372.50	\$3,372.50
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	57	\$501,470.07	\$412,548.74

Grand Totals:

EFTs	Status	Count	Transaction Amount	Reconciled Amount
	Open	56	\$498,097.57	\$409,176.24
	Reconciled	1	\$3,372.50	\$3,372.50
	Voided	0	\$0.00	\$0.00
	Total	57	\$501,470.07	\$412,548.74
All	Status	Count	Transaction Amount	Reconciled Amount
	Open	56	\$498,097.57	\$409,176.24
	Reconciled	1	\$3,372.50	\$3,372.50
	Voided	0	\$0.00	\$0.00
	Stopped	0	\$0.00	\$0.00
	Total	57	\$501,470.07	\$412,548.74

Monthly EFT/Wire Report - Payroll Account

From Payment Date: 5/1/2020 - To Payment Date: 5/31/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
913 - Chase - Payroll ZBA									
<u>EFT</u>									
7377	05/01/2020	Open			Accounts Payable	California State Disbursement Unit	\$1,624.83	\$1,624.83	\$0.00
7378	05/01/2020	Open			Accounts Payable	EFTPS Electronic Federal Tax Payment System	\$73,687.57	\$73,687.57	\$0.00
7379	05/01/2020	Open			Accounts Payable	Employment Development Department	\$22,084.81	\$22,084.81	\$0.00
7380	05/01/2020	Open			Accounts Payable	ICMA Retirement Trust	\$8,388.12	\$8,388.12	\$0.00
7381	05/01/2020	Open			Accounts Payable	Nationwide Retirement	\$2,884.35	\$2,884.35	\$0.00
7382	05/01/2020	Reconciled			Accounts Payable	Rebecca Minuth	\$527.52	\$527.52	\$0.00
7515	05/15/2020	Open		04/30/2020	Accounts Payable	California State Disbursement Unit	\$1,624.83	\$1,624.83	\$0.00
7516	05/15/2020	Open			Accounts Payable	EFTPS Electronic Federal Tax Payment System	\$62,505.10	\$62,505.10	\$0.00
7517	05/15/2020	Open			Accounts Payable	Employment Development Department	\$19,339.03	\$19,339.03	\$0.00
7518	05/15/2020	Open			Accounts Payable	ICMA Retirement Trust	\$8,438.24	\$8,438.24	\$0.00
7519	05/15/2020	Open			Accounts Payable	Nationwide Retirement	\$2,796.05	\$2,796.05	\$0.00
7520	05/15/2020	Open			Accounts Payable	Rebecca Minuth	\$527.52	\$527.52	\$0.00
7783	05/29/2020	Open			Accounts Payable	California State Disbursement Unit	\$1,624.83	\$1,624.83	\$0.00
7784	05/29/2020	Open			Accounts Payable	EFTPS Electronic Federal Tax Payment System	\$61,638.86	\$61,638.86	\$0.00
7785	05/29/2020	Open			Accounts Payable	Employment Development Department	\$18,909.31	\$18,909.31	\$0.00
7786	05/29/2020	Open			Accounts Payable	ICMA Retirement Trust	\$8,563.18	\$8,563.18	\$0.00
7787	05/29/2020	Open			Accounts Payable	Nationwide Retirement	\$2,805.41	\$2,805.41	\$0.00

Monthly EFT/Wire Report - Payroll Account

From Payment Date: 5/1/2020 - To Payment Date: 5/31/2020

Number	Date	Status	Void Reason	Reconciled/ Voided Date	Source	Payee Name	Transaction Amount	Reconciled Amount	Difference
7788	05/29/2020	Open			Accounts Payable	Rebecca Minuth			
Type EFT Totals:					18 Transactions		\$298,497.08	\$204,427.97	\$0.00
913 - Chase - Payroll ZBA Totals									
EFTs									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	17	\$297,969.56	\$203,900.45	
					Reconciled	1	\$527.52	\$527.52	
					Voided	0	\$0.00	\$0.00	
					Total	18	\$298,497.08	\$204,427.97	
All									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	17	\$297,969.56	\$203,900.45	
					Reconciled	1	\$527.52	\$527.52	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	18	\$298,497.08	\$204,427.97	
Grand Totals:									
EFTs									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	17	\$297,969.56	\$203,900.45	
					Reconciled	1	\$527.52	\$527.52	
					Voided	0	\$0.00	\$0.00	
					Total	18	\$298,497.08	\$204,427.97	
All									
					Status	Count	Transaction Amount	Reconciled Amount	
					Open	17	\$297,969.56	\$203,900.45	
					Reconciled	1	\$527.52	\$527.52	
					Voided	0	\$0.00	\$0.00	
					Stopped	0	\$0.00	\$0.00	
					Total	18	\$298,497.08	\$204,427.97	



DRAFT

Agenda Item: **8b(1)**
City Council Meeting of
July 7, 2020

MINUTES

Tuesday, June 2, 2020

5:00 P.M. Closed Session
6:30 P.M. Open Session

REGULAR MEETING
CITY COUNCIL, AIRPORT COMMISSION,
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE
COMMUNITY NON-PROFIT CORPORATION, SUCCESSOR AGENCY OF THE FORMER
MARINA REDEVELOPMENT AGENCY AND MARINA GROUNDWATER
SUSTAINABILITY AGENCY

Council Chambers
211 Hillcrest Avenue
Marina, California

Zoom Meeting URL: <https://zoom.us/j/730251556>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

In response to Governor Newsom's Executive Order N.29-20 and City Council Resolution 2020-29 ratifying the Proclamation of a Local Emergency by the City Manager/Director of Emergency Services related to the COVID-19 (coronavirus) pandemic, public participation in the City of Marina City Council and other public meetings shall be electronic only and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. This meeting is being broadcast "live" on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at <https://accessmediaproductions.org/>

PARTICIPATION

You may participate in the City Council meeting in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City's home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the "Raise Your Hand" feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only. If you are unable to participate in real-time, you may email to marina@cityofmarina.org with the subject line "Public Comment Item#__" (insert the item number relevant to your comment) or "Public Comment – Non Agenda Item." Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Council will have the option to modify their action on items based on comments received.

AGENDA MATERIALS

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website www.cityofmarina.org. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Marina website www.cityofmarina.org subject to City staff's ability to post the documents before the meeting

1. CALL TO ORDER

2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

MEMBERS PRESENT: Lisa Berkley, Adam Urrutia, Frank O'Connell, Mayor Pro-Tem/Vice Chair, Gail Morton, Mayor/Chair Bruce C. Delgado

3. CLOSED SESSION: *As permitted by Government Code Section 54956 et seq., the (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Milias-Brown Act representative.*

- a. Conference with Legal Counsel, two cases of existing litigation pursuant to paragraph (1) of subdivision (d) of CA Govt. Code Section 54956.9: City of Marina and Marina Groundwater Sustainability Agency v. County of Monterey, Monterey County Board of Supervisors, County of Monterey Groundwaters Sustainability Agency, California Department of Water Resources (DWR), and Director Karla Nemeth in her official capacity; Monterey County Superior Court Case No. 19CV005270; (2) City of Marina v. RMC Lonestar, RMC Pacific Materials, LLC, California American Water Company; Marina Coast Water District and Monterey County Water Resources Agency real parties in interest; Monterey County Superior Court Case No. 20CV001387.
- b. b. Conference with Legal Counsel, anticipated litigation – significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of CA Govt. Code Section 54956..9: three potential cases.
- c. Real Property Negotiations
 - i. Property: Imjin Parkway/Landfill Site, APNs 031-101-039, 031-101-040, 031 101-041 and 031-101-042
Negotiating Party: County of Monterey and Successor to the Redevelopment Agency of the County of Monterey
Property Negotiator: City Manager
Terms: Price and Terms

6:50 PM - RECONVENE OPEN SESSION AND REPORT ON ANY ACTIONS TAKEN IN CLOSED SESSION

Robert Rathie reported out Closed Session: The Council met earlier this evening in a special meeting for closed session; the council then adjourned the special meeting and convened the regular meeting and returned to closed session to consider those items on the agenda for the regular meeting. The council did consider all the items on the agenda for tonight which was two items of existing litigation and two items under potential exposure of litigation and an item under real property negotiations. There was information provided, direction given and no reportable action was taken.

4. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)

5. SPECIAL PRESENTATIONS:

- a Samuel (Sam) Minorini Retirement Proclamation
- b Recreation Announcements

6. SPECIAL ANNOUNCEMENTS AND COMMUNICATIONS FROM THE FLOOR: *Any member of the Public or the City Council may make an announcement of special events or meetings of interest as information to Council and Public. Any member of the public may comment on any matter within the City Council's jurisdiction which is not on the agenda. Please state your name for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. City Council members or City staff may briefly respond to statements made or questions posed as permitted by Government Code Section 54954.2. In order that all interested parties have an opportunity to speak, please limit comments to a maximum of four (4) minutes. Any member of the public may comment on any matter listed on this agenda at the time the matter is being considered by the City Council.*
- Mike Owen – At the last council meeting Grace Silva-Santella asked about childcare for people expecting to go back to work. Appreciates the Mayor signing on the Jane Parker's Hot Topic yesterday and there was good discussion with Francine Ron, Executive Director of First Five, which focus's on childcare. Some of the points which I hope if people want to follow up they could contact Bruce who may have more information from that meeting. It was mentioned that over half the kids in Monterey County are going what they're calling toxic stress and facing adversity due to the pandemic. There is paid family leave made available by Governor Newsome now. There is a Monterey County Behavioral Health website with lots of contacts that are underutilized with workshops. MPUSD will be doing something this summer to be announced, County Library Food distribution once a week. If you type in Bright Beginnings has a lot of information, emergency childcare, Covina information and resources for parents.
 - Karen Anderson – Speaking tonight to our local law enforcement members. As a former L.E.O. wife who spouse worked in the most active jurisdiction in the state for demonstrations, protests, riots and incidents which often lead to good changes and also as a person whose professional career was regulated at that state and federal levels; and among who was a code of ethics called behavior. I was often placed in the position by my superiors to choose to do what I knew was right over their preferences. It was worth the years of scorn to them to complete a career where I knew I had behaved contentiously, towards my patients and my rank and filed coworkers. So, this is my message: "Round yourselves in the knowledge of ethical and contentious policing. Hope is deep in your hearts so that in the heat of difficult situations making the right choice will be the easy choice." I say this knowing that our police force has done an admirable job and not from the knowledge of... [inaudible]. I also say this to extort each of us to do the right thing whether or not anyone is looking.
 - Dr. Karen Hassan – Wishes she was coming before council this evening to tell them about all the exciting things that are happening out at the Marina Equestrian Center Park and the Fort Ord Station Veterinarian Hospital/Museum but I'm here to plead with the city council to hold the Marina Equestrian Association accountable to the operating agreement they have with the city. There is a list of violations that directly impact horse health and safety. These are hazards that not only can affect horses but humans as well. This is not about fancy fixes and upscale things, this is just basic common horse health, care and safety and management. My actions to bring these to light at the Marina Equestrian Center are resulted in direct retaliatory targeting of me personally and specifically rather than addressing the hazards that I have been trying to remedy since I got there almost a year ago. I feel that Terry Siegrist and the staff of parks and rec I see do great things every time I see a council meeting I see the great things they're doing for the community and the kids of Marina and I wonder why the bar is so low for the Equestrian Center. It could and should be so much more. I'm before you this evening pleading

for you to hold them accountable to their operating agreement and to be accountable to their obligations.

- Nan Dillon – While I’m ok with our police department I just hope that in light of the recent protests that our police department has been training in conflict resolution and conflict de-escalation.
- Debby B – Asked Council to please make sure for next year on Labor Day, Veterans Day and all the other holidays that the flags are put out on the medians. The flags have been missed the last two-years.
- John Kasa – Live at Junsay Oaks apartments and thanked everyone who was involved. They are great apartments. Calling today to ask the city council to condemn the use of force against peaceful protesters at Lafayette Park yesterday. In my 70-years on this planet I have never seen anything as outrageous as this. The justice department had said that Attorney General Barr ordered the clearing. We depend on tourism. All those motels on Reservation Road rely on international and local tourism. This city council can start the ball rolling and adopt a proclamation or resolution stating “we condemn this action by President of the United States in suppressing free speech”. This is an outrageous attack on our First Amendment rights.
- John Gaygan – The traffic light in front of Denny’s at Reservation Road and Cardoza usually works with the traffic sensors and lately, the last couple of days it has not been doing that and have been getting big backups of traffic over there.
- Brian McCarthy – Many of us in Marina are hurting tonight, many black people in Marina have been hurting for a long time. The current state of affairs is complexed and it deals with racism and fear of mistrust of police by people of color. Warranted or not the majority of people are somewhat afraid of the police. Studies show that foreign-born people if victim of a crime would rather tell their church or community leaders than a law enforcement officer; 63% of black Americans nationwide go to bed at night worried that police will use deadly force on men or a family member. Over a year ago I came before and spoke about the possibility of mechanisms that might help alleviate fear and help build community trust not only among the community and police but also amongst us individuals within the community. Tonight, I want to implore the council to consider this and other ideas that help forge strong relationships along race lines. Our second annual City of Marina Multicultural event was supposed to be held this last weekend as a celebration of our diversity and inclusion and we must double down and continue to invest in these types of community building events. It often takes forward action to achieve superior results. Please think often about how you can encourage our community to come together and think boldly but most importantly act decisively.
- Cristina Medina Dirksen – Our community must denounce violence on our brothers and sisters of color. As the 8th most diverse city in California we can use our collective voices to effect change. I welcome and request further dialog on the city level. Last evening, I was deeply moved by Police Chief Nieto and Police Commander Anderson in the townhall meeting who shared their deeply personal feelings of sheer disgust and sadness for the death of Mr. Floyd. Commander Anderson pledge it could never happen here in Marina. I want to believe him, but we cannot be safe in our bubble. We must continue to walk the bold path and call out racism, never accept it. Thank you for giving us this space and if we can affect change together on a city level the hardest thing to do is face the enemy which is racism. Today, I was lucky enough to be on a call with Clarence Jones the speech writer for Martin Luther King who credited in some part for writing the I Have A Dream speech. I was really set by his somber tone that this is bound to happen. Institutional changes need to happen, and I pledge that we must move

together and face on those challenges. He also shared that it starts with us. It starts at home. It starts with our community.

- Elizabeth Billingsley – Disappointed today. Went to purchase gift cards for the students who won the Essay Contest at Target and they were closed. Understands with all the things going on it's terrible that people have to be so frustrated that they rob and loot and break into places but that is no way to protest. That doesn't do anything and it's not going to bring that person back. I feel very sorry for the family of Mr. Floyd. Hopes that never happens in our city but we're still suffering because Target was closed.
- Council Member O'Connell – Stated he would start working with the attorney's office on preparing the requested proclamation.
- Mayor Delgado – Held a Townhall meeting last night and Commander Anderson and Chief Nieto both expressed concern about people, especially those people who have children of color and what they can tell their children of color and what children of color must know on how to stay out of trouble with police, that people who are not of color don't have to know and how they are worried about children of color but also they are worried about all of the public across the nation. They pledged that this will not happen in Marina and I know they will do their best in that regard. Our sympathies go out to the Floyd family and community that been affected by what happened on May 25th and what's happened since then across the nation. Shout out to Marina High School graduates. Shout out to the Marina Foundation and others for giving for the 12th week of food distribution.
- Council Member Urrutia – Had the occasion to email our Police Chief and thank her for her comments. My question to her was: What can we as Council Members do as the legislative body to take steps to try to ensure that Marina continues to be a city that doesn't have a tragedy like this happen within our city? One thing that she mentioned is that police officers can undergo implicit bias training and I don't know if a 2-hour or 4-hours implicit bias training could actually overcome any implicit bias that a person might have but she did say that if we would like the police department to undergo that training that as we're going through our budget process we should specifically call out funding for that type of training to make sure that something that happens. As we're going into the process of our city's budget it a good opportunity to look at what steps we can take as a legislative body to try and preserve our police department as an agency that doesn't have a reputation for police shootings or violence against minorities.
- Council Member Berkley – Appreciates Mayor comments about the racism and implicit bias and the issue about white privilege that we don't always see. In fact, pretty much anyone who is part of our system has it in some degree. With that in mind, at the end of the month there will be a series of conversations and trainings open to the public for free about addressing areas of white privilege and adjusting systemic bias and so at our next council meeting I will be giving a list of what those agencies are that are doing it because it's in creditably helpful and we really get to use this time as an opportunity to heal as a community and grow. Thank you everybody that's done work on this and thank you Chief Nieto and the police force for all that you're doing.

Mayor Delgado requested that agenda item 11a be moved to the Consent Agenda for early approval

MORTON/BERKLEY: TO ADD AGENDA ITEM 11a TO THE CONSENT AGENDA FOR A RATIFICATION VOTE. 5-0-0-0 Motion Passes by Roll Call Vote

7. CONSENT AGENDA FOR THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Background information has been provided to the Successor Agency of the former Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda for Successor Agency to the former Marina Redevelopment Agency and placed at the end of Other Action Items Successor Agency to the former Marina Redevelopment Agency.*
8. CONSENT AGENDA: *Background information has been provided to the City Council, Airport Commission, Marina Abrams B Non-Profit Corporation, and Redevelopment Agency on all matters listed under the Consent Agenda, and these items are considered to be routine. All items under the Consent Agenda are normally approved by one motion. Prior to such a motion being made, any member of the public or the City Council may ask a question or make a comment about an agenda item and staff will provide a response. If discussion or a lengthy explanation is required, that item will be removed from the Consent Agenda and placed at the end of Other Action Items.*
 - a. ACCOUNTS PAYABLE:
 - (1) Accounts Payable Check Numbers 95090-95171, totaling \$1,523,763.49
Accounts Payable Successor Agency Check Number 47-48, totaling \$11,937.50
Wire Transfers from Checking & Payroll for April 2020 totaling: \$578,596.11
 - b. MINUTES:
 - (1) May 19, 2020, Regular City Council Meeting
 - c. CLAIMS AGAINST THE CITY: None
 - d. AWARD OF BID: None
 - e. CALL FOR BIDS: None
 - f. ADOPTION OF RESOLUTIONS:
 - (1) City Council consider adopting **Resolution No. 2020-55**, approving estimated cost for service for calendar year 2020, Fourth of July activities and; setting cost recovery surcharge at six and three quarters (6.75%) percent for calendar year 2020 pursuant to Marina Municipal Code Section 15.32.580.
 - (2) City Council consider adopting **Resolution No. 2020-56**, authorizing the Mayor to sign a letter of support on behalf of the City Council supporting SB1 State Route 156 Grant Submission by Transportation Agency for Monterey County (TAMC).
 - (3) City Council consider adopting **Resolution No. 2020-57**, waiving the competitive bid process for fencing installation at the Arts Village Building; and finding that the bidding process performed by the Transportation Agency for Monterey County (TAMC) justifies waiving competitive bidding requirements; and accordingly, adopt finding that further competitive bidding would be unavailing, would not produce an advantage, and would not be in the public interest in view of the process followed by TAMC; and accordingly designating A1 Fence, Inc. of San Jose, CA as the City's fencing contractor for the Arts Village Fencing Project.

- (4) City Council consider adopting **Resolution No. 2020-58**, authorizing application for, and receipt of, Local Government Planning Support Grant Program Funds to support the Environmental Impact Report for the Downtown Vitalization Specific Plan with any remaining funds to be used toward General Plan Phase One updates or the adoption of an ordinance regulating accessory dwelling units.
- (5) City Council consider adopting **Resolution No. 2020-59**, confirming the City Manager/Director of Emergency Services' issuance of a Second Supplement to the Proclamation of a Local Emergency temporarily suspending until July 31, 2020, the authority of any landlord to commence evictions on any residential (including mobile homes and mobile home lots) or commercial property within the City due to the tenant's nonpayment of rent or a foreclosure arising out of a documented substantial decrease in household or business income caused by the COVID-19 pandemic or the governmental response thereto. ***Item moved from Other Action, was 11a***
- g. APPROVAL OF AGREEMENTS: None
- h. ACCEPTANCE OF PUBLIC IMPROVEMENTS: None
- i. MAPS: None
- j. REPORTS: (RECEIVE AND FILE):
- k. FUNDING & BUDGET MATTERS: None
- l. APPROVE ORDINANCES (WAIVE SECOND READING):
 - (1) City Council to waive read by title only and waive reading in full and to consider second reading and approval of **Ordinance 2020-02**, amending Section 10.60.010 "Speed Limits Established" of Chapter 10.60 "Speed Limits" of Title 10 "Vehicles and Traffic" to adopt *prima facie* speed limits pursuant to an engineering and traffic survey and the California Vehicle Code (CVC).
- m. APPROVE APPOINTMENTS: None

Council Member Berkley had quick questions for agenda items 8f(1) and 8f(4)

8f(1) = Are we having or allowing 4th of July fireworks and gatherings?

8f(4) = Pg2 of the staff report the analysis is expected to be \$40,000 but we're asking for \$150,000 that there will be another two projects that would be included in this. It says we have to pay upfront and be reimbursed: (1) What are the other two grants that we're considering? (2) if we don't need all the money does it stay with the state? (3) Is there any way that we would not be reimbursed for what we lay out?

DELGADO/BERKLEY: TO APPROVE THE CONSENT AGENDA. 5-0-0-0 Motion Passes by Roll Call Vote

8l(1)

MAYOR DELGADO REOPENED THE CONSENT AGENDA FOR THE SOLE PURPOSED OF DOING A ROLL CALL VOTE FOR AGENDA ITEM 8l(1). 5-0-0-0 Motion Passes by Roll Call Vote

9. PUBLIC HEARINGS:

- a. City Council open public hearing, take any testimony from the public and consider adopting **Resolution No. 2020-60**, confirming diagram, assessment and ordering levy of \$180.78 for FY 2020-21 assessment for Cypress Cove II Landscape Maintenance Assessment District, and; authorizing City Clerk to file certified copy of diagram and assessment with the Monterey County Auditor-Controller prior to August 3, 2020.

Council Questions: Weekly maintenance and maintenance during Covid-19: did we get a reduction in the amount of money that went to the contractor for the period of time when there was not landscape services and thus freeing up money to go towards long-term or neglected items that we need to address? Whose idea was it to discuss a possible 218 election? Why year after year for the past 12-years there is an annual concern about the landscaping and retaining wall and not enough done with the money spent? Where do we go from here to get out of this annual cycle?

Mayor opened the public hearing for comments:

- Dan Amadeo – Since 2018 we lost a lot of trees during that windstorm and nothing has been replanted. No irrigation has been replaced so that any new trees that are going to be replanted can we get at least a drip system? Noticed that the New Image Landscaping has been around and did some work. Knocked out some trees, which by the way why did the city pay for that? Shouldn't the Comcast lines or whoever owns those communication lines pay for that? New Image also knocked out some of the dead brush around the district perc pond area, who paid for that? New Image also cut down some of the tall grass but did not remove the trimmings, why? We are being inodiated with moles, ground squirrels and everything else and they're undermining some of the retaining walls, undermining everything. We do not generate enough revenue for the landscape district to pay for what needs to be done. One of the biggest things that needs to be done and has yet to be done is limbing up some of the trees along Abdy Way. The large tree trimming hasn't been done for years. We have sent emails and not sure what else to say. In terms of a 218 Election, recognize under the current circumstances with Covid-19 and the loss of jobs there is no way a 218 election is going to pass anywhere in the city right now. Where are we spending our money? What are we paying for? The work that is being done is substandard. We spent thousands of dollars on the entrance to the neighborhood and it's all dead and dying.
- Nancy Amadeo – Have commented before about the tress along Abdy and Beach Road. If you look along Cardoza, which is where most people look when they think of our district, those trees have been limbed up, the dead trees for the most part have been pulled out and periodically they go through with a weed whacker and cut down the dry grass but again that's what they're doing. The sidewalk that was lifted, where they removed a cypress tree on Coral Court there have been complaints about that tree and sidewalk for 4-years. One of the neighbors there passed away over a year ago and they've gone to the city and said whose suppose to take of this? It finally got done because now it involved a utility. The fencing along Abdy is falling down and a hazard and need to be removed. Our trees to prune them to make them safe cost about \$1,000 each. For the council to be told that if a 218 election doesn't work that the council could just dissolve the district that means you're leaving it up to a few homeowners who have trees behind their house, we have two that now it's up to us to spend \$2,000 after paying in for over 30-yeras to have nothing done. When the retaining walls eventually fail it will be up to the homeowners to take care of it. It's saying "it's really not our problem, it's the homeowner's problem. They need to take care of this, they need to get people to vote for the 218 election. Who's going to vote to spend more money when the money they've already spent has done nothing but provide for substandard care?

Mayor closed the public hearing.

DELGADO/URRUTIA: TO ADOPT RESOLUTION NO. 2020-60, CONFIRMING DIAGRAM, ASSESSMENT AND ORDERING LEVY OF \$180.78 FOR FY 2020-21 ASSESSMENT FOR CYPRESS COVE II LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT, AND; AUTHORIZING CITY CLERK TO FILE CERTIFIED COPY OF DIAGRAM AND ASSESSMENT WITH THE MONTEREY COUNTY AUDITOR-CONTROLLER PRIOR TO AUGUST 3, 2020. 5-0-0-0 Motion Passes by Roll Call Vote

- b. City Council open public hearing, take any testimony from the public and consider adopting **Resolution No. 2020-61**, confirming diagram, assessment and ordering levy of \$182.42 for FY 2020-21 assessment for Seabreeze Landscape Maintenance Assessment District, and; authorizing City Clerk to file certified copy of diagram and assessment with the Monterey County Auditor-Controller prior to August 3, 2020.

Council Questions: None

Mayor opened the public hearing for comments: None received

Mayor closed the public hearing

DELGADO/URRUTIA: TO ADOPT RESOLUTION NO. 2020-61, CONFIRMING DIAGRAM, ASSESSMENT AND ORDERING LEVY OF \$182.42 FOR FY 2020-21 ASSESSMENT FOR SEABREEZE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT, AND; AUTHORIZING CITY CLERK TO FILE CERTIFIED COPY OF DIAGRAM AND ASSESSMENT WITH THE MONTEREY COUNTY AUDITOR-CONTROLLER PRIOR TO AUGUST 3, 2020. 5-0-0-0 Motion Passes by Roll Call Vote

- c. City council open public hearing, take any testimony from the public and consider adopting **Resolution No. 2020-62**, confirming diagram, assessment and ordering levy of \$77.14 for FY 2020-21 Assessment for Monterey Bay Estates Lighting & Landscape Maintenance Assessment District, and; authorizing city clerk to file certified copy of diagram and assessment with the Monterey County Auditor-Controller prior to August 3, 2020.

Mayor Pro-Tem Morton recused herself from this matter due to residing in Monterey Bay Estates.

Council Questions: if there's no change as mentioned but there is an increase in proposed expenses of \$6,000 can you speak to that? Is staff considering Mr. Owen's suggestion of replacing the trees with 1-gallon size or 3-gallon size trees versus 15-gallon size trees? Has staff sought the help of residential volunteers and would it have merit?

Mayor opened the public hearing for comments:

- Mike Owen – I support the resolution. Haven't heard of any complaints and happy that most of the long-standing bushes have been removed. Our concerns about excessive rimming of the Indian Hawthorn bush has been addressed by staff. In 2015 the 218 referendum was decisively voted down and it was put on the ballot because of the need to increase the rates to pay for the irrigation system which was discontinued since there wasn't money to do it and there was a case made that

we didn't need it. The landscaping has done well since then, so I really question the need for having the irrigation system operating costs come up again but the additional costs to repair it to bring it up to standards. I mentioned Coast Live Oaks and the example, in my side yard we have to Coast Live Oaks that were planted by blue jays a number of years ago and they're doing well. At the corner of Windy Hill Park there is now an established oak grove that were planted by blue jays with no irrigation. So, I don't know what the mindset of the city is that sort of like expects that they need an irrigation system to plant larger trees for visual impact to end up with situations additional costs and effects that go along with that. If the city had a description that for all sorts of reasons that I can provide you with some narrative from coordinating with the Tree & garden Club and the Tree Committee that they were planting small seedlings or maybe 1-gallon sizes as an attempt to preserve water or preserving the environment for sustainable growth as an exercise I could put that on the Next Door site. There are individuals that are already doing their own trimming along the assessment district and have been doing so for a long time. I don't know why this couldn't be done over at Cypress Cove. You don't need to do an irrigation system for new plantings because if they don't workout replace is like a couple of dollars for seedlings.

- Grace Silva-Santella – Asked if it was \$6,000 to remove four Mya Porum Trees, upgrade the irrigation and plant replacement trees? Thinks city should be provided a breakdown of that cost. The Marina Tree & Garden Club just paid \$150.00 for three 5-gallon Tryst Anya Trees, gopher baskets and soil amendment that were planted on the corner of Vista Del Camino and Martin Circle and they were planted by the homeowner and one of our garden club members. \$7,000 just seems a little crazy there so, if you could get a breakdown on that... and I'm in total agreement with Mike you need to find some nice little small trees that are going to adapt themselves quickly and are not going to need a tremendous amount of care or not become strong on their own.

Mayor closed the public hearing

BERKLEY/DELGADO: TO ADOPT RESOLUTION NO. 2020-62, CONFIRMING DIAGRAM, ASSESSMENT AND ORDERING LEVY OF \$77.14 FOR FY 2020-21 ASSESSMENT FOR MONTEREY BAY ESTATES LIGHTING & LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT, AND; AUTHORIZING CITY CLERK TO FILE CERTIFIED COPY OF DIAGRAM AND ASSESSMENT WITH THE MONTEREY COUNTY AUDITOR-CONTROLLER PRIOR TO AUGUST 3, 2020. 4-0-0-0 Motion Passes by Roll Call Vote

- d. City Council of the City of Marina Open a Public Hearing, Take Public Testimony, and Consider Planning Commission Recommendation Applications for Conditional Use Permits to Operate Combined Adult-Use and Medical Commercial Cannabis Dispensaries at 3016, 3100, 3112-3114, and 3170 Del Monte Blvd. and 234-242 Reservation Road (Exempt from CEQA per Section 15301). Resolutions 2020-62-66

Christy Hopper, Planning Services Manager presented the staff report on the five applicants Conditional Use Permits to Operate Combined Adult-Use and Medical Commercial Cannabis Dispensaries.

Robert Rathie, Assistant City Attorney – Read the following statement into the record

This is a quasi-judicial matter which required the application of rules and standards to the individual applications. As such, the applicants are entitled to due process, that is, a fair hearing before an impartial body free from arbitrary procedures and bias.

It would be appropriate at this time for any Council members to disclose any conflicts of interest, bias, ex parte contacts or site visits, and to inquire whether anyone in the audience objects to any of the Council members hearing these applications.

The noticed public hearing to be opened before the Marina City Council is to hear from the public and to consider presentations by staff and the applicants for Cannabis Conditional Use Permits to operate combined adult-use and medical commercial cannabis dispensaries at certain locations in the City, to allow the Council to ask questions and develop a record in reaching your decision on whether to grant up to three combined adult-use/medical permits to operate cannabis dispensaries in the City.

On May 14, the Marina Planning Commission took public comment and recommended approval of the applications.

The substantive criteria upon which the applications will be decided are found within Title 19 Commercial Cannabis Activities and other sections of the Municipal Code, the Applications themselves, the scoring conducted by the City's expert consultant and the presentations by the applicants. All testimony, public and Council comments and evidence presented should be directed to criteria which the speaker believes applies to the decision.

The Council's decision in each case must be supported by relevant findings based upon substantial evidence. Findings have often been described as bridging the analytical gap between the evidence and the decision.

The failure of anyone to raise an issue accompanied by statements or evidence sufficient to afford the Council and the applicants an opportunity to respond to the issue may preclude an appeal based on that issue. The failure of an applicant to raise issues relating to proposed conditions of approval or disapproval with sufficient specificity to allow the city to respond to the issue may preclude an action for damages.

The Council may, at the request of a participant or on its own accord, continue the hearing or consideration of the matter to a date certain to provide an opportunity for persons to present and rebut new evidence, arguments or testimony related to the approval criteria.

Council Disclosures of any conflicts of interest, bias, ex parte contacts or site visits:

Mayor Delgado – no conflicts but had ex parte contact. Held a town hall meeting for the public and part of that meeting discussed tonight's subject matter of cannabis dispensary permits. Two of the people present and these individuals spoke and gave some input to that matter. These two individuals joined Liezbeth Visscher, Brian McCarthy, Mike Kennedy and Debbie B I don't know Debbie's last name and the two individuals were Tony Raffoul and Wes Clark who are part of the teams or two different applicants tonight and the content discussed included the 1,000-foot requirement distance between two cannabis dispensaries; the value of community support; the consideration of scoring and the potential to flip a coin or other objective fair way that's rather random to decide who gets a permit if there is no other way to distinguish between the approved applicants. There was some discussion on a tire shop in Soledad that was lost to a cannabis dispensary that moved in; and other "mom and pops" such as that in the city of Gonzales that were lost with a cannabis dispensary moved in. Those were the theme of discussion that I had in an ex parte contact scenario last night during my Town Hall. I had a couple of discussions with Kathy Biala about her concern about the impact to local businesses as was such as was the content to many of the letters we receive via email and that are an official part of this record, in particular Michi's Japanese Restaurant on Del Monte Blvd. On the same property as Michi's Steve Mast the owner of the shopping center sent a letter to all council telling his version of what has happened in the lease agreement between Michi's as a tenant and the owner Steve Mast as the landlord. There's a lot of detail on both of those. I received an email from the family of the owners of Michi's Restaurant again outlining their version, their perspective on the relationship between the tenant and the landlord. So, I've had a lot of information about Michi's Restaurant; and all of us has

gotten a lot of letters and emails provided from the city or individually via email of the potential loss of Michi's Japanese Restaurant.

Council Member Berkley – I had a meeting a few months back with Cesar Lara of the ALCIO Union and Pete Materino of the UCW5 Union and it was just to listen to their perspective on having people working in the cannabis industry unionized. Other than that, I've also spoken with our police chief on security. Aside from all the letters we received I did have a conversation a long time ago with Tony Raffoul who is one of the applicants this evening and originally he was going to do a manufacturing business and in light of that I had called him to find out why or what happened and why he was withdrawing his application.

Council Member O'Connell – I have had no contact with any of the applicants and to my knowledge I've had no contact with anyone other than voters in the city and residents of the city who sent me emails relating to their position and I read the same and my own personal research.

Mayor Pro-Tem Morton – I've had no communication with any of the applicants. I have received numerous emails from people that reside in the city of Marina with comment, many of which was forwarded to use by Anita Shepherd-Sharp our court clerk.

Council Member Urrutia – I've had no ex parte communications with any of the applicants before this application process started. I've had casual conversations with Tony Raffoul, Wes Clark and I think some of the applicants from Marina Trading Co. in the parking lot after city council meetings but never discussed specifics about any applications because at the time of those conversations there were no applications.

Council Questions: Can staff confirm if the applicant for 3170 Del Monte Blvd. permit has offered to relocate the owner of Diva's? Can you go into detail about that lower score? You gave the categories that lead to the lower score, but can you give any specifics? On page 8 of the staff - Planning Commission Recommendation of May 14, 2020, #4 was it the understanding of the Planning Commission that federal law does not now prohibit or were they aware that it does prohibit marijuana dispensaries, federally? Was there any discussion relating to what they meant other than what's mentioned in this little paragraph as to federal enforcement priorities? Does anyone know the status of a Bill submitted by US Senator Harris relating to legalizing marijuana federally? The enforcement is one thing, but the actual existence of the law has not changed and is still prohibited as far as we know under federal law? Can we use random chance objective means such as flipping a coin to pick between applicants that are tied and whether or not we can use subjective reasons for deciding between applicants and what subjective reasons are allowed?

9:59 pm

Delgado/:to continue this meeting to 10:30 pm

Substitute Motion

MORTON/DELGADO: TO CONTINUE MEETING TO 10:10. 4-1(O'Connell)-0 Motion Passes by Roll Call Vote

Public Comment on extending meeting

- Kathy Biala – Objects substitute motion because people want to speak and to delay this and not have them be able to say anything, I think is... I understand we're not going to get to it all today but at least you can some public comments so they wouldn't have waited in vain for all these hours.

- Paula Pelot – Supports motion and understand what Kathy was speaking about however, I think for council to even begin to get through the questions we could be here until midnight before we even got to the public speaking. So, I would rather see everyone come back a little more rested, with a little more information and so I would support the motion so that at least you, the mayor and a couple of other questions can get asked and then we can get rested up, come back more refreshed with better information.

DELGADO/O'CONNELL: TO OPEN THE PUBLIC HEARING IN ORDER TO ADJOURN IT TO CONTINUE THIS REGULAR MEETING ON WEDNESDAY, JUNE 10, 2020 AT 6:00 P.M. 5-0-0-0 Motion Passes by Roll Call Vote

10. OTHER ACTIONS ITEMS OF THE SUCCESSOR AGENCY TO THE FORMER MARINA REDEVELOPMENT AGENCY: *Action listed for each Agenda item is that which is requested by staff. The Successor Agency may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*
11. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is requested by staff. The City Council may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*

Note: No additional major projects or programs should be undertaken without review of the impacts on existing priorities (Resolution No. 2006-79 – April 4, 2006).

- a. ~~City Council consider adopting Resolution No. 2020-67, confirming the City Manager/Director of Emergency Services' issuance of a Second Supplement to the Proclamation of a Local Emergency temporarily suspending until July 31, 2020, the authority of any landlord to commence evictions on any residential (including mobile homes and mobile home lots) or commercial property within the City due to the tenant's nonpayment of rent or a foreclosure arising out of a documented substantial decrease in household or business income caused by the COVID-19 pandemic or the governmental response thereto. **Item moved to Consent Agenda**~~
- b. ~~COVID-19 Update and Direction from Council~~
 - i. ~~Adopting Resolution No. 2020, revising the loan program for residents and businesses of the city in response to the Covid-19 pandemic, vesting discretion in the City Manager, City Finance Director and City Attorney to make required changes to the program guidelines necessary to implement and administer the program, authorizing the City Manager to execute any agreements and promissory notes necessary to implement the program, and authorizing the Finance Director to make necessary accounting and budgetary entries.~~
 - ii. ~~City Council consider adopting Resolution No. 2020, authorizing an abatement of Business License penalties until October 2020 and offering to waive past penalties for unregistered businesses which register and pay their past due taxes by October 31, 2020.~~
 - iii. ~~County & State Guidelines~~
 - iv. ~~Outdoor Dining Standards~~
 - v. ~~Other Impacts~~

~~12. COUNCIL & STAFF INFORMATIONAL REPORTS:~~

- ~~a. Monterey County Mayor's Association [Mayor Bruce Delgado]~~
- ~~b. Council and staff opportunity to ask a question for clarification or make a brief report on his or her own activities as permitted by Government Code Section 54954.2.~~
- ~~c. Proclamation of Local Emergency Update~~

13. ADJOURNMENT: The meeting adjourned at 10:15 to Wednesday, June 10, 2020 at 6:00 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor



DRAFT

Agenda Item: **8b(2)**
City Council Meeting of
July 7, 2020

MINUTES

Tuesday, June 9, 2020

5:00 P.M. Closed Session
6:00 P.M. Open Session

SPECIAL MEETING

**CITY COUNCIL, AIRPORT COMMISSION,
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE
COMMUNITY NON-PROFIT CORPORATION, SUCCESSOR AGENCY OF THE FORMER
MARINA REDEVELOPMENT AGENCY AND MARINA GROUNDWATER
SUSTAINABILITY AGENCY**

Council Chambers
211 Hillcrest Avenue
Marina, California

Zoom Meeting URL: <https://zoom.us/j/730251556>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

In response to Governor Newsom's Executive Order N.29-20 and City Council Resolution 2020-29 ratifying the Proclamation of a Local Emergency by the City Manager/Director of Emergency Services related to the COVID-19 (coronavirus) pandemic, public participation in the City of Marina City Council and other public meetings shall be electronic only and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. This meeting is being broadcast "live" on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at <https://accessmediaproductions.org/>

PARTICIPATION

You may participate in the City Council meeting in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City's home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the "Raise Your Hand" feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only. If you are unable to participate in real-time, you may email to marina@cityofmarina.org with the subject line "Public Comment Item#__" (insert the item number relevant to your comment) or "Public Comment – Non Agenda Item." Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Council will have the option to modify their action on items based on comments received.

AGENDA MATERIALS

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website www.cityofmarina.org. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Marina website www.cityofmarina.org subject to City staff's ability to post the documents before the meeting

1. CALL TO ORDER
2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

MEMBERS PRESENT: Lisa Berkley, Adam Urrutia, Frank O'Connell, Mayor Pro-Tem/Vice Chair, Gail Morton, Mayor/Chair Bruce C. Delgado
3. CLOSED SESSION: *As permitted by Government Code Section 54956 et seq., the (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Millas-Brown Act representative.*
 - a. Real Property Negotiations
 - i. Property: Marina Municipal Airport, South Tarmac, APN 031-112-001, a portion
Negotiating Party: Joby Aero, Inc.
Property Negotiator: City Manager and Eric Frost, Interim Finance Director
Terms: Price and Terms

6:00 PM - RECONVENE OPEN SESSION AND REPORT ON ANY ACTIONS TAKEN IN CLOSED SESSION

Robert Rathie, Assistant City Attorney reported out closed session: Council met in Closed Session this evening on the one matter listed on the agenda which was a matter of real property negotiations and received information, gave direction and no reportable action was taken

4. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
5. STUDY SESSION:
 - a Discussion and direction for Midcycle Budget Review FY 19/20 and 20/21 and Review of Work Plan Priorities.

Eric Frost, Finance Director gave presentation on the Mid-cycle Budget Review for FY 19/20 and Work Plan priorities

Council Questions: Where it says accept City Manager's recommended revisions, we're not making any action tonight, correct? You're looking ultimately tonight for direction on how to tweak the budget for June 16th? What is the balanced budget's relation to using our savings, which we call our reserves or our unobligated \$12million? Can we use those surplus funds if you will to essentially balance our budget and still call it a balanced budget? When you say probable retirement or turnover, are we going to freeze those positions if and when these people retire? How many are anticipated to retire? If you cut the part-time police staff does this result in other police officers or someone filling that gap which in turn may reduce the ability to raise additional funds for traffic citations? Would it be possible for us to create a secondary budget that assumes the School and Communities first initiatives passes in November? Can we be optimistic knowing that the Schools and Communities First initiative

is pulling well above 50% and assume that Schools & Communities First will pass and proceed with fewer cuts to actual jobs such as the recreation program staff, part-time police staff and maybe freezing some open positions and proceed as though that money will come in and have trigger-cuts that we would do after November? Preston and Abrams Park has a history of always being more revenue than budgeted, have you taken that into consideration? If not, can you give us an indication as to whether or not that is anticipated that the money revenue be higher than what's budgeted for in this fiscal year? What is the amount we're setting aside for of the principle potentially ranging between \$200,000 and what annually? On the 4x4 utility, are there other vehicles that we own that don't have any set-a-sides to replace them? What is the purpose of the 4x4 utility vehicle? Arts Village Building Stabilization, by not doing this \$1.3 million stabilization is it going to cost us \$2 million in the near future when we do get around to it? When you said it was \$20 million are you indicating that's Marina's share of the bond or the total issuance, not including our escrow bond? Are there any other items in our capital improvement program budget that qualifies for expenditures from the bond proceeds that we also need to address as we approach our budget review? If Marina Community Partners does take down title before June, we will receive \$6.75 million, is that at all accounted for in our budget in this discussion? Did the city receive any money from the Federal CARES Act and if so, how much? Are you aware of any future iterations of the CARES Act or other federal stimulus that being proposed and how much that may possibly deliver to Marina? For the vehicle for beach rescues, is that shared with the police department or does the police department have their own beach rescue? Is our police department equipped and have everything they need in order to do their part of rescues? I assume that all of this was a joint city decision making about was cut so that the directors had input, given that, what was the biggest resistance that was heard? Is there anything resistance or biggest concerns that didn't get addressed or that got cut that there was a lot of concern about?

Public Comments:

- Nancy Amadeo – thanked the staff for all the hard work that went into this. Concerned about the Recreation budget and the cuts due to less programming. Since this has started Recreation has partnered with the Monterey County Food Bank, MPUSD helping to provide food services for students, seniors, and families in need. Does this budget allow this to continue? Doesn't know what the standing will be with our schools. Will they be reopening? Will they be providing meals on their own? Certainly, our seniors and families that are still without income are going to need those services. Does this budget allow for that?
- Grace Silva-Santella – Agrees with previous speaker. Has a real concern about when certain jobs, employers are calling back their employees telling them that they have to come back. July unemployment benefits will run out, the extra \$600/week fees going to families, low, low-income families that are going to be in desperate need to find some assistance for their children and the schools won't be opened yet and I think our Recreation Department is going to be valuable in providing some assistance. What happens if this is an L-shaped recovery? A swish would be fabulous. A swish in my opinion is actually being an optimistic. Every huge event, big money-making event on the peninsula has been cancelled. That's a lot of TOT that's not coming in. I think you all need to have a discussion about an L-shaped recovery.
- Cristina Medina Dirksen – Thanked the staff for their work and as Adam said bringing forth the cuts don't look as devastating as our other cities do and I think that has a lot to do with the fiscal responsibility and of course our residents voting on our sales tax and hotel tax. Echo's the two previous speakers. Wrote a letter to the council about the fact that we do have recreation and cultural services which really needs a whole lot right now. I would like to see how we envision our recreation to meet the needs. They have been on the frontline with the partnerships, with the Food Bank, the Marina Foundation providing food distributions and many of the rec. leaders and youths

are out there and I hope that we can bring them back at some point and re-envision what recreation looks like. Appreciates Adam's creative idea of either two potential budgets or an optimistic budget because people certainly in this time of pandemic used recreation, the parks and I think have a greater affinity for them now. So, I would like to enforce my strong support for recreation and cultural services and hopefully we can maintain services and if not in the future look to expand them.

- Brian McCarthy – Echo's previous speakers but also wanted to address the elephant in the room and that is this conversation that's happening on a national scale about defunding the police. I'm a bit surprised that the topic didn't at least come up for conversation. Received an email from a particular County Supervisor about four hours ago that urged the public to attend their local city council budget meetings and encourage this kind of conversation about how budgets and police are important and even in terms of how they interact with recreational services as the previous speakers have been discussing. I think they do go hand in hand. I think our police do a fantastic job. I'm inclined to think that our police could have more funding, not less. But I would really like to hear from my elected official, my elected leaders and get a take on that subject from them given the national conversation that's happening right now.
- Paula Pelot – I think that all too often there are phrases that are used that scare people and I think the discussion around, that people use to quotes of defunding police is a much larger discussion that has to do with how we allocate resources overall towards other parts of the community. So, it's a much larger thing. I don't want people to get to frightened of hearing the catch phrase like that because it's talking about dedicating resources to other things that have different ways of dealing with activity that the police department deals with now. So, we shouldn't just write it off, and I don't think that's what he meant but I just want to say that, that it's a much larger discussion about how we police and how we choose to use our resources in the community to address activity that has some basis and other issues other than just simply being law enforcement issues, social issues. On the Preston numbers, Preston generally generates about \$7 million in revenue each year after the expenses are paid out of the operating budget it comes down to around \$5 million. Out of the \$5 million \$1.5 millions goes towards the interest only debt pay-down, which leaves you about \$3.5 million and then out of the \$1.75 million comes to the general fund and another approximately \$900,000 or so goes into the capital reserves to pay for necessary projects and replacements. Just want to make sure we had those number clear.
- Tony Rafoul – Suggested to increase the budget for the police because Marina PD has been doing great and it's just not fair to blame them for something happening in a different city, different state. We appreciate what they're doing for our city and they have been great guys for the whole year.

Council Questions continued: March 31st memo and Table III, do we have any access to something later such as May or June that would help us better understand any progress that been made or any more harm that's been made these last two months? It was mentioned reviewing our budget again in January and given the delicate and unknown nature of all this would it be possible for us to review it earlier than January?

Council Questions on Work Plan & Priorities: Are we talking with Sea Haven Park where somebody else is driving the ship to tell them to slow down, we need to relook at the children's equipment and or other features that came in that park plan? Can a timeframe be provided on the Equestrian Center RFP? Where are we as far as annexation of CSUMB Housing and East Garrison? What has changed in the last 12-months that makes clear we would never qualify for a CDBG grant? Is there any chance that shortfalls in stat funding would claw back that Imjin Parkway \$19 million? What is the status of the Hampton Inn situation on Reservation/Beach Road? Has Rutherford walked away from it? Housing/Jobs Balance - Is the general plan update separate from the specific plan update for the Downtown Vitalization? What do we do to ease the frustration of the public and staff relating to time

constraints due to individual specific plans needed for each project in our Downtown area? Cannabis Ordinance improvements – if we bump this to next year aren't, we really bumping it to a ballot measure two years from now? What is the level of difficulty of finding out the flaws of the ordinance and putting some of those on the ballot to be fixed this year? On the Dunes Phase II take-down or purchase – Impact fees owed at the time in 2013 for construction of the theatre, are we going to get those deferred impact fees at that time? Can we put our priorities in a google poll that each of us can put our priorities in and then calibrate them?

Potential Direction:

- ❖ Progress on Glorja Jean Tate Park Pump Track
- ❖ Progress on Marina Equestrian Center Request for Proposals
- ❖ List of non-amortized vehicle replacement liability costs expected on next 10-years
- ❖ \$10,000 to Monterey County Food Bank
- ❖ \$20,000 to consultant to address institutional racism within City Hall/Council across the board
- ❖ Delay Council Chambers/City Hall improvements until COVID-19 requirements quiet down
- ❖ Delay police services study until Institutional Racism with Marina is completed
- ❖ Augment fire services with institutional component (in concert with #5)
- ❖ Perfect the FORA CFD fee collection under our contract terms
- ❖ Blight Removal and Stockade Demolition – funding broken out (percentage of time of staffing)
- ❖ Budget that assumes the Schools and Community's First Initiative
- ❖ Not defund positions for slated for defunding (Economic Development position, Building Inspector, Senior Planner)
- ❖ Preserve Recreation Program – Look at ways to reimagine recreation
- ❖ Consider contributing \$20,000 to Casa Noche Buena in Seaside
- ❖ \$25,000 back into reserve
- ❖ Police Chief to meet with Finance Director on \$100,000 estimate as to if we in fact have to cancel or eliminate the part-time police staff
- ❖ Street Sweeper replacement
- ❖ FORA Bonds - Where do we anticipate those funds being used for specific removal buildings/barracks/Carpenters Union
- ❖ Status of hotel MCP is looking at, if it became an option for city to purchase

Public Comments:

- Paula Pelot – Not supportive of going out to do a survey. Thinks there is a lot of depth missing in the list so it will be difficult for public to understand where some of these projects are, what's involved and funding, it's a much larger thing than you can just do on survey monkey or google survey. If you come back on the 16th the public can be aware of it. The other reality of this is if you send these surveys out how many people are actually going to participate and what is it that you think you're going to get out of it as a city council? Not clear on the value of this. There is so much information that is required for people to make an informed choice on these that you're not going to be able get. As to the new items, that might be something worth putting out a survey for. Two of the items mentioned, allocation of funds for the Food Bank and the Homeless Shelter in Seaside, one of the things we did with the Ingram Fund that you might consider is that we set up a special fund of \$100,000 to assist people who are being displaced and we've restricted the use of those funds to Marina and I know that we had this discussion years ago about something else whether it went to an organization that was serving other areas if that was a gift of public funds, but

setting that aside I think that is you were to do that that there should be some restriction and the resonating isn't mean spirited it's also that it allows those organizations to take the other funds that they have and fully dedicate them to serving some of the other jurisdictions.

- Brian McCarthy – Thrilled that website improvements is still on the work item list and hopes this in more than a few nice upgrades such as photos but backend technological upgrades. Thrilled to see that that has been table and hopes it's tabled indefinitely. City needs to have careful conversations about a new government center, long-term projects and what it means to really spend all this money now on kind of putting lipstick on this project when maybe that money could be spent better down the road. City Manager spoke about new buildings and separations of staff and the public but just want to be careful to realize that this COVID outbreak is temporary and will go away. Hopes that we are not designing buildings to be permanently to be unfriendly to the public in a way that has windows between everyone you talk to. Reminded council that short-term rentals is suppose to come back to you within a year. Objects to using surveys. The surveys that were done in front of grocery stores as being represented as public input, if you remember council elected not to use electronic surveys at that time, I believe council decided that they were afraid that many people didn't have access to internet. You're basically representing those that shop at brick and mortar grocery shoppers on a couple particular days of the week as being representative of the city as you use that data. So, while it might be a start, I really do encourage you to be careful about using that data as representative of the whole city.
- Kathy Biala – Mostly agrees with what Paula Pelot said. If you reach out to the public for establishing these priorities the methodology of any survey should not be taken lightly. How does a person access a google survey for example if it only reflects whoever has watched out city council? It's not going to be meaningful data. I would much rather see grocery stores putting out an electronic survey. If you really want to reach all sectors of the city's input, then you have to reach out to all of our ethnic communities and the marginalized communities. Our most vulnerable residents are not watching these meetings. You have to plan to reach out to communities if it's to be a valid survey with valid information. It can't be a survey of outmost vocal people or our most sophisticated members of our city. I believe our city council should define the priorities at this point. You have the expertise, you know the relative costs of things, you know what's already been funded, you know how much staffing they need, and you know the complexities of all of those things on that list. I think at this point to pare down that list this council could and should do that. Remember this huge list evolved out of public comments to begin with. It's not like we're starting from ground zero. Thinks if we can get more information about the costs and all the things that have been said already, I think you all could make those priorities, you're not starting from scratch.
- Grace Silva-Santella – Does not think this needs to go out in a survey. This list has been around for about a decade. Things come off of it and things go back on it. Urges council to allow the staff to establish some priorities and get back to you with that. These are clearly some extraordinary times with your budget restrictions you'll be having and the last thing you want to be doing is creating a lot of work for your staff. In fact, not to belittle anything that's been spoken here this evening but I would love to be a fly on the wall of the staff meeting tomorrow morning because I can just imagine a lot of eyes are going to be rolling going "ah man there goes that council again". I think that this is the critical time that you five individuals do what you were elected to do and that is to listen to the professionals that are on the staff here and have them come back to you with some priorities that each of their department thinks is their most important. As a former Planning Commissioner, I can tell you that I think the completion of the Downtown Plan and the General Plan is a critical issue. I just really think this is the time you just have to listen to your staff, and you have to look at that list that's been around for so long and just start moving, get some projects

completed. I would be going nuts if I was having to hear that I had to go back and bring back more information to you about things that have already been studied at nauseum.

- Ziezbeth Visscher – Does not think it would be very helpful to you to get input from people like me, who I clearly do not know enough about all of these items on the list and I think it would be very confusing to you but what I do think would be very helpful to you and I've spoken about this before is to ask the public input for designs, such as the Del Monte Blvd/2nd Avenue connection. I might have missed announcements and if I did, I apologize. I was surprised to see the design seems to be 90% completed and I think I'm not the only one who would have loved to have the opportunity to see this design in the stage which inputs still can be used to change things and to make sure we have something beautiful and inviting especially pedestrians and bicyclists.
- Lee – Thanked all the city council members for encouraging public input and especially with Mayor Pro-Tem Morton and Council Members Berkley and Urrutia. I really appreciate you asking for the public input and although this list has been ongoing for a while there are some new people who weren't interacting with city council meetings in the past and for me it's a new list and I think some of the concerns that the council members brought up would be helpful for the public and council members. So, although it might be a daunting task for city staff that's what their jobs are about, to educate out city council who can educate us or to make an educated vote. So, I really appreciate our council members requests.

Comeback items for June 16th

- What must we mandatorily continue to do immediately on our list? (Sea Haven progress, MCP/Dunes Development, FORA closure responsibilities, FORA CFD Fee replacement, blight removal staffing, etc.)
- Create a discretionary project list
- Staff needs to tell us if they have the ability to meet these obligations or not.
- Possible Retreat
- What projects lack funding
- Price tags of projects

6. ADJOURNMENT: The meeting adjourned at 9:54 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor



DRAFT

Agenda Item: **8b(3)**
City Council Meeting of
July 7, 2020

MINUTES

5:00 P.M. Closed Session

Wednesday, June 10, 2020

**SPECIAL MEETING
CITY COUNCIL, AIRPORT COMMISSION,
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE
COMMUNITY NON-PROFIT CORPORATION, SUCCESSOR AGENCY OF THE FORMER
MARINA REDEVELOPMENT AGENCY AND MARINA GROUNDWATER
SUSTAINABILITY AGENCY**

Council Chambers
211 Hillcrest Avenue
Marina, California

Zoom Meeting URL: <https://zoom.us/j/730251556>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

In response to Governor Newsom's Executive Order N.29-20 and City Council Resolution 2020-29 ratifying the Proclamation of a Local Emergency by the City Manager/Director of Emergency Services related to the COVID-19 (coronavirus) pandemic, public participation in the City of Marina City Council and other public meetings shall be electronic only and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. This meeting is being broadcast "live" on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at <https://accessmediaproductions.org/>

PARTICIPATION

You may participate in the City Council meeting in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City's home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the "Raise Your Hand" feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only. If you are unable to participate in real-time, you may email to marina@cityofmarina.org with the subject line "Public Comment Item#__" (insert the item number relevant to your comment) or "Public Comment – Non Agenda Item." Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Council will have the option to modify their action on items based on comments received.

AGENDA MATERIALS

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website www.cityofmarina.org. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Marina website www.cityofmarina.org subject to City staff's ability to post the documents before the meeting

1. CALL TO ORDER

2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

MEMBERS PRESENT: Lisa Berkley, Adam Urrutia, Frank O'Connell, Mayor Pro-Tem/Vice Chair, Gail Morton, Mayor/Chair Bruce C. Delgado

3. CLOSED SESSION: *As permitted by Government Code Section 54956 et seq., the (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency) may adjourn to a Closed or Executive Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City's Meyers-Milias-Brown Act representative.*
 - a. b. Conference with Legal Counsel, anticipated litigation – significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of CA Govt. Code Section 54956..9: three potential cases.
 - b. Real Property Negotiations
 - i. Property: Imjin Parkway/Landfill Site, APNs 031-101-039, 031-101-040, 031-101-041 and 031-101-042
Negotiating Party: County of Monterey and Successor to the Redevelopment Agency of the County of Monterey
Property Negotiator: City Manager
Terms: Price and Terms

Robert Rathie, Assistant City Attorney reported out the June 10, 2020 Special City Council Meeting Closed Session: Council met this evening in a special at 5:00pm. Council met on one of the matters listed on the agenda for closed session having to do with potential litigation, exposure to litigation. There was one case discussed this evening. The two cases listed here were not discussed and there was no discussion of Real Property Negotiations. Council Received information, provided direction, no reportable action taken in closed session.

4. ADJOURNMENT: The Special City Council meeting adjourned at 6:15 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor



DRAFT

MINUTES

Agenda Item: **8b(4)**
City Council Meeting of
July 7, 2020

Tuesday, June 23, 2020

5:45 P.M. OPEN SESSION

**SPECIAL MEETING
CITY COUNCIL, AIRPORT COMMISSION,
MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE
COMMUNITY NON-PROFIT CORPORATION, SUCCESSOR AGENCY OF THE FORMER
MARINA REDEVELOPMENT AGENCY AND MARINA GROUNDWATER
SUSTAINABILITY AGENCY**

Council Hall
211 Hillcrest Avenue
Marina, California
Telephone (831) 884-1278 - Fax (831) 384-9148
E-Mail: marina@cityofmarina.org Website: www.cityofmarina.org

Zoom Meeting URL <https://zoom.us/j/730251556>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 Webinar ID: 730 251 556

In response to Governor Newsom's Executive Order N.29-20 and City Council Resolution 2020-29 ratifying the Proclamation of a Local Emergency by the City Manager/Director of Emergency Services related to the COVID-19 (coronavirus) pandemic, public participation in the City of Marina City Council and other public meetings shall be electronic only and without a physical location for public participation, until further notice in compliance with California state guidelines on social distancing. This meeting is being broadcast "live" on Access Media Productions (AMP) Community Television Cable 25 and on the City of Marina Channel and on the internet at <https://accessmediaproductions.org/>

PARTICIPATION

You may participate in the City Council meeting in real-time by calling Zoom Meeting via the weblink and phone number provided at the top of this agenda. Instructions on how to access, view and participate in remote meetings are provided by visiting the City's home page at <https://cityofmarina.org/>. Attendees can make oral comments during the meeting by using the "Raise Your Hand" feature in the webinar or by pressing *9 on your telephone keypad if joining by phone only. If you are unable to participate in real-time, you may email to marina@cityofmarina.org with the subject line "Public Comment Item#__" (insert the item number relevant to your comment) or "Public Comment – Non Agenda Item." Comments will be reviewed and distributed before the meeting if received by 5:00 p.m. on the day of the meeting. All comments received will become part of the record. Council will have the option to modify their action on items based on comments received.

AGENDA MATERIALS

Agenda materials, staff reports and background information related to regular agenda items are available on the City of Marina's website www.cityofmarina.org. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Marina website www.cityofmarina.org subject to City staff's ability to post the documents before the meeting

1. CALL TO ORDER
2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

MEMBERS PRESENT: Lisa Berkley, Adam Urrutia, Frank O'Connell, Mayor Pro-Tem/Vice Chair, Gail Morton, Mayor/Chair Bruce C. Delgado
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. OTHER ACTION ITEMS: *Action listed for each Agenda item is that which is requested by staff. The City Council may, at its discretion, take action on any items. The public is invited to approach the podium to provide up to four (4) minutes of public comment.*
 - a. City Council consider adopting **Resolution No. 2020-76**, approving a consultant services agreement in the amount of \$88,120 with Coffman Associates to preparation and finalization of the Environmental Assessment with an Archaeological and Built Environment Survey and Report; and approving appropriation of \$88,120 for these professional services; and authorizing City Manager to accept the proposal and execute the project authorization on behalf of City, subject to final review and approval by City Attorney.

Council Questions: What is the difference between this and what was approved last week?

DELGADO/BERKLEY: TO ADOPT RESOLUTION NO. 2020-76, APPROVING A CONSULTANT SERVICES AGREEMENT IN THE AMOUNT OF \$88,120 WITH COFFMAN ASSOCIATES TO PREPARATION AND FINALIZATION OF THE ENVIRONMENTAL ASSESSMENT WITH AN ARCHAEOLOGICAL AND BUILT ENVIRONMENT SURVEY AND REPORT; AND APPROVING APPROPRIATION OF \$88,120 FOR THESE PROFESSIONAL SERVICES; AND AUTHORIZING CITY MANAGER TO ACCEPT THE PROPOSAL AND EXECUTE THE PROJECT AUTHORIZATION ON BEHALF OF CITY, SUBJECT TO FINAL REVIEW AND APPROVAL BY CITY ATTORNEY. 5-0-0-0 Motion Passes by Roll Call Vote

Public Comments: None received

5. ADJOURNMENT: The meeting adjourned at 5:50 PM

Anita Shar, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of July 7, 2020

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2020-,
AUTHORIZING THE DESTRUCTION OF PAYROLL RECORDS
ACCORDING TO THE CITY'S RECORDS RETENTION POLICY
COVERING THE YEARS OF 1985 to 2011.**

REQUEST:

It is requested that the City Council:

1. Adopt Resolution No. 2020-, authorizing the destruction of payroll records according to the City's Records Retention Policy covering the calendar years of 1985 to 2011.

BACKGROUND:

The City has adopted a records retention policy. The policy specifies when records may be destroyed. The policy requires the employee in custody of the records, the department head responsible for the records and the City Attorney to certify that the records can be destroyed according to the City's records retention policy.

ANALYSIS:

The City's requirements for maintaining records vary. For payroll records, retirement information is to be kept forever. All other payroll documents, however, may be disposed after 7 years as shown in Table I, Records Retention Requirements for Payroll.

Table I
Records Retention Requirements for Payroll

City of Marina

Records Retention/Disposition Schedule

			RETENTION PERIODS			FORMAT	VITAL	DoR	REMARKS	CITATION
			Active	Inactive	Total					
			See legend on last page							See legend on last page
402		PAYROLL								
402	01	Payroll General Information	2	--	2	HC	--	FF		GC 34090
402	02	Payroll Register	1	P	P	D	Yes	FF		GC 34090; GC 37207
402	03	Employee Time Sheets	Au	6	Au+6	DE	Yes	FF	Signed by employees	GC 34090; 29CFR 516.2; 20 CFR 516.6(1); IRS Reg 31.6001-1(3)(a); R&T 19530; LC 1174(d)
402	04	Other Payroll-Related Documents	Au	6	Au+6	D HC	Yes	FF	Includes W-2 Forms, W-4 Forms, leave balance sheets, employee deferred compensation contributions and city payments etc.	GC 34090; 29 CFR 516.2; CAC22-1085.2; 26 CFR 160011; 29 CFR 1627.3(2)
402	05	Salary Records	2	P	P	E	--	Yes	Salary Schedules	GC 34090; 29 CFR 516.2; CAC 22-1085-2
402	06	Retirement		P	P	E		FF		

The destruction of these documents meets the requirements of the policy. Attached is the Records Destruction Form certifying these documents are being properly disposed of (**"EXHIBIT A"**). The is the first time that Finance has disposed of any payroll records. Thus, to begin the process, the proposed records to be disposed of are all 9 years old or older. Finance has many more records to come before Council for destruction authorization.

FISCAL IMPACT:

The disposal of these records will relieve the Finance Department of the burden of maintaining these records.

CONCLUSION:

This request is submitted for City Council consideration and possible action.

Respectfully submitted,

Eric Frost
Finance Director
City of Marina

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina

Attachment: Records Destruction Form

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA AUTHORIZING
THE DESTRUCTION OF PAYROLL RECORDS ACCORDING TO THE CITY'S RECORDS
RETENTION POLICY COVERING THE YEARS OF 1985 TO 2011

WHEREAS, the City of Marina is required to retain records permanently or for a set period of time;
and

WHEREAS, the City of Marina has adopted a records retention policy to provide for an orderly
disposal of records when allowed by law; and

WHEREAS, the employee in possession of the records, the department head responsible for the
records and the City Attorney have all approved the destruction of the records as shown on the
Records Destruction Form; and,

WHEREAS, the City Council approves the final destruction of all records; and

WHEREAS, a permanent record of what records have been destroyed will be retained by the City
Manager's Office.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARINA DOES HEREBY
RESOLVE AS FOLLOWS:

SECTION 1. The City Council authorizes the destruction of the following records:

Various Payroll Records from 1985 to 2011

PASSED and ADOPTED by the City Council of the City of Marina at a special meeting duly
held on this 7th day of July 2020 by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS

ABSTAIN, COUNCIL MEMBERS:

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk

EXHIBIT A

**TO BE PROVIDED ON
MONDAY, JULY 6, 2020**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting of
July 7, 2020

**RECOMMENDATION TO CONSIDER ADOPTING RESOLUTION NO. 2020-,
ENDORING U.S. BICYCLE ROUTE 95 THROUGH THE CITY OF MARINA**

RECOMMENDATION: That the City Council consider:

1. Adopting Resolution No. 2020-, endorsing U.S. Bicycle Route 95 through the City of Marina.

BACKGROUND:

At the regular meeting of May 6, 2020, the Transportation Agency for Monterey's Bicycle and Pedestrian Facilities Advisory Committee received a presentation from Kerry Irons, a representative of the Adventure Cycling Association. This non-profit organization seeking to coordinate with State Transportation Agencies to establish regional and statewide bicycle routes such as the proposed Bicycle Route 95 through the City of Marina.

ANALYSIS:

Bicycle Route 95 is currently a national route for the West Coast of the United States traveling through the states of Washington and Oregon with a proposed extension down through California to San Diego. Of the 70 agencies along the route, 43 of these agencies have already expressed support for the designation.

The proposed Route through Monterey County will follow the Monterey Bay Coastal Recreation Trail, the 18-mile multi-use pathway that stretches from Castroville to Pacific Grove. The City Council support for the portion of the Trail within Marina (**"EXHIBIT A"**) would join other Cities such as Sand City and Monterey in endorsing the National Route within California. Already a tourist destination for the City, the designation of the Coastal Recreation Trail as part of US Bicycle Route 95 would support the City General Plan and Bicycle & Pedestrian Master Plan in providing a walkable, bikeable, and healthy community.

The California Department of Transportation (Caltrans) determines the suitability of a Bicycle Route for US Bicycle Route designation. An application by Caltrans is then submitted to the American Association of State Highway and Transportation Officials (AASHTO) for acceptance and official designation as a US Bicycle Route. Staff is recommending the City's support and endorsement for the Monterey Bay Coastal Recreation Trail within the City of Marina to be part of the National US Bicycle Route 95.

California Environmental Quality Act (CEQA)

Pursuant to CEQA Section 15378, the activities associated with this action do not fit the definition of a Project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

FISCAL IMPACT:

There is no fiscal impact in supporting the Route designation. The designation also does not impose any restrictions on the use of the trail or impose any requirements for the City to post signage along the Route. Once the Route has received official designation, optional Route signage may be installed by each City who wishes to identify the Route in their area.

Bicycle tourism is a growing industry in North America, contributing \$47 Billion a year to the economies of communities that provide facilities for such tourist. As a supporting City, Marina would stand to benefit both economically and environmentally for encouraging bicycle travel of the Monterey Bay coastline.

CONCLUSION:

This request is submitted for City Council consideration and possible action.

Respectfully submitted,

Edrie Delos Santos, P.E.
Senior Engineer
Public Works Department
City of Marina

REVIEWED/CONCUR:

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
ENDORISING U.S. BICYCLE ROUTE 95 THROUGH THE CITY OF MARINA

WHEREAS, at the regular meeting of May 6, 2020, the Transportation Agency for Monterey's Bicycle and Pedestrian Facilities Advisory Committee received a presentation from Kerry Irons, a representative of the Adventure Cycling Association. This non-profit organization seeking to coordinate with State Transportation Agencies to establish regional and statewide bicycle routes such as the proposed Bicycle Route 95 through the City of Marina, and;

WHEREAS, Bicycle Route 95 is currently a national route for the West Coast of the United States traveling through the states of Washington and Oregon with a proposed extension down through California to San Diego. Of the 70 agencies along the route, 43 of these agencies have already expressed support for the designation, and;

WHEREAS, the proposed Route through Monterey County will follow the Monterey Bay Coastal Recreation Trail, the 18-mile multi-use pathway that stretches from Castroville to Pacific Grove. The City Council support for the portion of the Trail within Marina ("**Exhibit A**") would join other Cities such as Sand City and Monterey in endorsing the National Route within California. Already a tourist destination for the City, the designation of the Coastal Recreation Trail as part of US Bicycle Route 95 would support the City General Plan and Bicycle & Pedestrian Master Plan in providing a walkable, bikeable, and healthy community, and;

WHEREAS, the California Department of Transportation (Caltrans) determines the suitability of a Bicycle Route for US Bicycle Route designation. An application by Caltrans is then submitted to the American Association of State Highway and Transportation Officials (AASHTO) for acceptance and official designation as a US Bicycle Route. Staff is recommending the City's support and endorsement for the Monterey Bay Coastal Recreation Trail within the City of Marina to be part of the National US Bicycle Route 95, and;

WHEREAS, pursuant to CEQA Section 15378, the activities associated with this action do not fit the definition of a Project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability, and;

WHEREAS, there is no fiscal impact in supporting the Route designation. The designation also does not impose any restrictions on the use of the trail or impose any requirements for the City to post signage along the Route. Once the Route has received official designation, optional Route signage may be installed by each City who wishes to identify the Route in their area, and;

WHEREAS, bicycle tourism is a growing industry in North America, contributing \$47 Billion a year to the economies of communities that provide facilities for such tourist. As a supporting City, Marina would stand to benefit both economically and environmentally for encouraging bicycle travel of the Monterey Bay coastline.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Marina does hereby endorse U.S. Bicycle Route 95 through the City of Marina.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Marina, duly held on the 7th day of July 2020, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

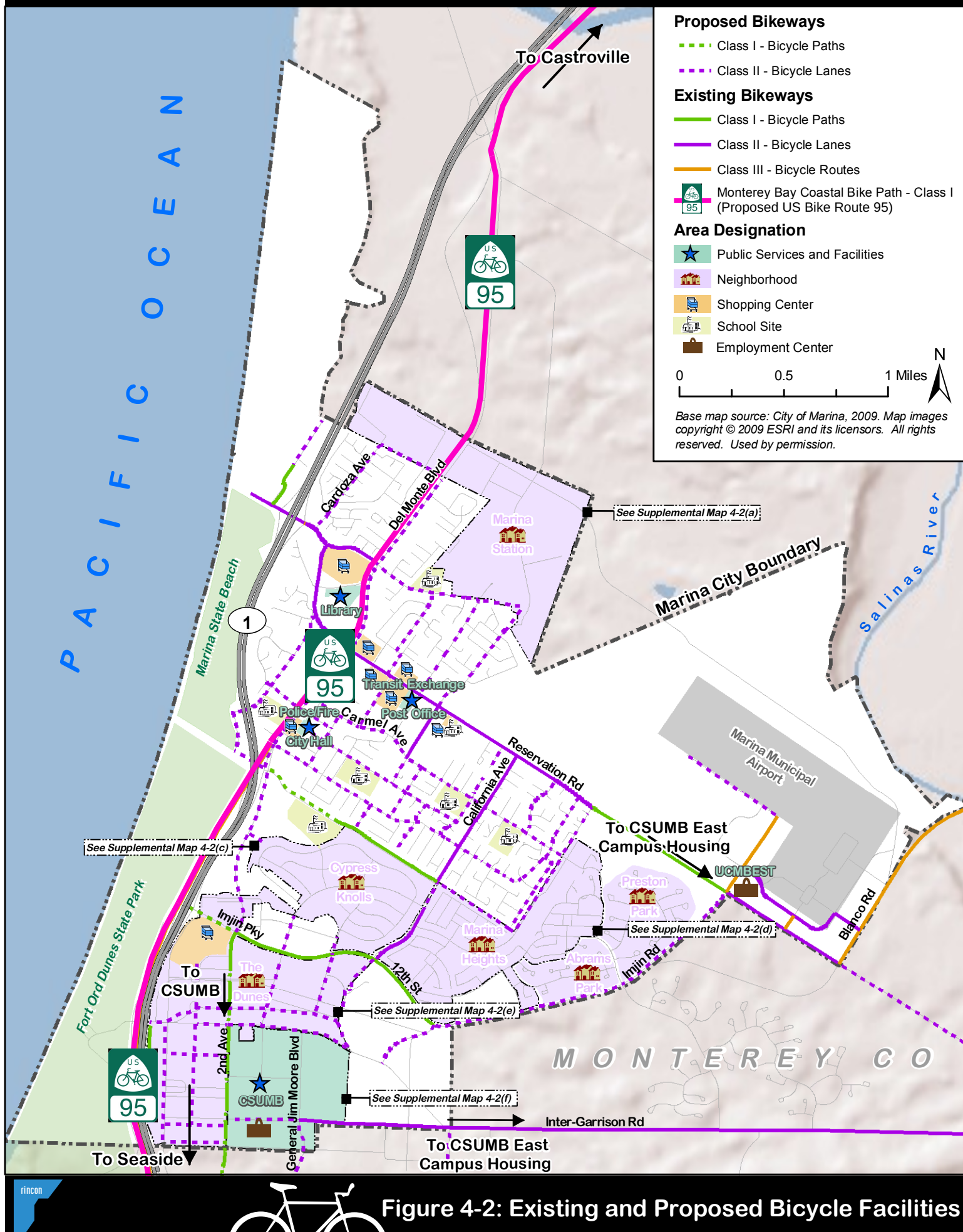


Figure 4-2: Existing and Proposed Bicycle Facilities

June 24, 2020

Item No. **8f(3)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of July 7, 2020

Chair and Board Members of
Preston Park Sustainable Community Non-Profit Corporation

Corporation Board Meeting
of July 7, 2020

**CITY COUNCIL AND PRESTON PARK SUSTAINABLE COMMUNITY
NON-PROFIT CORPORATION BOARD CONSIDER ADOPTING
RESOLUTION NO. 2020-, AND 2020- (PPSC-NPC), APPROVING
PRESTON PARK HOUSING AREA BUDGET FOR FY 2020-21 AND
AUTHORIZING FINANCE DIRECTOR TO MAKE APPROPRIATE
ACCOUNTING AND BUDGETARY ENTRIES**

REQUEST:

It is requested that the City Council and Corporation Board consider:

1. Adopting Resolution No. 2020- and Resolution No. 2020- (PPSC-NPC), approving the Preston Park Sustainable Community Non-Profit Corporation Preston Park Housing Area Budget for FY 2020-21, and;
2. Authorizing Finance Director to make appropriate accounting and budgetary entries.

BACKGROUND:

The City of Marina purchased the 354-apartment unit community of Preston Park in 2016. Alliance Residential Company has been retained to provide property management services.

City staff, Council Members Morton and O'Connell, and Tenant's Association representatives have met several times with Alliance Management staff between April and June 2020, to discuss the preparation of the Preston Park Sustainable Community Non-Profit Corporation Preston Park Housing Area Budget for FY 2020-21.

ANALYSIS:

The budget package provided for the City Council's consideration includes:

- Alliance Residential Preston Park FY 2020/2021 Proposed Budget Memo
- Attachment A Preston Park Income
- Attachment B Market Survey
- Attachment C BMR Rent Calculation Documentation
- Attachment D Preston Park Expenses
- Attachment E Preston Park Standard Budget
- Attachment F Preston Park Capital Budget Projections 2020-2021
- Attachment G Preston Park Cash Allocations

Information in each of the sections below is intended to highlight each of these pieces of the budget package. Please refer to the attachments themselves for greater details.

Alliance Residential Preston Park FY 2020/2021 Proposed Budget Memo

This document provides larger capital project accomplishments for the year, summary of revenue/rents, summary of expenses and capital budget spending.

Attachment A Preston Park Income

Summarizes the performance of the current year revenues and projects revenues for 2020/2021 budget year. Revenue for FY 2019-2020 revenue is projected to end \$74,165 over budget. The additional revenue is a result of rent increases and turnover of units to market rate. Net revenue for FY 2019-2020 actual is estimated to close \$128,382 over budget when extra revenue is added to the decrease in certain expenses. FY 2020-2021 budget revenue totals \$7,001,037. This is a \$167,893 increase over FY 2019-2020 FY budget, primarily due to turnover of units to market rate. In-place non-income restricted rents for this budget year are proposed with no increases.

In 2010, the City Council adopted a rent formula. As a matter of practice, this Council Policy has been further clarified for In Place, market-rate residents. In Place, market-rate residents (residents who are not on a Below Market Rate program), rent may increase by the lesser of CPI-U for SF/OAK/SJ for February over February annually or 3% but no more than the average of the Monterey County Housing Authority Payment Standard and the HUD Fair Market Rent (FMR) documentation schedule, reduced by an average household amount for Water/Meter, Sewer and Garbage costs in the former Fort Ord community as an equivalent rent. If an individual's current equivalent rent exceeds the averaged FMR, then no increase will be assessed. If an individual's equivalent rent is less than the averaged FMR but exceeds it after the allowable increase is added, then the alternative increase will only be sufficient to meet the averaged FMR.

Attachment B Market Survey

Current market survey for 5 similar apartment communities in Marina, plus a "shadow market" or non-apartment complex comparable units. This survey is used to determine the rents for new market rate move-in tenants. The survey is updated throughout the year to reflect the most recent market rents of the comparable apartment homes in Marina.

Attachment C BMR Rent Calculation Documentation

Current year BMR rent calculations included in the proposed Alliance budget memo for the current 20-Very Low-Income qualifying units and 31-Low Income qualifying units.

Attachment D Preston Park Expenses

Summary of all operating expenses. FY 2019-2020 is estimated to close with \$51,167 in expenses less than budgeted. Proposed FY 2020-2021 operating expenses total \$1,882,817. This is a \$10,123 increase over FY 2019-2020 FY budget, primarily due to increased maintenance expenses including mailbox replacement, lighting upgrades, garage spring replacement and gopher treatments.

Attachment E Preston Park Standard Budget

This document contains a summary sheet supported by the detailed budget line items. The summary sheet combines the Revenue and Operating Expenses described in the Attachments above, and adds accounting for the debt service of \$1,512,646, the City's distribution of \$1,750,000 and the Replacement Reserve (capital project set-aside) of \$890,664.

Attachment F Preston Park Capital Budget Projections

A five-year projection of capital projects. This sheet also provides accounting for the Capital Reserve. The beginning balance of the Capital Reserve set aside funds is \$800,000. The capital expenditures for FY 2020-2021 equal \$1,315,126 with the largest expenditure being a parking expansion project. Each year there is a \$890,664 set-aside contribution (Replacement Reserve) in the budget. The final Capital Reserve set aside funds for FY 2020-2021 equal \$375,538.

Attachment G Preston Park Cash Allocations

New this year to the budget package is an accounting of all cash on hand and how it is allocated for the Preston Park bank accounts. Demonstrated are the actual bank balances for each of the three bank accounts that are maintained by Preston Park. The operating account is a checking account and used to pay ongoing operating expenses. The Security Deposit account is a trust account where security deposits are held. The policy has been to maintain at least \$1 million in this account. If \$1 million is maintained the account is then eligible to earn interest (bank policy). The final account is a savings account for the property's reserves. One of the important tools this document provides is an allocation of the funds from an all cash starting point and dividing into different pieces of the pie to ensure we have the funds needed to meet obligations. Here the excess cash in the Operating and Security Deposit accounts are distributed to the Reserve account and more specifically, funds dedicated towards capital projects (\$800,000) and funds dedicated towards buying down the debt (\$5,025,254). Of note is that these allocations demonstrate that the property is on a good pace to have the cash to buy down \$7 million of debt in 6 years when it's time to refinance the property.

ADDITIONAL PROPERTY UPDATES:

Two additional priorities that will be brought before the City Council in August 2020 are a parking permit program and review of performance standards for Alliance Residential (now Greystar). In preparation of the parking permit program implementation in the fall, Alliance residential will begin informing new residents as lease signing of the number of vehicle restrictions that will be coming soon. If adopted in August, it is anticipated that the program will be phased in with an outreach campaign and a grace period until early November.

At the Alliance Residential Management Agreement renewal discussion earlier this year, the Council asked staff to return in with a review of performance standards for Alliance. This was to be done well in advance of the next management agreement renewal in December. This is being scheduled as a separate discussion item in August.

FISCAL IMPACT:

Should the City Council and Corporation Board elect to approve this request for the FY 2020-2021 Budget, the owner distribution as proposed will be \$1,750,000. This owner distribution is does not need to pay the Preston Park's debt service as these expenses are paid form the property Budget.

CONCLUSION:

This request is submitted for City Council and PPSC-NPC Corporation Board consideration and possible action.

Respectfully submitted,

Matt Mogensen
Assistant City Manager
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2020-
RESOLUTION NO. 2020- (PPSC-NPC)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA AND
THE PRESTON PARK SUSTAINABLE COMMUNITY NON-PROFIT
CORPORATION APPROVING PRESTON PARK HOUSING AREA BUDGET
FOR FY 2020-2021 AND AUTHORIZING FINANCE DIRECTOR TO MAKE
APPROPRIATE ACCOUNTING AND BUDGETARY ENTRIES

WHEREAS, Alliance Residential Company (“Alliance”), now Greystar Real Estate Partners, as the management agent of Preston Park Sustainable Community Housing, has submitted a draft FY 2020-2021 budget; and

WHEREAS, City staff, Councilmembers O’Connell and Morton, and the Tenant’s Association representatives Paula Pelot and Denise Turley have met several times with Alliance staff over the past several months in preparation of this budget; and

WHEREAS, the staff of Alliance and the City of Marina have worked collectively on preparing a budget to be presented to the City Council and Board of Preston Park Sustainable Community Non-Profit Corporation; and

WHEREAS, Alliance submitted a budget letter describing highlights of the proposed Preston Park Housing Area FY 2020-2021 Budget and accompanied by updated proposed budgets; and

WHEREAS, the rental revenues are used to provide funds for debt service payments on the 2016 Preston Park property purchase; and

WHEREAS, in 2010, the City Council adopted a rent formula. The Council Policy has been further clarified for In Place, market-rate residents as follows: In Place, market-rate residents (residents who are not on a Below Market Rate program), rent may increase by the lesser of CPI-U for SF/OAK/SJ for February over February annually or 3% but no more than the average of the Monterey County Housing Authority Payment Standard and the HUD Fair Market Rent (FMR) documentation schedule, reduced by an average household amount for Water/Meter, Sewer and Garbage costs in the former Fort Ord community as an equivalent rent. If an individual’s current equivalent rent exceeds the averaged FMR, then no increase will be assessed. If an individual’s equivalent rent is less than the averaged FMR but exceeds it after the allowable increase is added, then the alternative increase will only be sufficient to meet the averaged FMR; and

WHEREAS, anticipated Owner revenues for Owner Distributions for FY 2020-2021 will be approximately \$1,750,000. This funding is available for city staff support for Preston Park which includes assistance with the affordable housing program, developing a long-term capital improvement program, and help with developing ideas for potential development and expansion of the property; and

WHEREAS, City staff has reviewed the budget package for FY 2020-2020; and

WHEREAS, the City Council of Marina and the Board of the Preston Park Sustainable Community Non-Profit Corporation reviewed and considered the proposed budgets.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Marina and the Corporation Board of the Preston Park Sustainable Community Non-Profit Corporation do hereby:

1. Approve the Preston Park Housing Area Budget for FY 2020-2021, and;
2. Authorize the Finance Director to make appropriate accounting and budgetary entries.

PASSED AND ADOPTED, by the City Council of the City of Marina and the Corporation Board of the Preston Park Sustainable Community Non-Profit Corporation at a regular meeting duly held on the 7th day of July 2020, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

**Preston/Abrams Park
682 Wahl Court
Marina, CA 93933
831-384-0119**

June 5, 2020

Mr. Layne Long
City Manager
City of Marina
211 Hillcrest Avenue
Marina, CA 93933

Re: Preston Park FY 2020/2021 Proposed Budget

Dear Mr. Long,

It has been a pleasure to continue to work with residents and the City of Marina over the last year. With the combination of wonderful residents and effective staff, a number of positive changes have been seen at Preston Park:

- 1) **Building Maintenance:** We are in the process of replacing the solar fixtures for the exterior solar panel lights located on each garage; this project is projected to be complete by the end of May. In addition, gutter cleaning was completed for each building this year and trip hazards were removed throughout the property along sidewalks and driveways. Preston Park also underwent a full property termite remediation this December and the bus stop enclosures along Preston Drive will have each roof replaced by the end of June. Lastly, the exterior lighting at Preston Park is being addressed. We are currently in the process of retro-fitting each lollipop light along the pathways with LED fixtures which are much brighter. If any dark areas remain, a solar bollard light fixture will be added.
- 2) **Tree Trimming/Irrigation repairs:** The annual tree trimming, fire clearance and common area clearance projects are currently underway and will be completed by the end of June. Irrigation repairs were made routinely throughout the property as well. In addition, bark was added for extra curb appeal along Preston Drive.
- 3) **Units of Long-Term Residents:** Several long-term residents have gone through the process to refresh their flooring, paint and appliances. These services are extended to long-term residents upon notification or inspection indicating replacement is necessary based on age or condition.
- 4) **Green Initiatives:** In addition to the Marina Coast Water District's and other utility conservation programs, Alliance purchases and installs water or energy saving devices as replacement fixtures as needed. PG&E continues to work directly with income eligible residents to weatherize their homes at no cost to the resident or the community.

Alliance looks to continue to provide the residents at Preston Park a comfortable and quality living experience. Continued capital improvements throughout the community will allow this property to remain a desirable neighborhood for renters, as well as a continued source of affordable housing for the general populace of Marina.

Revenues

The primary source of revenue is rents, Section 8 voucher payments from the Housing Authority of the County of Monterey, and associated charges to residents such as late fees.

At a regular meeting on the 2nd of June, 2010, the City Council of the City of Marina adopted a rent formula stating that the annual increase in market rents for in-place residents shall be capped at the lesser of three percent (3%) or the Department of Labor's Consumer Price Index for San Francisco-Oakland-San Jose, All Items, for All Urban Consumers (referred to as CPI-U) Average percentage for the previous year (February to February) to be applied to the next fiscal year, provided that the increased rent for in-place tenants does not exceed the market rent charged to move-in residents.

Proposed Budget – Targeted Rental Increase applies the allowable 3.0% Rental Increase to in-place residents who are currently under the Fair Market Rental Rate as computed by averaging rates from the Monterey County Housing Authority and the HUD Fair Market Rent schedule and is adjusted for a determined amount for the Water, Sewer and Garbage that residents pay directly to the provider for those services. A reduced Rental Increase amount proportionate to their current rent would be applied to households that may not qualify for the standard 3% Rental Increase. Alliance does not recommend rent increases in the proposed FY 20/21 budget due to the COVID-19 pandemic.

In-Place Market Rate Rents for Targeted Increase			
Unit Size	Current Rent Range FY19/20	Programmed Increased FY20/21 Rent	Proposed Change 9/1/20
Section 8 – Two BR	\$1,188 - \$1,381	\$1,222 - \$1,421	\$0
Two Bedroom	\$1,362 - \$2,500	\$1,402 - \$2,573	\$0
Section 8 – Three BR	\$1,641 - \$2,475	\$1,649 - \$2,547	\$0
Three Bedroom	\$1,662 - \$2,525	\$1,710 - \$2,598	\$0

Current Market Rent Conditions

The market rent for new move-ins is calculated by comparable market rent levels in the competitive market throughout the year. As shown in **Attachment A**, the proposed Budget results in a 1.4 % increase in Total Income (\$93,728). Additionally, the comparables are outlined in the attached Market Survey dated 4.30.20 (**Attachment B**). Per the approved rent formula in 2010, the market rents for new move-ins are fluid throughout the year and change according to market conditions. Currently, market rents for incoming residents are as follows:

Unit Size	Current Rent Range for Incoming Market Rate Residents
Two Bedroom	\$1,900 - \$2,025
Upgraded/Remodeled – Two BR	\$2,000 - \$2,575*
Three Bedroom	\$2,375 - \$2,400
Upgraded/Remodeled – Three BR	\$2,600 - \$2,650*

* Note: Nineteen 2-Bedroom homes and five 3-Bedroom home have additional features that warrant higher than average rental rates.

The Averaged HUD Fair Market Rents (FMR) and the Monterey County Housing Authority Peninsula Payment Standard for December, 2019 are as follows:

Unit Bedroom Size	Averaged HUD Fair Market & HA Peninsula Payment Standard Rent	Utility Allowance	Adjusted Rental Amount
Two Bedroom	\$1,847.50	\$200.26	\$1,647.24
Three Bedroom	\$2,660.00	\$200.26	\$2,459.74

A number of in-place market renters in Preston Park homes are leasing below the Averaged HUD FMR and the MCHA Peninsula Payment Standard. The Averaged HUD FMR and HA Peninsula Payment Standard above include allowance for Utilities, which are currently paid directly by Preston Park residents in addition to their monthly rental amount. The two-bedroom average in-place market rent at Preston Park is \$1,610 (effectively \$1,810), while the average three-bedroom units at Preston Park rent at \$2,067 (effectively \$2,267).

Affordable Rents

Affordable rental rates are derived from median income schedules published by governmental agencies. Rental rates at Preston Park are based upon 50% and 60% and 80% of the median income for Monterey County. The U.S. Department of Housing and Urban Development calculates the maximum household income by family size in Monterey County, generally once a year. As of the date of this memo the rental rates are based upon families at 50% and 60% and 80% of the Monterey County median income for 2020. A rental increase is proposed per calculations using published information from the County of Monterey and Housing Authority.

In-Place Affordable Rate Rents			
Unit Size	Current Rent Range FY19/20	Proposed FY20/21 Rent	Change 9/1/20
Two Bedroom VL – L 50%/60%	\$760 - \$1,012	\$809 - \$1,108	\$49 - \$96

Three Bedroom VL – L 50%/60%	\$853 - \$1,137	\$904 - \$1,249	\$51 - \$112
Three Bedroom L 80%	\$1,604	\$1,751	\$147

The **current** 80% rental rate for a Two Bedroom is \$1,416 and a Three Bedroom is \$1,604.

Maximum Household Income Limits for 2020 as published by HUD in April 2020 for Monterey County Income Limits:

Income Category	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person	Nine Person
Very Low (50% AMI)	\$38,800	\$43,650	\$48,450	\$52,350	\$56,250	\$60,100	\$64,000	\$67,850
Low/Lower (60% AMI)	\$46,560	\$52,380	\$58,140	\$62,820	\$67,500	\$72,120	\$76,800	\$81,400
Low (80% AMI)	\$62,000	\$69,750	\$77,500	\$83,700	\$89,900	\$96,100	\$102,300	\$108,500

Expenses

Expenses as outlined in **Attachment D** include Operating Expense projections and variances from the FY 20/21 budget. Operating expenses typically include expenditures for routine maintenance of the property, redecorating expenses as they apply to unit turns, and expenditures relating to the daily operations of the Leasing Office. Non-Routine expenses are included as they pertain directly to the daily function of the community, however are not typically able to be forecasted (i.e. large plumbing leaks requiring vendor service, unit specific rehabilitation projects). Annual Inspection materials are included with the Non-Routine expenses as they are a one-time yearly expense. Overall, total operating expenses proposed for FY 2020/21 are 2.4% higher than the estimated actual expenses for FY 2019/20 (\$44,095), in most part due higher Non Routine Expenses. Alliance seeks to maximize cost savings, e.g. lower utilities expenses through installation of water/energy saving devices, while contending with cost increases.

Owner Distributions

The proposed budget reflects an Owner Distributions of \$1,750,000.

Capital Expenses

Expenses categorized as Capital Expenses directly impact the long term value of the community, including roof replacements, exterior painting, large-scale landscaping improvements, and interior upgrades including appliances and carpeting/vinyl. Note that amounts labeled for interior upgrades in future budget years are placeholders and are anticipated to change based on Annual Inspection findings.

Recommended capital projects include:

- 1) Seal Coat Streets - \$200,000

- 2) Playgrounds - \$10,000
- 3) Parking Additions - \$765,496

Capital Reserves Fund

Adoption of the proposed budget will result in a maximum contribution of \$2,516 per unit during this fiscal year. Please note the replacement reserve only conceptualizes typical replacements. It does not contemplate or allow for unknown expenses which are typical, particularly as a building continues to age.

In reviewing the physical needs of the property, and in conjunction with recommendations from the City of Marina Building Department, Alliance recommends the maximum reserve withholding per unit per year going forward. This withholding would ensure that the asset holds adequate reserves to perform necessary replacements and repairs to protect the useful life of the buildings **(Attachment F)**.

We will continue to look for new ways to improve our services over the coming year and remain committed to meeting the objectives set by the City of Marina.

Please feel free to contact me at (831) 384-0119 should you have additional questions or concerns.

Regards,

Victor Vo-Khuong
Business Manager

Cc: Kristin Torrice, District Manager, Alliance Residential
Billie Labelle, Vice President of Operations, Alliance Residential

Attachments:

- A. FY 2020/21 Budget Revenue Summary
- B. Market Survey
- C. BMR Rent Calculation Documentation
- D. FY 2020/21 Budget Highlights of Operating Expenses
- F. Capital Improvement Plan/Reserve Withholding

Preston Park Budget Memo Attachment A - Revenue Summary

2020/2021 Budget

Revenue	Approved Budget FY 2019/2020	Estimated Actuals FY 2019/2020	Proposed FY 2020/2021		Variance of Approved Budget From 2019/2020 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2019/2020 Estimated Actuals	%	Comments		2020/2021 Proposed Budget vs. 2019/2020 Approved Budget	%
GROSS MARKET POTENTIAL	\$6,780,049	\$6,808,991	\$6,900,882	I	\$28,942	0.43%	Increase due to approved rental increase and achieving a higher Market Rent for new move ins. Also, vacancy loss has been less than budgeted expectations.	I	\$91,891	1.35%	Increase due achieving Market Rents upon turnover.	I	\$120,833	1.78%
OTHER INCOME	\$44,417	\$38,434	\$40,271	D	(\$5,983)	-15.57%	Collection of Cleaning/Damage Fees less than expected due to decreased turnover.	I	\$1,837	4.78%	Increase due to slight increase in damage fees to follow turnover schedule. Proposed occupancy budgeted at 97.75% vs. 98.32% expected in FY 19/20.	D	(\$4,146)	-9.33%
MISCELLANEOUS INCOME	\$8,678	\$59,884	\$59,884	I	\$51,206	85.51%	Reflects Interest Income not accounted for in 2019/2020 budget from new Bridge Bank account.		\$0	0.00%	Reflects actuals from FY 19/20 for new Bridge Bank account.	I	\$51,206	590.07%
TOTAL INCOME	\$6,833,144	\$6,907,309	\$7,001,037	I	\$74,165	1.07%	Increase in Total Income due to targeted rental increase, achieving a higher Market Rent for new move ins, and increased Interest income.	I	\$93,728	1.36%	Increase in Total Income due achieving a higher Market Rent for new move ins.	I	\$167,893	2.46%
NET INCOME	\$4,940,204	\$5,068,586	\$5,118,220	I	\$128,382	2.53%	Increase due to higher than expected income detailed above, decreased expenses in Redecorating and Utilities, and the termite treatment project being \$45,000 under budget.	I	\$49,634	0.98%	Increase in Net Income due to achieving a higher Market Rent for new move ins offset by proposed projects in Non-Routine Maintenance.	I	\$178,016	3.60%

I -- DESIGNATES INCREASE

D -- DESIGNATES DECREASE

* ALWAYS select "Enable Macros" after opening spreadsheet

* **DO NOT DELETE** ANY COLUMNS, ROWS OR TABS. Those items should be hidden when not in use.

* This Excel template is for internal use only. To share the report with external parties, select the tabs you want to include and print to PDF.

SUBJECT & COMP TABS

1. Update the Subject and Comp sheets first (green tabs). There are 10 comp sheets available, if you have less than 10 comps hide the additional tabs - **DO NOT DELETE any tabs.**

a. Market Survey Date: Enter the date on the 'Subject' tab (cell B4 -shaded cell located at the top, left). This date will feed to the report tabs and should be changed when information is updated.

b. Property Information: Complete all applicable information. Most fields will have a dropdown menu or a message will be displayed when certain cells are selected.

i. The fields that are highlighted in yellow are required. Once data is entered in these cells, the yellow highlighting will no longer appear.

ii. : If the unit count entered here does not tie to the # of Units in the Unit Mix section, this field will appear in red, bold font.

c. Unit Mix and Rents: All shaded fields are for data entry. The white, non-shaded cells will auto-calculate and are protected to prevent formula over-writing. Click the "Hide Rows" button when all unit types have been entered - DO NOT DELETE ROWS.

i. **Unit Type:** Select from the dropdown menu.

ii. **Floorplan Description:** This column can be used to input floorplan names or to explain deviations.

iii. **# of Units:** Enter the TOTAL number of units for each unit type, not just the number of available units. Only numbers can be entered here in order for formulas to calculate. If the unit mix is not available, take the total # of units for the property and divide by the # of floorplan types. However, incorrect information can significantly affect the data so only use estimations when necessary and try to obtain accurate data ASAP. Make a note in the "Unit Mix & Rent Comments" section if estimated data is used.

iv. **Low Rent:** Enter the base market rent (DO NOT enter ranges, premiums, or anything net of concessions).

v. **High Rent:** Enter the base rent plus premiums.

vi. **Adjustments:** Make negative adjustments for comps if the comp's base rent includes additional items (i.e. W/D, garages, etc.) that the Subject does not include. Make positive adjustments if the Subject includes these items in its base rent but the comp does not. Explain adjustments in the "Unit Mix & Rent Comments" section.

vii. **Concessions:** Enter all concessions as a **negative**. Concessions should be based off of the Average Base Rent or Adjusted Rent amount. Enter the average lease term for each unit type, DO NOT enter a range. A lease term must be entered for the Effective Rent to calculate.

viii. **Months Free:** This will auto-calculate once the lease term is entered.

ix. **Unit Type Comments:** This column will not be part of the report once it is printed or saved as a PDF. This section is for any comments regarding a specific unit type.

1. Market Summary

- a. If there are less than 10 comps, then click the "Hide Rows" button to the right of the chart.
- b. EACH TIME THE MARKET SURVEY IS UPDATED THE "UPDATE HISTORICALS" BUTTON ON THE 'MARKET SUMMARY' TAB NEEDS TO BE SELECTED.** This will record the current data, as of the date entered on the 'Subject' tab, and will appear on the 'Historical Data' report.

2. Comparison Analysis

- a. If there are less than 10 comps, then hide columns not being used.
- b. Inserting Photos:** Save the property photo on your computer. Right click "Insert Property Photo" on row 5 for each applicable property, and select "Change Picture." Browse from file, select the saved photo and insert. Photo should auto adjust to correct size.
- c. The rest of the data will automatically populate from the 'Subject' & 'Comp' tabs.

3. Analysis' Tabs

- a. Hide unit type analysis tabs not applicable to the subject and comps.
- b. If there are less than 10 comps, then click the "Hide Rows" button to the right of the chart for each analysis tab being used.
- c. On the second page of each analysis, titled "All ... Units", click the "Hide Rows" button to the right of the chart. This page will list all units for each respective unit type (studio, 1X1, etc.) for the subject and comps.
- d. The unit types can then be sorted using the dropdown list (highlighted cell to the right of "Sort By:"). Data can be sorted by: SqFt, Avg. Base Rent, Base Rent PSF, Avg. Eff. Rent, Eff. Rent PSF. The Subject property data will automatically be highlighted so it you can see how it stacks with the comps.

3. Historical Data

- a. The summary table from the 'Market Summary' tab is copied here each time the "UPDATE HISTORICALS" button is selected.
- b. Make sure to utilize the "Hide Rows" button when printing to avoid having blank pages, and select "Unhide Rows" once new information has been entered.

MARKET SURVEY

Preston Park

Updated: April 14, 2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Subject Property:	Preston Park	Number of Units:	354	Status:	Stabilized	# of Traffic:	10
Address:	682 Wahl Ct.	Construction Type:	Garden	Year Built:	1987	Gross Leases:	4
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:		Cancels:	0
Website:	www.liveatprestonpark.com	Occupancy %:	99.4%	Lease Start Date:		Denials:	0
Telephone:	831-384-0119	Leased %:	98.2%	Opening Date:		Net Leases:	4
Owner:	City of Marina	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	40.0%
Management:	Alliance Residential	Type of Rent Optimizer:		Last Sale Date:	9/15/2015	for week ending:	6/30

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	\$48			Property Class:	B	Gas:	Resident	
Administrative Fee:	\$0			Location:	B	Electricity:	Resident	
Amenity Fee:	\$0			Visibility:	C	Common Area Electric:		
Locator Fee:	0			Curb Appeal:	B	Water / Sewer:		
Security Deposit (Ref):	Low:	Equal to one month's rent	High:	1.5 times the rent	Condition:	B	Trash:	
Security Deposit (NR):	Low:		High:		Clubhouse:	B	Valet Trash:	No
Pet Deposit (Ref):	Small:	No new pets permitted	Large:		Fitness Center:		Pest Control:	Not Billed Back
Pet Deposit (NR):	Small:		Large:		Pool:		Bulk Cable/Internet Package:	No
Pet Rent:	Small:		Large:		Interiors:	C	Fiber-Optic Available:	
Lease Terms:	Minimum:	1	Maximum:	12	Walk Score:		APPLIANCES	
Short Term Premium:			MTM Fee:	\$150	Transit Score:		Heater:	Gas
							Range:	Gas
							Water Heater:	Gas

COMMENTS	
Concessions:	No concessions. Community is partially Below Market Rent and Section 8.
Property Narrative:	All units have an attached garage, in-home laundry room, and gated backyard. \$25 fee for end units. Stucco and Siding Project completed 9/15. Window/exterior door replacements completed 5/15. Water Conservation Project completed 1/15. New roofs installed/replaced 6/14. Stainless steel appliances and faux wood blinds in select units. Full and semi-upgraded with two-tone paint offered when available. Not accepting new pets at this time.

PARKING			MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	Yes	1 Car	\$0	A/C Corridors:	No	Accent Walls:	No
Detached Garage:	No			BBQ Grills:	No	Appliance Color:	White
Carport:	No			Bike Share:	No	Energy Star:	Yes
Parking Structure:	No			Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	No			Billiards:	No	Ceiling Heights	
Tandem Parking:	No			Business Center:	Business Hours	First Floor:	
SECURITY				CARES Program:	No	Mid Floors:	
Access Gates:	No			Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:	No			Concierge:	No	Color Scheme Options:	
Courtesy Officer:	No			Conference Room:	Business Hours	Countertops:	Laminate
Security System:	No			Dog Park / Dog Run:	No	Tile Backsplash:	No
FITNESS				Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	No			Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:	No			Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:	No			Lake:	No	Fireplace:	No
TECHNOLOGY				Laundry Room:	Yes	Flooring	
Technology Package:	No			LEED Certified:	No	Living:	Carpet
Bluetooth Speakers:	No			Massage Room:	No	Bedroom(s):	Carpet
Keyless Entry:	No			Media Room:	No	Wet Areas:	Sheet Vinyl
Smart Lighting:	No			On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:	No			Package Locker / Concierge:	No	Kitchen Island:	Yes
Upgraded Thermostats:	No			Playground:	Yes	Kitchen Pantry:	Yes
RENOVATIONS				Pool(s):	No	Lighting:	
Renovations:	Yes	Mo. Premium Avg:		Spa / Jacuzzi:	No	LED Lighting:	
# of Units:	2	Renovation Description:		Recycling Center:	No	Under Cabinet Lighting:	
PREMIUMS				Rentable Clubhouse:	Yes	Patio / Balcony:	All Units
				Roof Deck:	No	Roman Tub(s):	No
				Sauna:	No	Separate Shower:	No
Courtyard:				Shuttle Service:	No	Walk-In Closets:	Select Units
Floor Premium:				Sports Court(s):	No	Washer / Dryer:	Connections
Pool View:				Tanning Bed:	No	Window Treatment:	Blinds - Mini
Skyline View:				WiFi:	Clubhouse Only	Wine Chiller:	No
Other:				Other:		Other:	

UNIT MIX AND RENTS

Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
2X1	A	8	2%	1,150	\$1,900	\$2,000	\$1,950	\$1.70	\$0	\$1,950	\$1.70	\$0	\$0			
2X1	A - SR	4	1%	1,150	\$1,900	\$2,000	\$1,950	\$1.70	\$0	\$1,950	\$1.70	\$0	\$0			
2X2 TH	B	84	24%	1,278	\$1,975	\$2,000	\$1,988	\$1.56	\$0	\$1,988	\$1.56	\$0	\$0			
2X2 TH	B - R	3	1%	1,278	\$2,400	\$2,550	\$2,475	\$1.94	\$0	\$2,475	\$1.94	\$0	\$0			
2X2 TH	B - SR	8	2%	1,278	\$2,075	\$2,150	\$2,113	\$1.65	\$0	\$2,113	\$1.65	\$0	\$0			
2X2 TH	C	118	33%	1,323	\$1,900	\$2,025	\$1,963	\$1.48	\$0	\$1,963	\$1.48	\$0	\$0			
2X2 TH	C - SR	4	1%	1,323	\$2,150	\$2,550	\$2,350	\$1.78	\$0	\$2,350	\$1.78	\$0	\$0			
3X2 TH	D	120	34%	1,572	\$2,375	\$2,400	\$2,388	\$1.52	\$0	\$2,388	\$1.52	\$0	\$0			
3X2 TH	D - SR	5	1%	1,572	\$2,600	\$2,650	\$2,625	\$1.67	\$0	\$2,625	\$1.67	\$0	\$0			
Total / Average		354	100%	1,393	\$2,100	\$2,167	\$2,134	\$1.53	\$0	\$2,134	\$1.53	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	
Apartments.com	4.0
Citysearch	
Facebook	3.9
Google+Local	3.3
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	2.6

MARKET SURVEY

Shadow Market

Updated: April 14, 2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 1:	Shadow Market	Number of Units:	16	Status:	Stabilized	# of Traffic:	
Address:	Various	Construction Type:	Garden	Year Built:	Variable	Gross Leases:	
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:		Cancels:	
Website:		Occupancy %:	100.0%	Lease Start Date:		Denials:	
Telephone:	Variable	Leased %:		Opening Date:		Net Leases:	0
Owner:	Variable	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	Variable	Type of Rent Optimizer:		Last Sale Date:		for week ending:	7/31

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	\$0			Property Class:		Gas:		
Administrative Fee:	\$0			Location:		Electricity:		
Amenity Fee:	\$0			Visibility:		Common Area Electric:		
Locator Fee:				Curb Appeal:		Water / Sewer:		
Security Deposit (Ref):	Low:	Variable	High: Variable	Condition:		Trash:		
Security Deposit (NR):	Low:		High:	Clubhouse:		Valet Trash:		
Pet Deposit (Ref):	Small:	Variable	Large: Variable	Fitness Center:		Pest Control:		
Pet Deposit (NR):	Small:		Large:	Pool:		Bulk Cable/Internet Package:		
Pet Rent:	Small:	Variable	Large: Variable	Interiors:		Fiber-Optic Available:		
Lease Terms:	Minimum:		Maximum:	Walk Score:		APPLIANCES		
Short Term Premium:			MTM Fee:	Transit Score:		Heater:	Range:	Water Heater:

COMMENTS	
Concessions:	
Property Narrative:	

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors:	No	Accent Walls:	No
Detached Garage:	No		BBQ Grills:	No	Appliance Color:	
Carport:	No		Bike Share:	No	Energy Star:	
Parking Structure:	No		Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	No		Billiards:	No	Ceiling Heights	
Tandem Parking:	No		Business Center:	No	First Floor:	
SECURITY			CARES Program:	No	Mid Floors:	
Access Gates:	No		Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:	No		Concierge:	No	Color Scheme Options:	
Courtesy Officer:	No		Conference Room:	No	Countertops:	
Security System:	No		Dog Park / Dog Run:	No	Tile Backsplash:	
FITNESS			Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	No		Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:	No		Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:	No		Lake:	No	Fireplace:	No
TECHNOLOGY			Laundry Room:	No	Flooring	
Technology Package:	No		LEED Certified:	No	Living:	
Bluetooth Speakers:	No		Massage Room:	No	Bedroom(s):	
Keyless Entry:	No		Media Room:	No	Wet Areas:	
Smart Lighting:	No		On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:	No		Package Locker / Concierge:	No	Kitchen Island:	No
Upgraded Thermostats:	No		Playground:	No	Kitchen Pantry:	No
RENOVATIONS			Pool(s):	No	Lighting:	
Renovations:	No		Spa / Jacuzzi:	No	LED Lighting:	
# of Units:		Renovation Description:	Recycling Center:	No	Under Cabinet Lighting:	
			Rentable Clubhouse:	No	Patio / Balcony:	No
			Roof Deck:	No	Roman Tub(s):	No
PREMIUMS			Sauna:	No	Separate Shower:	No
Courtyard:			Shuttle Service:	No	Walk-In Closets:	No
Floor Premium:			Sports Court(s):	No	Washer / Dryer:	No
Pool View:			Tanning Bed:	No	Window Treatment:	
Skyline View:			WiFi:	No	Wine Chiller:	No
Other:			Other:		Other:	

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
2X1		8	50%	785	\$1,595	\$1,900	\$1,748	\$2.23		\$1,748	\$2.23					
2X2		1	6%	980	\$1,650	\$1,650	\$1,650	\$1.68		\$1,650	\$1.68					
3X2		7	44%	2,278	\$2,375	\$3,625	\$3,000	\$1.32		\$3,000	\$1.32					
Total / Average		16	100%	1,450	\$1,940	\$2,639	\$2,289	\$1.58	\$0	\$2,289	\$1.58	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS																

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	
Apartments.com	
Citysearch	
Facebook	
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	

MARKET SURVEY

Marina Square Apartments

Updated: April 14, 2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 4:	Marina Square Apartments	Number of Units:	48	Status:	Stabilized	# of Traffic:	
Address:	269 Reservation Rd.	Construction Type:	Garden	Year Built:	1978	Gross Leases:	
City/State/Zip:	Marna, CA. 93933	Property Type:	Conventional	Year Renovated:		Cancels:	
Website:		Occupancy %:	100.0%	Lease Start Date:		Denials:	
Telephone:	831-384-9725	Leased %:	100.0%	Opening Date:		Net Leases:	0
Owner:	DYI Properties	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	DYI Properties	Type of Rent Optimizer:		Last Sale Date:		for week ending:	7/31

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	\$35			Property Class:	C	Gas:	Resident	
Administrative Fee:	\$0			Location:	C	Electricity:	Resident	
Amenity Fee:	\$0			Visibility:	C	Common Area Electric:		
Locator Fee:	0			Curb Appeal:	C	Water / Sewer:		
Security Deposit (Ref):	Low: Equal to one month's rent	High: \$2,400		Condition:	C	Trash:		
Security Deposit (NR):	Low:	High:		Clubhouse:		Valet Trash:		
Pet Deposit (Ref):	Small:	Large:		Fitness Center:		Pest Control:		
Pet Deposit (NR):	Small:	Large:		Pool:		Bulk Cable/Internet Package:		
Pet Rent:	Small:	Large:		Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum: MTM	Maximum:		Walk Score:		APPLIANCES		
Short Term Premium:		MTM Fee:		Transit Score:		Heater:	Range:	Water Heater:

COMMENTS	
Concessions:	
Property Narrative:	

PARKING			MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No			A/C Corridors:	No	Accent Walls:	No
Detached Garage:	Yes	1 Car	\$0	BBQ Grills:	Yes	Appliance Color:	White
Carport:	Yes		\$0	Bike Share:	No	Energy Star:	No
Parking Structure:	No			Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	No			Billiards:	No	Ceiling Heights	
Tandem Parking:				Business Center:	No	First Floor:	
SECURITY				CARES Program:	No	Mid Floors:	
Access Gates:				Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:				Concierge:	No	Color Scheme Options:	
Courtesy Officer:				Conference Room:	No	Countertops:	
Security System:				Dog Park / Dog Run:	No	Tile Backsplash:	
FITNESS				Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:				Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:				Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:				Lake:	No	Fireplace:	
TECHNOLOGY				Laundry Room:	Yes	Flooring	
Technology Package:				LEED Certified:	No	Living:	
Bluetooth Speakers:				Massage Room:	No	Bedroom(s):	
Keyless Entry:				Media Room:	No	Wet Areas:	
Smart Lighting:				On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:				Package Locker / Concierge:	No	Kitchen Island:	
Upgraded Thermostats:				Playground:	Yes	Kitchen Pantry:	No
RENOVATIONS				Pool(s):	No	Lighting:	
Renovations:	No			Spa / Jacuzzi:	No	LED Lighting:	
# of Units:		Renovation Description:		Recycling Center:	No	Under Cabinet Lighting:	
				Rentable Clubhouse:	No	Patio / Balcony:	All Units
				Roof Deck:	No	Roman Tub(s):	No
PREMIUMS				Sauna:	No	Separate Shower:	No
Courtyard:				Shuttle Service:	No	Walk-In Closets:	No
Floor Premium:				Sports Court(s):	No	Washer / Dryer:	No
Pool View:				Tanning Bed:	No	Window Treatment:	
Skyline View:				WiFi:	No	Wine Chiller:	No
Other:				Other:		Other:	

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
2X1		48	100%	1,000	\$1,460	\$2,565	\$2,013	\$2.01		\$2,013	\$2.01					
Total / Average		48	100%	1,000	\$1,460	\$2,565	\$2,013	\$2.01	\$0	\$2,013	\$2.01	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS																

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	3.0
Apartments.com	
Citysearch	
Facebook	
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	5.0
Yelp	

MARKET SURVEY

Abrams Park

Updated: April 14, 2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 2:	Abrams Park	Number of Units:	194	Status:	Stabilized	# of Traffic:	4
Address:	682 Wahl Ct.	Construction Type:	Garden	Year Built:	1978	Gross Leases:	4
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:	2000	Cancels:	0
Website:	www.liveatabramspark.com	Occupancy %:	100.0%	Lease Start Date:		Denials:	0
Telephone:	(831) 384-0119	Leased %:	99.5%	Opening Date:		Net Leases:	4
Owner:	City of Marina	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	100.0%
Management:	Alliance Residential	Type of Rent Optimizer:		Last Sale Date:	6/1/1998	for week ending:	7/31

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES				FEES				
Application Fee:	\$48			Property Class:	C	Gas:		Resident						
Administrative Fee:	\$0			Location:	B	Electricity:		Resident						
Amenity Fee:	\$0			Visibility:	B	Common Area Electric:								
Locator Fee:	0			Curb Appeal:	C	Water / Sewer:								
Security Deposit (Ref):	Low:	Equal to one month's rent		High:	1.5 times the rent	Condition:	C	Trash:						
Security Deposit (NR):	Low:			High:		Clubhouse:	B	Valet Trash:		No				
Pet Deposit (Ref):	Small:	\$250 covers up to 2 pets allowed		Large:		Fitness Center:		Pest Control:		Not Billed Back				
Pet Deposit (NR):	Small:			Large:		Pool:		Bulk Cable/Internet Package:		No				
Pet Rent:	Small:	\$25 per pet per month		Large:		Interiors:	C	Fiber-Optic Available:						
Lease Terms:	Minimum:	1		Maximum:	12	Walk Score:	APPLIANCES							
Short Term Premium:				MTM Fee:	\$150	Transit Score:			Heater:	Gas	Range:	Gas	Water Heater:	Gas

COMMENTS	
Concessions:	No concessions. Community is partially Below Market Rent and Section 8.
Property Narrative:	All units come with an attached garage, in-home laundry room, and gated patio or balcony. Extra \$100 fee for downstairs 2BR. Extra \$25 fee for 4BR end unit. Repainted in September 2013.

PARKING				MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	Yes	1 Car		\$0	A/C Corridors:	No	Accent Walls:	No
Detached Garage:	No				BBQ Grills:	No	Appliance Color:	White
Carport:	No				Bike Share:	No	Energy Star:	Yes
Parking Structure:	No				Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	No				Billiards:	No	Ceiling Heights	
Tandem Parking:	No				Business Center:	Business Hours	First Floor:	
SECURITY					CARES Program:	No	Mid Floors:	
Access Gates:	No				Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:	No				Concierge:	No	Color Scheme Options:	
Courtesy Officer:	No				Conference Room:	Business Hours	Countertops:	Laminate
Security System:	No				Dog Park / Dog Run:	No	Tile Backsplash:	No
FITNESS					Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	No				Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:	No				Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:	No				Lake:	No	Fireplace:	No
TECHNOLOGY					Laundry Room:	Yes	Flooring	
Technology Package:	No				LEED Certified:	No	Living:	Carpet
Bluetooth Speakers:	No				Massage Room:	No	Bedroom(s):	Carpet
Keyless Entry:	No				Media Room:	No	Wet Areas:	Sheet Vinyl
Smart Lighting:	No				On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:	No				Package Locker / Concierge:	No	Kitchen Island:	Yes
Upgraded Thermostats:	No				Playground:	Yes	Kitchen Pantry:	Yes
RENOVATIONS					Pool(s):	No	Lighting:	
Renovations:	Yes	Mo. Premium Avg:			Spa / Jacuzzi:	No	LED Lighting:	
# of Units:	8	Renovation Description:			Recycling Center:	No	Under Cabinet Lighting:	
					Rentable Clubhouse:	Yes	Patio / Balcony:	All Units Storage: No
					Roof Deck:	No	Roman Tub(s):	No
PREMIUMS					Sauna:	No	Separate Shower:	No
Courtyard:					Shuttle Service:	No	Walk-In Closets:	No
Floor Premium:					Sports Court(s):	No	Washer / Dryer:	Connections
Pool View:					Tanning Bed:	No	Window Treatment:	Blinds - Mini
Skyline View:					WiFi:	Clubhouse Only	Wine Chiller:	No
Other:					Other:		Other:	

UNIT MIX AND RENTS

Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
2X1	A	92	47%	1,000	\$1,700	\$1,850	\$1,775	\$1.78	\$0	\$1,775	\$1.78	\$0	\$0			
2X1	A - R	4	2%	1,000	\$2,250	\$2,250	\$2,250	\$2.25	\$0	\$2,250	\$2.25	\$0	\$0			
4 BR TH	B	16	8%	1,700	\$2,425	\$2,425	\$2,425	\$1.43	\$0	\$2,425	\$1.43	\$0	\$0			
4 BR TH	B - SR	2	1%	1,700	\$2,425	\$2,425	\$2,425	\$1.43	\$0	\$2,425	\$1.43	\$0	\$0			
4 BR TH	C	29	15%	1,750	\$2,475	\$2,475	\$2,475	\$1.41	\$0	\$2,475	\$1.41	\$0	\$0			
4 BR TH	C - R	4	2%	1,750	\$2,475	\$2,475	\$2,475	\$1.41	\$0	\$2,475	\$1.41	\$0	\$0			
4 BR TH	C - SR	2	1%	1,800	\$2,525	\$2,550	\$2,538	\$1.41	\$0	\$2,538	\$1.41	\$0	\$0			
4 BR TH	D	43	22%	1,800	\$2,525	\$2,550	\$2,538	\$1.41	\$0	\$2,538	\$1.41	\$0	\$0			
4 BR TH	D - R	2	1%	1,800	\$2,650	\$3,000	\$2,825	\$1.57	\$0	\$2,825	\$1.57	\$0	\$0			
Total / Average		194	100%	1,386	\$2,112	\$2,192	\$2,152	\$1.55	\$0	\$2,152	\$1.55	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	
Apartments.com	4.0
Citysearch	
Facebook	4.7
Google+Local	3.0
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	3.7

MARKET SURVEY

Sunbay Suites

Updated: April 14, 2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 3:	Sunbay Suites	Number of Units:	266	Status:	Stabilized	# of Traffic:	
Address:	5200 Coe Ave.	Construction Type:	High-Rise	Year Built:	1989	Gross Leases:	
City/State/Zip:	Seaside, CA. 93955	Property Type:	Conventional	Year Renovated:		Cancels:	
Website:	www.sunbaysuites.com	Occupancy %:	100.0%	Lease Start Date:		Denials:	
Telephone:	831-394-2515	Leased %:	100.0%	Opening Date:		Net Leases:	0
Owner:	Sunbay Resort Associates	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	Sunbay Suites	Type of Rent Optimizer:		Last Sale Date:		for week ending:	7/31

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	\$50			Property Class:	B	Gas:	Resident	
Administrative Fee:	\$0			Location:	A	Electricity:	Resident	
Amenity Fee:	\$0			Visibility:	B	Common Area Electric:		
Locator Fee:	0			Curb Appeal:	A	Water / Sewer:		
Security Deposit (Ref):	Low: \$250	High: \$250		Condition:	B	Trash:		
Security Deposit (NR):	Low:	High:		Clubhouse:	B	Valet Trash:	No	
Pet Deposit (Ref):	Small:	Large:		Fitness Center:	B	Pest Control:	Not Billed Back	
Pet Deposit (NR):	Small:	Large:		Pool:	B	Bulk Cable/Internet Package:	No	
Pet Rent:	Small:	Large:		Interiors:	B	Fiber-Optic Available:		
Lease Terms:	Minimum: 1	Maximum: 6		Walk Score:		APPLIANCES		
Short Term Premium:		MTM Fee: \$30		Transit Score:		Heater:	Gas	Range: Gas
						Water Heater:	Gas	

COMMENTS	
Concessions:	
Property Narrative:	

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors:	No	Accent Walls:	No
Detached Garage:	No		BBQ Grills:	Yes	Appliance Color:	White
Carport:	Yes	\$0	Bike Share:	No	Energy Star:	No
Parking Structure:	No		Bike Storage:	No	Ceiling Fan(s):	Yes - LR Only
Reserved Space:	Yes	\$0	Billiards:	Yes	Ceiling Heights	
Tandem Parking:	No		Business Center:	No	First Floor:	
SECURITY			CARES Program:	No	Mid Floors:	
Access Gates:	Yes		Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:	No		Concierge:	No	Color Scheme Options:	
Courtesy Officer:	No		Conference Room:	No	Countertops:	
Security System:	No		Dog Park / Dog Run:	No	Tile Backsplash:	
FITNESS			Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	Yes		Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:			Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:			Lake:	No	Fireplace:	Yes - Gas
TECHNOLOGY			Laundry Room:	Yes	Flooring	
Technology Package:			LEED Certified:	No	Living:	
Bluetooth Speakers:			Massage Room:	No	Bedroom(s):	
Keyless Entry:			Media Room:	No	Wet Areas:	
Smart Lighting:			On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:			Package Locker / Concierge:	No	Kitchen Island:	
Upgraded Thermostats:			Playground:	Yes	Kitchen Pantry:	Yes
RENOVATIONS			Pool(s):	Yes 5	Lighting:	
Renovations:	No		Spa / Jacuzzi:	Yes	LED Lighting:	
# of Units:		Renovation Description:	Recycling Center:	No	Under Cabinet Lighting:	
			Rentable Clubhouse:	Yes	Patio / Balcony:	All Units Storage: No
			Roof Deck:	No	Roman Tub(s):	No
PREMIUMS			Sauna:	Yes	Separate Shower:	No
Courtyard:			Shuttle Service:	No	Walk-In Closets:	No
Floor Premium:			Sports Court(s):	Tennis Volleyball	Washer / Dryer:	No
Pool View:			Tanning Bed:	No	Window Treatment:	
Skyline View:			WiFi:	No	Wine Chiller:	No
Other:			Other:		Other:	

UNIT MIX AND RENTS

Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
Studio		32	12%	345	\$1,265	\$1,375	\$1,320	\$3.83		\$1,320	\$3.83					
1X1		64	24%	500	\$1,450	\$1,655	\$1,553	\$3.11		\$1,553	\$3.11					
2X1		85	32%	650	\$1,800	\$2,000	\$1,900	\$2.92		\$1,900	\$2.92					
2X2		85	32%	700	\$2,000	\$2,155	\$2,078	\$2.97		\$2,078	\$2.97					
Total / Average		266	100%	593	\$1,715	\$1,891	\$1,803	\$3.04	\$0	\$1,803	\$3.04	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	2.5
Apartments.com	
Citysearch	
Facebook	2.8
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	2.5

MARKET SURVEY

Marina Del Sol

Updated: April 14, 2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 5:	Marina Del Sol	Number of Units:	108	Status:	Stabilized	# of Traffic:	
Address:	187 Palm Ave	Construction Type:	Garden	Year Built:	1977	Gross Leases:	
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:		Cancels:	
Website:		Occupancy %:	100.0%	Lease Start Date:		Denials:	
Telephone:	831-384-5619	Leased %:	100.0%	Opening Date:		Net Leases:	0
Owner:	Pioneer Properties	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	Pioneer Properties	Type of Rent Optimizer:		Last Sale Date:		for week ending:	7/31

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	\$15			Property Class:	C	Gas:	Resident	
Administrative Fee:	\$0			Location:	C	Electricity:	Resident	
Amenity Fee:	\$0			Visibility:	C	Common Area Electric:		
Locator Fee:	0			Curb Appeal:	C	Water / Sewer:		
Security Deposit (Ref):	Low:	\$1,000	High:	Condition:	C	Trash:		
Security Deposit (NR):	Low:		High:	Clubhouse:		Valet Trash:		
Pet Deposit (Ref):	Small:	\$500	Large:	Fitness Center:		Pest Control:	Not Billed Back	
Pet Deposit (NR):	Small:		Large:	Pool:		Bulk Cable/Internet Package:		
Pet Rent:	Small:		Large:	Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum:	MTM	Maximum:	Walk Score:		APPLIANCES		
Short Term Premium:			MTM Fee:	Transit Score:		Heater:	Electric	Range: Electric

COMMENTS	
Concessions:	No concessions.
Property Narrative:	

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors:	No	Accent Walls:	No
Detached Garage:	No		BBQ Grills:	No	Appliance Color:	
Carport:	Yes	\$0	Bike Share:	No	Energy Star:	No
Parking Structure:			Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	Yes	\$5 per spot	Billiards:	No	Ceiling Heights	
Tandem Parking:			Business Center:	No	First Floor:	
SECURITY			CARES Program:	No	Mid Floors:	
Access Gates:	No		Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:			Concierge:	No	Color Scheme Options:	
Courtesy Officer:			Conference Room:	No	Countertops:	
Security System:			Dog Park / Dog Run:	No	Tile Backsplash:	
FITNESS			Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	No		Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:			Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:			Lake:	No	Fireplace:	No
TECHNOLOGY			Laundry Room:	Yes	Flooring	
Technology Package:			LEED Certified:	No	Living:	
Bluetooth Speakers:			Massage Room:	No	Bedroom(s):	
Keyless Entry:			Media Room:	No	Wet Areas:	
Smart Lighting:			On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:			Package Locker / Concierge:	No	Kitchen Island:	No
Upgraded Thermostats:			Playground:	No	Kitchen Pantry:	No
RENOVATIONS			Pool(s):	No	Lighting:	
Renovations:	No		Spa / Jacuzzi:	No	LED Lighting:	
# of Units:		Renovation Description:	Recycling Center:	No	Under Cabinet Lighting:	
			Rentable Clubhouse:	No	Patio / Balcony:	No
			Roof Deck:	No	Roman Tub(s):	No
PREMIUMS			Sauna:	No	Separate Shower:	No
Courtyard:			Shuttle Service:	No	Walk-In Closets:	No
Floor Premium:			Sports Court(s):	No	Washer / Dryer:	No
Pool View:			Tanning Bed:	No	Window Treatment:	
Skyline View:			WiFi:	No	Wine Chiller:	No
Other:			Other:		Other:	

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
1X1		54	50%	618	\$1,450	\$1,500	\$1,475	\$2.39		\$1,475	\$2.39	\$0	\$0	0		
2X1		54	50%	736	\$1,650	\$2,000	\$1,825	\$2.48		\$1,825	\$2.48	\$0	\$0	0		
Total / Average		108	100%	677	\$1,550	\$1,750	\$1,650	\$2.44	\$0	\$1,650	\$2.44	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS																

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	2.0
Apartments.com	
Citysearch	
Facebook	
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	3.0

MARKET SURVEY

Shoreline Apartments

Updated: April 14, 2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 6:	Shoreline Apartments	Number of Units:	84	Status:	Stabilized	# of Traffic:	
Address:	3124 Lake Dr.	Construction Type:	Garden	Year Built:	1973	Gross Leases:	
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:		Cancels:	
Website:		Occupancy %:	97.0%	Lease Start Date:		Denials:	
Telephone:	831-384-9573	Leased %:	97.0%	Opening Date:		Net Leases:	0
Owner:	n/a	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	Greystar	Type of Rent Optimizer:		Last Sale Date:		for week ending:	7/31

FEES / DEPOSITS / LEASE TERMS			COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	\$42		Property Class:	B	Gas:	Resident	
Administrative Fee:	\$0		Location:	B	Electricity:	Resident	
Amenity Fee:	\$0		Visibility:	B	Common Area Electric:		
Locator Fee:	0		Curb Appeal:	B	Water / Sewer:		
Security Deposit (Ref):	Low: \$500	High:	Condition:	C	Trash:		
Security Deposit (NR):	Low:	High:	Clubhouse:		Valet Trash:		
Pet Deposit (Ref):	Small: \$350	Large:	Fitness Center:		Pest Control:		
Pet Deposit (NR):	Small:	Large:	Pool:		Bulk Cable/Internet Package:		
Pet Rent:	Small:	Large:	Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum: 12	Maximum:	Walk Score:		APPLIANCES		
Short Term Premium:		MTM Fee:	Transit Score:		Heater:	Range:	Water Heater:

COMMENTS	
Concessions:	
Property Narrative:	

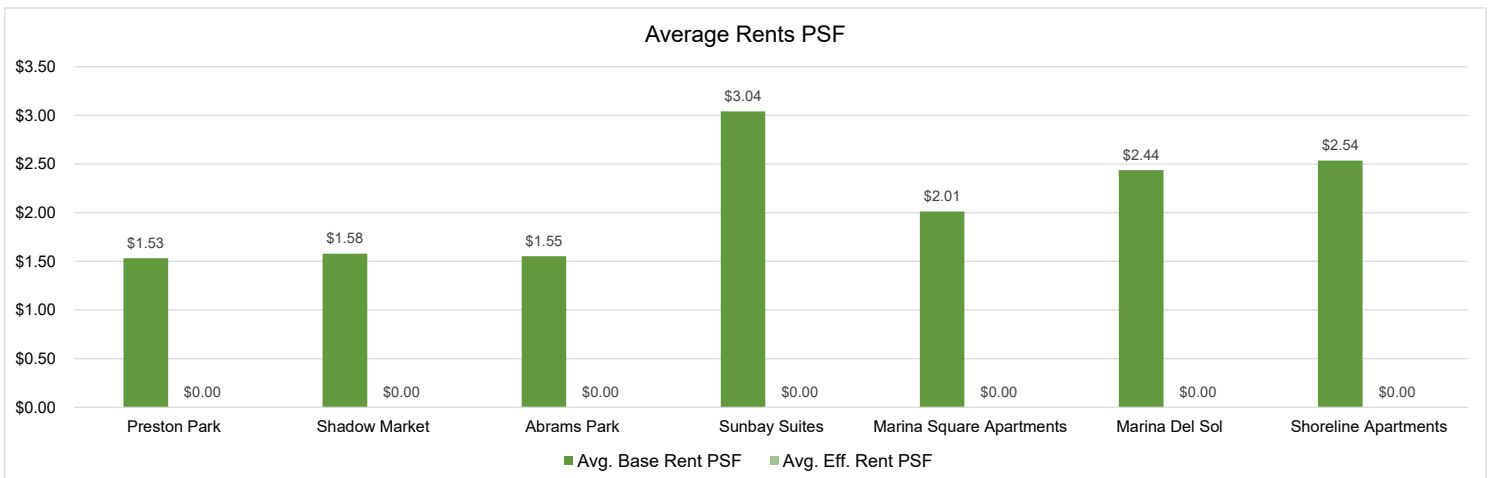
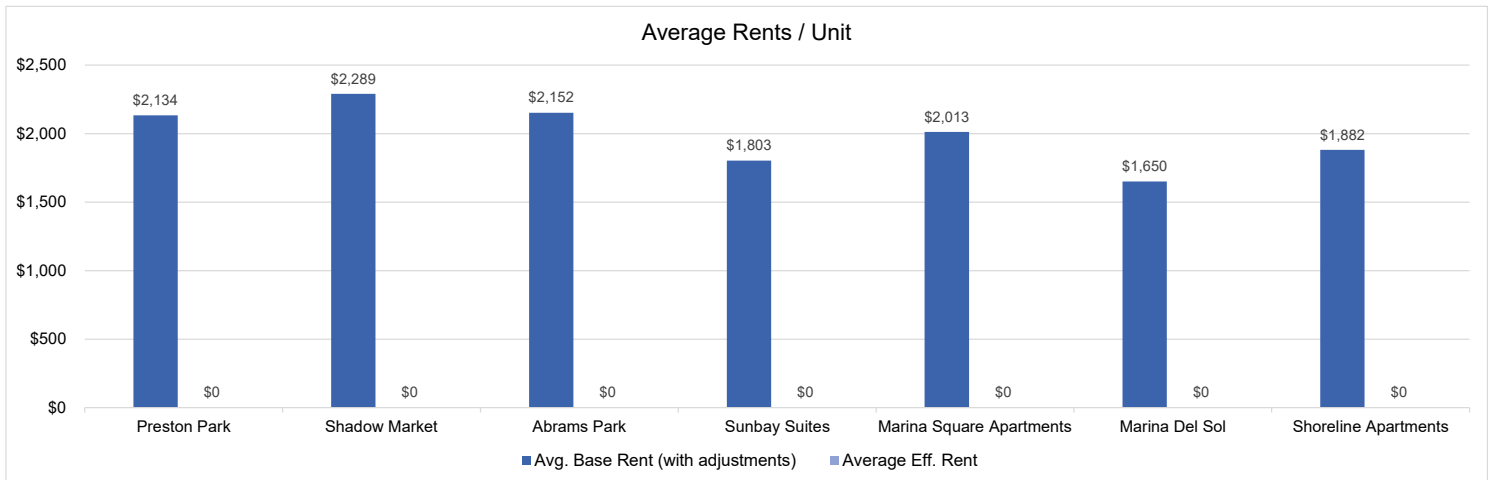
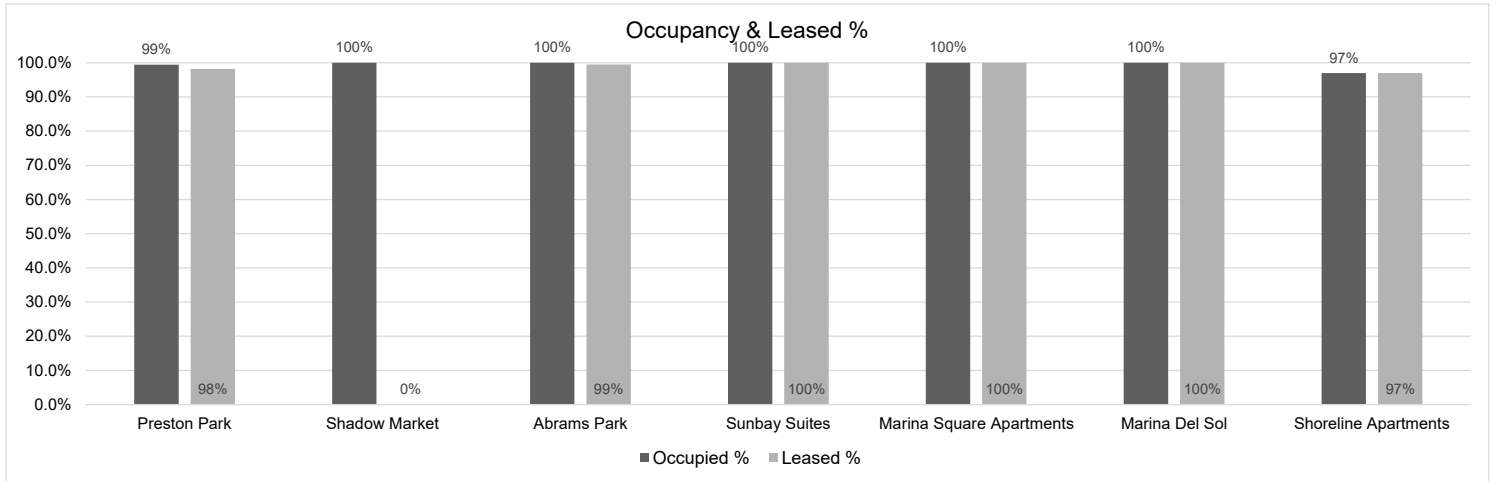
PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors:	No	Accent Walls:	No
Detached Garage:			BBQ Grills:	No	Appliance Color:	
Carport:	Yes	\$0	Bike Share:	No	Energy Star:	
Parking Structure:			Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	Yes	\$0	Billiards:	No	Ceiling Heights	
Tandem Parking:			Business Center:	No	First Floor:	
SECURITY			CARES Program:	No	Mid Floors:	
Access Gates:	No		Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:	No		Concierge:	No	Color Scheme Options:	
Courtesy Officer:			Conference Room:	No	Countertops:	
Security System:	No		Dog Park / Dog Run:	No	Tile Backsplash:	
FITNESS			Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	No		Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:	No		Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:	No		Lake:	No	Fireplace:	No
TECHNOLOGY			Laundry Room:	Yes	Flooring	
Technology Package:			LEED Certified:	No	Living:	
Bluetooth Speakers:			Massage Room:	No	Bedroom(s):	
Keyless Entry:			Media Room:	No	Wet Areas:	
Smart Lighting:			On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:			Package Locker / Concierge:	No	Kitchen Island:	No
Upgraded Thermostats:			Playground:	No	Kitchen Pantry:	No
RENOVATIONS			Pool(s):	No	Lighting:	
Renovations:	No		Spa / Jacuzzi:	No	LED Lighting:	
# of Units:		Renovation Description:	Recycling Center:	No	Under Cabinet Lighting:	
			Rentable Clubhouse:	No	Patio / Balcony:	All Units Storage:
			Roof Deck:	No	Roman Tub(s):	No
PREMIUMS			Sauna:	No	Separate Shower:	No
Courtyard:			Shuttle Service:	No	Walk-In Closets:	No
Floor Premium:			Sports Court(s):	No	Washer / Dryer:	No
Pool View:			Tanning Bed:	No	Window Treatment:	
Skyline View:			WiFi:	All Common Areas	Wine Chiller:	No
Other:			Other:		Other:	

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
1X1		72	86%	720	\$1,820	\$1,835	\$1,828	\$2.54		\$1,828	\$2.54	\$0	\$0	0		
2X1		2	2%	850	\$1,950	\$2,100	\$2,025	\$2.38		\$2,025	\$2.38	\$0	\$0	0		
2X2		10	12%	880	\$2,185	\$2,300	\$2,243	\$2.55		\$2,243	\$2.55	\$0	\$0	0		
Total / Average		84	100%	742	\$1,867	\$1,897	\$1,882	\$2.54	\$0	\$1,882	\$2.54	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS																

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	5.0
Apartments.com	
Citysearch	
Facebook	5.0
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	4.5

Comp #	Property	Year Built	# of Units	Average Sq. Ft.	Occupied %	Leased %	Avg. Base Rent (with adjustments)	Avg. Base Rent PSF	Month's Free	Average Eff. Rent	Avg. Eff. Rent PSF	Traffic	Net Leases	Management Company
Subject	Preston Park	1987	354	1,393	99.4%	98.2%	\$2,134	\$1.53	0.00	\$0	\$0.00	10	4	Alliance Residential
Comp 1	Shadow Market	Variable	16	1,450	100.0%		\$2,289	\$1.58	0.00	\$0	\$0.00		0	Variable
Comp 2	Abrams Park	1978	194	1,386	100.0%	99.5%	\$2,152	\$1.55	0.00	\$0	\$0.00	4	4	Alliance Residential
Comp 3	Sunbay Suites	1989	266	593	100.0%	100.0%	\$1,803	\$3.04	0.00	\$0	\$0.00		0	Sunbay Suites
Comp 4	Marina Square Apartments	1978	48	1,000	100.0%	100.0%	\$2,013	\$2.01	0.00	\$0	\$0.00		0	DYI Properties
Comp 5	Marina Del Sol	1977	108	677	100.0%	100.0%	\$1,650	\$2.44	0.00	\$0	\$0.00		0	Pioneer Properties
Comp 6	Shoreline Apartments	1973	84	742	97.0%	97.0%	\$1,882	\$2.54	0.00	\$0	\$0.00		0	Greystar
Total / Average		1980	1,070	1,053	99.5%	99.1%	\$1,983	\$1.88	0.00	\$0	\$0.00	7	4	



COMPARISON ANALYSIS

Comp #	SUBJECT	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo
Property	Preston Park	Shadow Market	Abrams Park	Sunbay Suites	Marina Square Apartments	Marina Del Sol	Shoreline Apartments
PROPERTY INFORMATION							
# of Units	354	16	194	266	48	108	84
Construction Type	Garden	Garden	Garden	High-Rise	Garden	Garden	Garden
Property Type	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional
Occupancy %	99.4%	100.0%	100.0%	100.0%	100.0%	100.0%	97.0%
Leased %	98.2%		99.5%	100.0%	100.0%	100.0%	97.0%
Rent Optimizer	No	No	No	No	No	No	No
Status	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized
Year Built	1987	Variable	1978	1989	1978	1977	1973
Rehab	Yes / 0000	No	Yes / 2000	No	No	No	No
RENTS / CONCESSIONS							
Avg. Base Rent	\$2,134 / \$1.53 psf	\$2,289 / \$1.58 psf	\$2,152 / \$1.55 psf	\$1,803 / \$3.04 psf	\$2,013 / \$2.01 psf	\$1,650 / \$2.44 psf	\$1,882 / \$2.54 psf
Avg. Eff. Rent	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf
Concessions	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
FEES / DEPOSITS / LEASE TERMS							
Application Fee	\$48	\$0	\$48	\$50	\$35	\$15	\$42
Administrative Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amenity Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Deposit (Ref)	Equal to one month's rent / 1.5 times the rent	Variable / Variable	Equal to one month's rent / 1.5 times the rent	\$250 / \$250	Equal to one month's rent / \$2400	\$1000 / \$0	\$500 / \$0
Security Deposit (NR)	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0
Pet Deposit (Ref)	No new pets permitted / \$0	Variable / Variable	\$250 covers up to 2 pets allowed / \$0	\$0 / \$0	\$0 / \$0	\$500 / \$0	\$350 / \$0
Pet Deposit (NR)	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0
Pet Rent	\$0 / \$0	Variable / Variable	\$25 per pet per month / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0
Locator Fee	0		0	0	\$0	\$0	\$0
Min/Max Lease Term	1 / 12	/	1 / 12	1 / 6	MTM /	MTM /	12 /
Short Term Prem/MTM Fee	\$0 / \$150	\$0 / \$0	\$0 / \$150	\$0 / \$30	\$0 / \$0	\$0 / \$0	\$0 / \$0
COMMUNITY RATINGS							
Property Class	B		C	B	C	C	B
Location	B		B	A	C	C	B
Visibility	C		B	B	C	C	B
Curb Appeal	B		C	A	C	C	B
Condition	B		C	B	C	C	C
Clubhouse	B		B	B			
Fitness Center				B			
Pool				B			
Interiors	C		C	B	C	C	C
Walk Score							
Transit Score							
UTILITY FEES							
Gas							
Electricity							
Common Area Electric							
Water/Sewer							
Trash							
Valet Trash							
Pest Control							
Cable/Internet Package							
TOTAL UTILITY FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0
COMMUNITY AMENITIES							
A/C Corridors	No	No	No	No	No	No	No
BBQ Grills	No	No	No	Yes	Yes	No	No
Bike Share	No	No	No	No	No	No	No
Bike Storage	No	No	No	No	No	No	No
Billiards	No	No	No	Yes	No	No	No

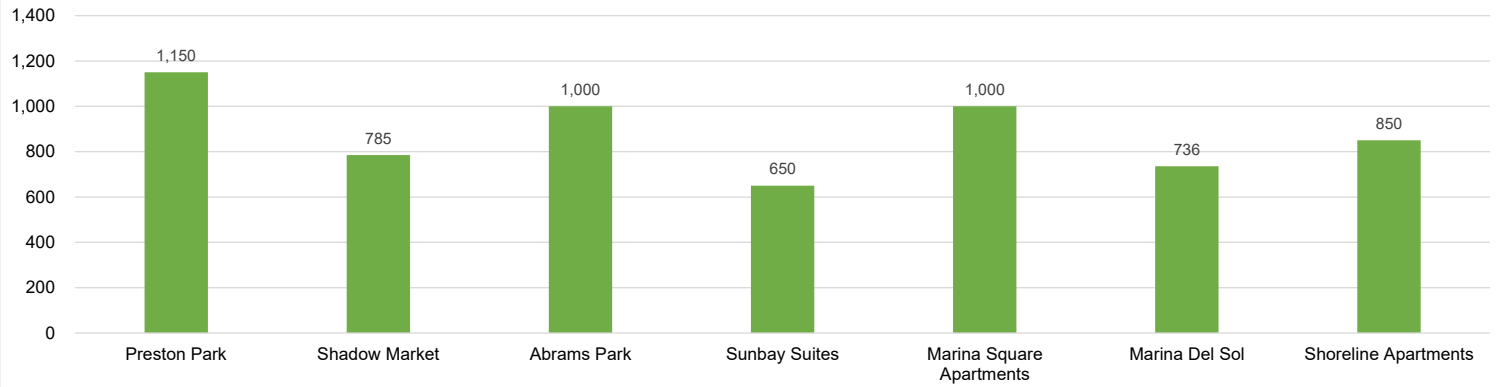
Business Center	Business Hours	No	Business Hours	No	No	No	No
CARES Program	No	No	No	No	No	No	No
Coffee Bar/Internet Café	No	No	No	No	No	No	No
Concierge	No	No	No	No	No	No	No
Conference Room	Business Hours	No	Business Hours	No	No	No	No
Dog Park/Dog Run	No	No	No	No	No	No	No
Car Charging Station	No	No	No	No	No	No	No
Elevator(s)	No	No	No	No	No	No	No
Golf Simulator/Putting Green	No	No	No	No	No	No	No
Lake	No	No	No	No	No	No	No
Laundry Room	Yes	No	Yes	Yes	Yes	Yes	Yes
LEED Certified	No	No	No	No	No	No	No
Massage Room	No	No	No	No	No	No	No
Media Room	No	No	No	No	No	No	No
On-Site Retail/Restaurant	No	No	No	No	No	No	No
Package Locker/Concierge	No	No	No	No	No	No	No
Playground	Yes	No	Yes	Yes	Yes	No	No
Pool(s)	No	No	No	Yes	No	No	No
Spa / Jacuzzi	No	No	No	Yes	No	No	No
Recycling Center	No	No	No	No	No	No	No
Rentable Clubhouse	Yes	No	Yes	Yes	No	No	No
Roof Deck	No	No	No	No	No	No	No
Sauna	No	No	No	Yes	No	No	No
Shuttle Service	No	No	No	No	No	No	No
Sports Court(s)	No	No	No	Tennis / Volleyball	No	No	No
Tanning Bed	No	No	No	No	No	No	No
WiFi	Clubhouse Only	No	Clubhouse Only	No	No	No	All Common Areas
Other:	Other: /	Other: /	Other: /	Other: /	Other: /	Other: /	Other: /
UNIT AMENITIES							
Accent Walls	No	No	No	No	No	No	No
Appliance Color	White		White	White	White		
Energy Star Appliances	Yes		Yes	No	No	No	
Ceiling Fan(s)	No	No	No	Yes - LR Only	No	No	No
Ceiling Height (1st/Mid/Top)	/ /	/ /	/ /	/ /	/ /	/ /	/ /
Color Scheme Options							
Countertops (Op 1/Op 2)	Laminate		Laminate				
Tile Backsplash (Op 1/Op 2)	No		No				
Computer Desk	No	No	No	No	No	No	No
Crown Molding	No	No	No	No	No	No	No
Double Sink Vanity	No	No	No	No	No	No	No
Fireplace	No	No	No	Yes - Gas		No	No
Flooring: Living Room	Carpet		Carpet				
Flooring: Bedroom	Carpet		Carpet				
Flooring: Wet Areas	Sheet Vinyl		Sheet Vinyl				
Icemaker	No	No	No	No	No	No	No
Kitchen Island	Yes	No	Yes			No	No
Kitchen Pantry	Yes	No	Yes	Yes	No	No	No
Lighting:							
LED Lighting							
Under Cabinet Lighting							
Patio / Balcony	All Units	No	All Units	All Units	All Units	No	All Units
Roman Tub(s)	No	No	No	No	No	No	No
Separate Shower	No	No	No	No	No	No	No
Walk-In Closets	Select Units	No	No	No	No	No	No
Washer/Dryer / Fee	Connections	No	Connections	No	No	No	No
Window Treatment	Blinds - Mini		Blinds - Mini				
Wine Chiller	No	No	No	No	No	No	No
Other:	Other: /	Other: /	Other: /	Other: /	Other: /	Other: /	Other: /
PARKING							
Attached Garage	Yes / \$00	No	Yes / \$00	No	No	No	No
Detached Garage	No	No	No	No	Yes / \$00	No	
Carport	No	No	No	Yes / \$0	Yes / \$0	Yes / \$0	Yes / \$0
Parking Structure	No	No	No	No	No		

Reserved Space	No	No	No	Yes / \$0	No	Yes / \$5 per spot	Yes / \$0
Tandem Parking	No	No	No	No			
SECURITY							
Access Gates	No	No	No	Yes		No	No
Gate Attendant	No	No	No	No			No
Courtesy Officer	No	No	No	No			
Security System	No	No	No	No			No
FITNESS							
Fitness Center	No	No	No	Yes		No	No
Pilates/Yoga/Spinning Area	No	No	No				No
Instructor Led Classes	No	No	No				No
TECHNOLOGY							
Technology Package / Fee	No	No	No				
Bluetooth Speakers	No	No	No				
Keyless Entry	No	No	No				
Smart Lighting	No	No	No				
Smart Outlets	No	No	No				
Upgraded Thermostats	No	No	No				
UPGRADES / RENOVATIONS							
Rehab (Y/N)	Yes	No	Yes	No	No	No	No
# of Renov Units / Premium	2 / \$0		8 / \$0				
MARKETING ILS SITES & REPUTATION SCORES							
Apartment Ratings				2.5	3	2	5
Apartments.com	4		4				
Citysearch							
Facebook	3.9		4.7	2.8			5
Google+Local	3.3		3				
Insider Pages							
MerchantCircle							
Rent.com							
Superpages							
Yahoo! Local							
Yellow Pages					5		
Yelp	2.6		3.7	2.5		3	4.5

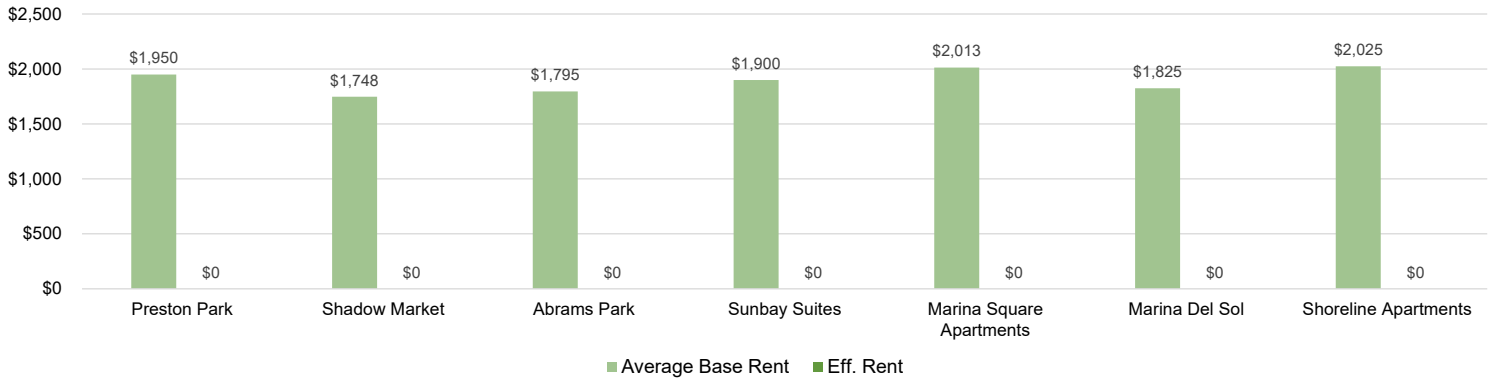
2X1 ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 2X1 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Subject	Preston Park	1987	12	1,150	\$1,900	\$2,000	\$1,950	\$1.70	\$1,950	\$1.70	0.00	0		
Comp 1	Shadow Market	Variable	8	785	\$1,595	\$1,900	\$1,748	\$2.23	\$1,748	\$2.23	0.00	0		
Comp 2	Abrams Park	1978	96	1,000	\$1,723	\$1,867	\$1,795	\$1.79	\$1,795	\$1.79	0.00	0		
Comp 3	Sunbay Suites	1989	85	650	\$1,800	\$2,000	\$1,900	\$2.92	\$1,900	\$2.92	0.00	0		
Comp 4	Marina Square Apartments	1978	48	1,000	\$1,460	\$2,565	\$2,013	\$2.01	\$2,013	\$2.01	0.00	0		
Comp 5	Marina Del Sol	1977	54	736	\$1,650	\$2,000	\$1,825	\$2.48	\$1,825	\$2.48	0.00	0		
Comp 6	Shoreline Apartments	1973	2	850	\$1,950	\$2,100	\$2,025	\$2.38	\$2,025	\$2.38	0.00	0		
2X1	Total / Average	1980	305	855	\$1,695	\$2,045	\$1,870	\$2.19	\$1,870	\$2.19	0.00	0	\$0	\$0.00

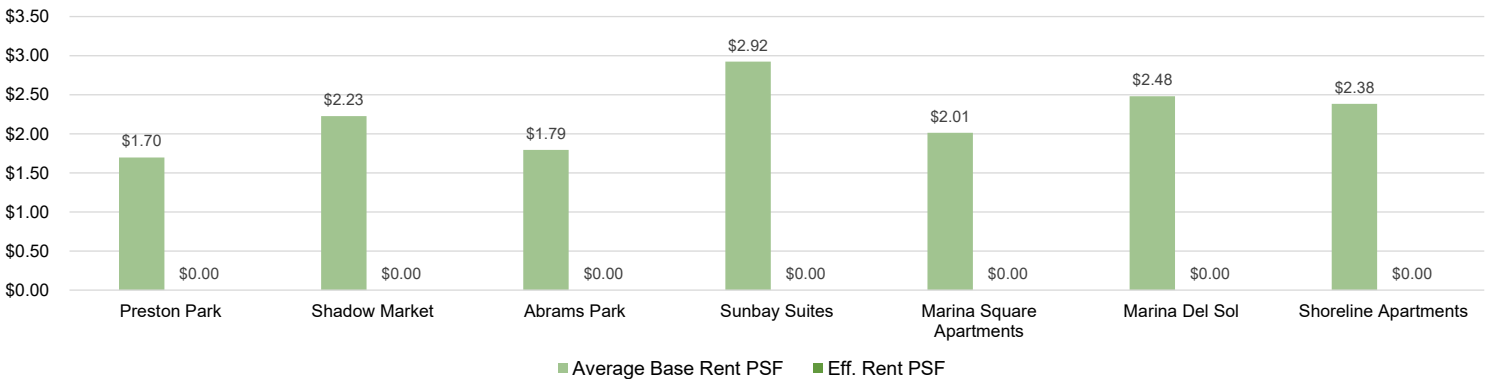
Average Unit Size



2X1 Rent / Unit Analysis



2X1 Rent PSF Analysis



ALL 2X1 UNITS

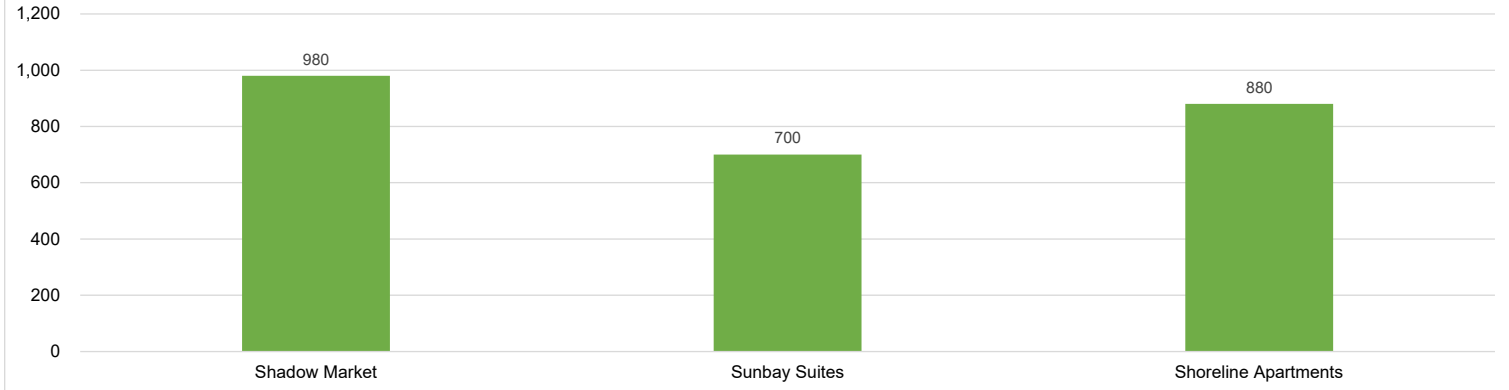
SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X1 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
2X1	Preston Park	A	8	1,150	\$1,900	\$2,000	\$1,950	\$1.70	\$1,950	\$1.70	0.00	0		
2X1	Preston Park	A - SR	4	1,150	\$1,900	\$2,000	\$1,950	\$1.70	\$1,950	\$1.70	0.00	0		
2X1	Shadow Market	0	8	785	\$1,595	\$1,900	\$1,748	\$2.23	\$1,748	\$2.23	0.00	0		
2X1	Abrams Park	A	92	1,000	\$1,700	\$1,850	\$1,775	\$1.78	\$1,775	\$1.78	0.00	0		
2X1	Abrams Park	A - R	4	1,000	\$2,250	\$2,250	\$2,250	\$2.25	\$2,250	\$2.25	0.00	0		
2X1	Sunbay Suites	0	85	650	\$1,800	\$2,000	\$1,900	\$2.92	\$1,900	\$2.92	0.00	0		
2X1	Marina Square Apartments	0	48	1,000	\$1,460	\$2,565	\$2,013	\$2.01	\$2,013	\$2.01	0.00	0		
2X1	Marina Del Sol	0	54	736	\$1,650	\$2,000	\$1,825	\$2.48	\$1,825	\$2.48	0.00	0		
2X1	Shoreline Apartments	0	2	850	\$1,950	\$2,100	\$2,025	\$2.38	\$2,025	\$2.38	0.00	0		

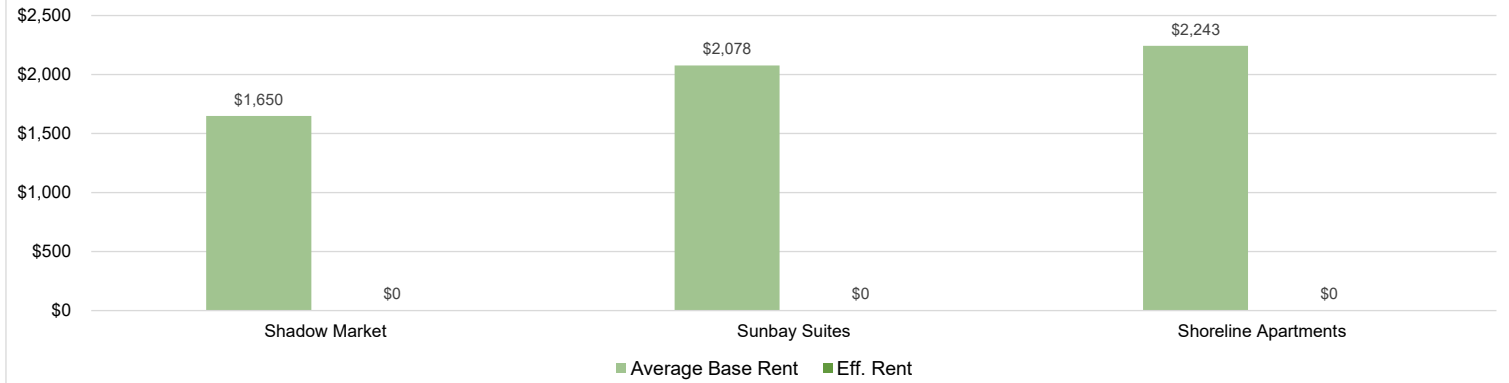
2X2 ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 2X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 1	Shadow Market	Variable	1	980	\$1,650	\$1,650	\$1,650	\$1.68	\$1,650	\$1.68	0.00	0		
Comp 3	Sunbay Suites	1989	85	700	\$2,000	\$2,155	\$2,078	\$2.97	\$2,078	\$2.97	0.00	0		
Comp 6	Shoreline Apartments	1973	10	880	\$2,185	\$2,300	\$2,243	\$2.55	\$2,243	\$2.55	0.00	0		
2X2	Total / Average	1981	96	722	\$2,016	\$2,165	\$2,090	\$2.90	\$2,090	\$2.90	0.00	0	\$0	\$0.00

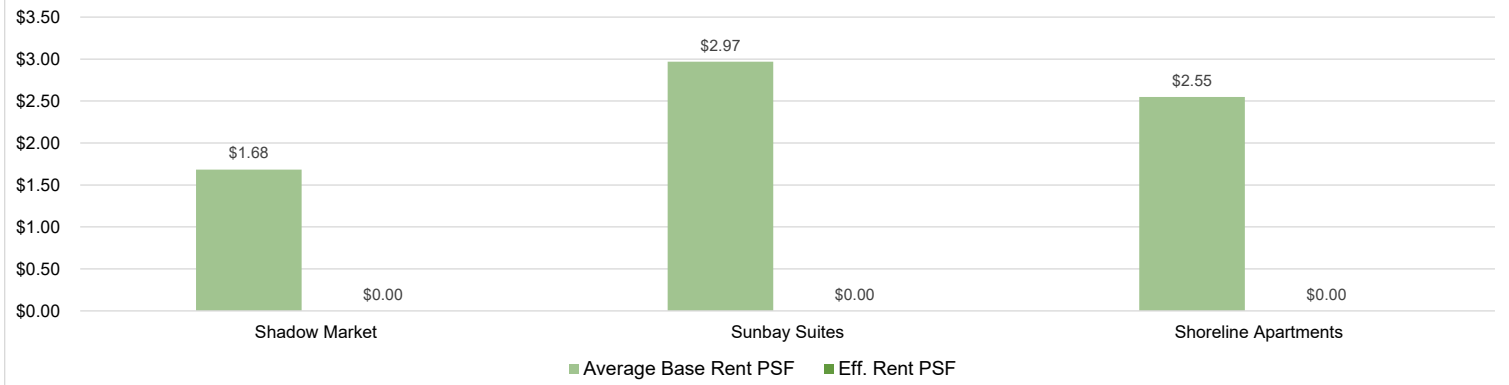
Average Unit Size



2X2 Rent / Unit Analysis



2X2 Rent PSF Analysis



ALL 2X2 UNITS

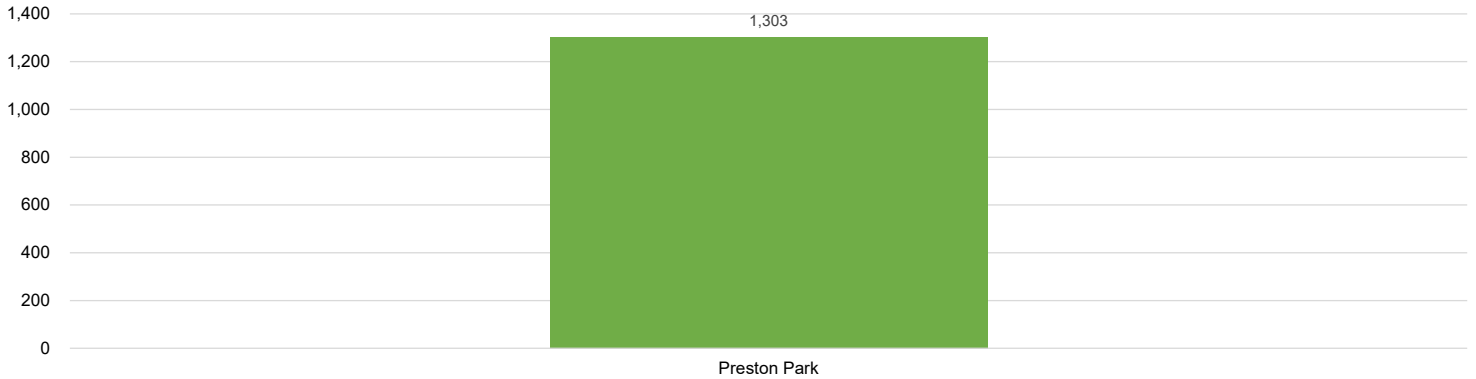
SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
2X2	Sunbay Suites	0	85	700	\$2,000	\$2,155	\$2,078	\$2.97	\$2,078	\$2.97	0.00	0		
2X2	Shoreline Apartments	0	10	880	\$2,185	\$2,300	\$2,243	\$2.55	\$2,243	\$2.55	0.00	0		

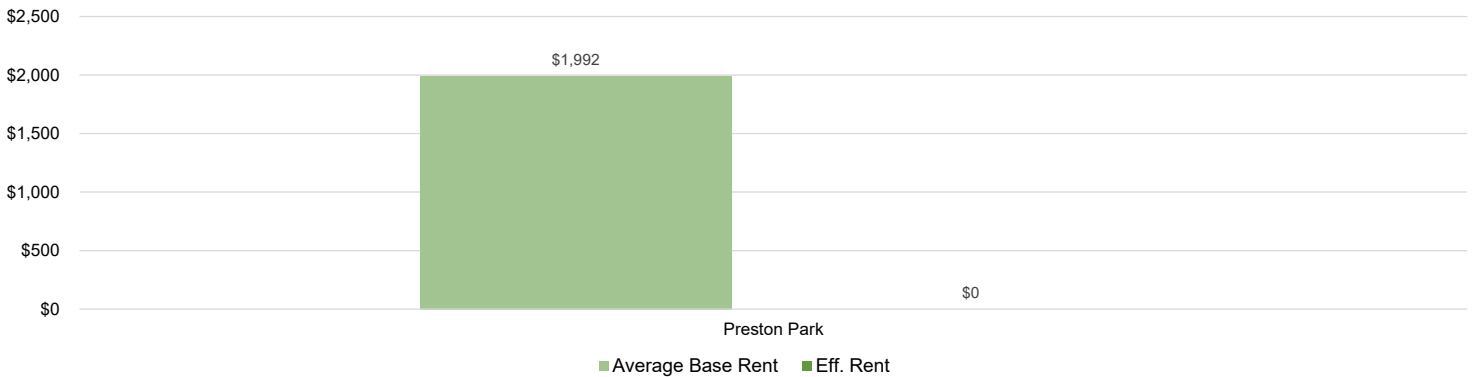
2X2 TH ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 2X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Subject	Preston Park	1987	217	1,303	\$1,947	\$2,037	\$1,992	\$1.53	\$1,992	\$1.53	0.00	0		
2X2 TH	Total / Average	1987	217	1,303	\$1,947	\$2,037	\$1,992	\$1.53	\$1,992	\$1.53	0.00	0	\$0	\$0.00

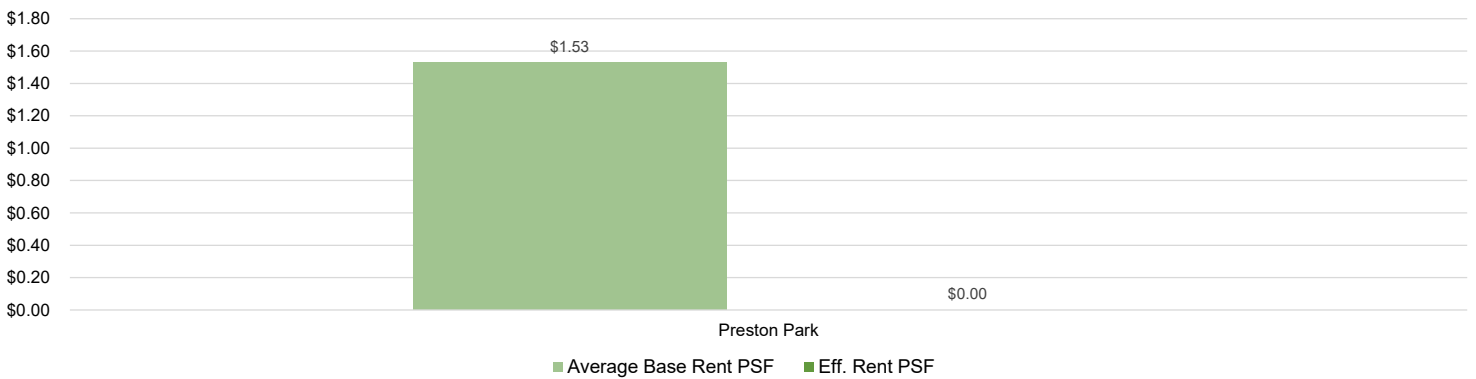
Average Unit Size



2X2 TH Rent / Unit Analysis



2X2 TH Rent PSF Analysis



ALL 2X2 TH UNITS

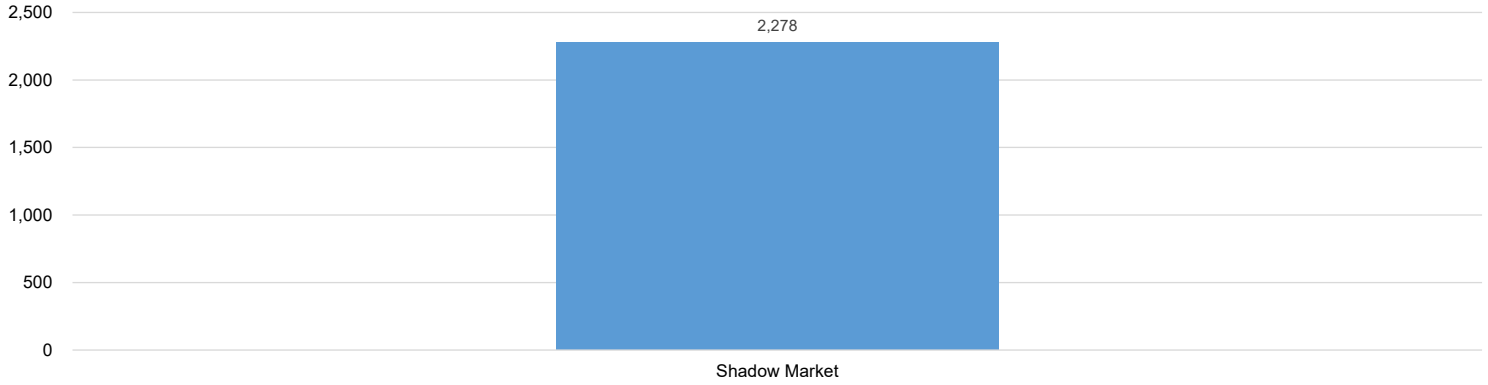
SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
2X2 TH	Preston Park	B	84	1,278	\$1,975	\$2,000	\$1,988	\$1.56	\$1,988	\$1.56	0.00	0		
2X2 TH	Preston Park	B - R	3	1,278	\$2,400	\$2,550	\$2,475	\$1.94	\$2,475	\$1.94	0.00	0		
2X2 TH	Preston Park	B - SR	8	1,278	\$2,075	\$2,150	\$2,113	\$1.65	\$2,113	\$1.65	0.00	0		
2X2 TH	Preston Park	C	118	1,323	\$1,900	\$2,025	\$1,963	\$1.48	\$1,963	\$1.48	0.00	0		
2X2 TH	Preston Park	C - SR	4	1,323	\$2,150	\$2,550	\$2,350	\$1.78	\$2,350	\$1.78	0.00	0		

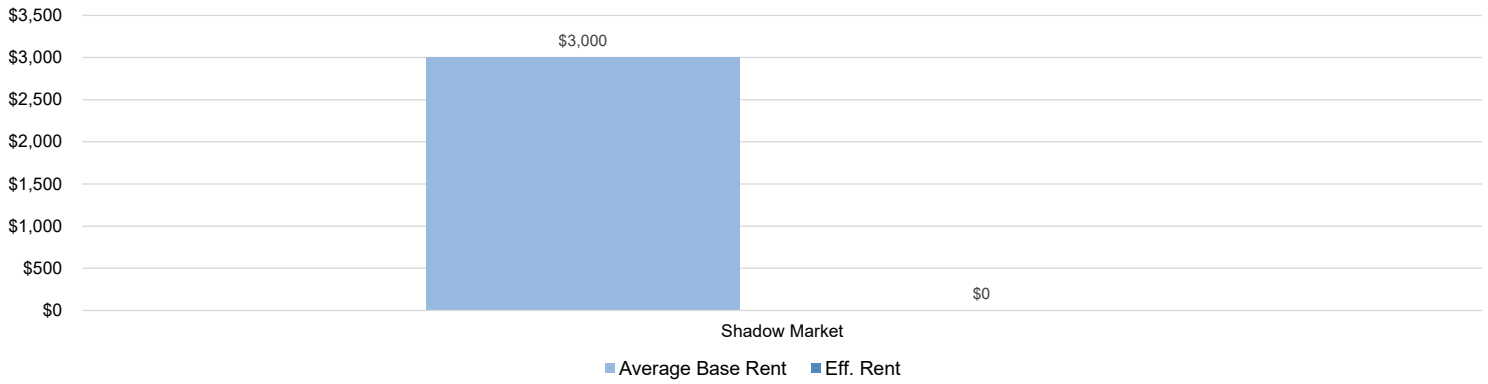
3X2 ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 3X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 1	Shadow Market	Variable	7	2,278	\$2,375	\$3,625	\$3,000	\$1.32	\$3,000	\$1.32	0.00	0		
3X2	Total / Average		7	2,278	\$2,375	\$3,625	\$3,000	\$1.32	\$3,000	\$1.32	0.00	0	\$0	\$0.00

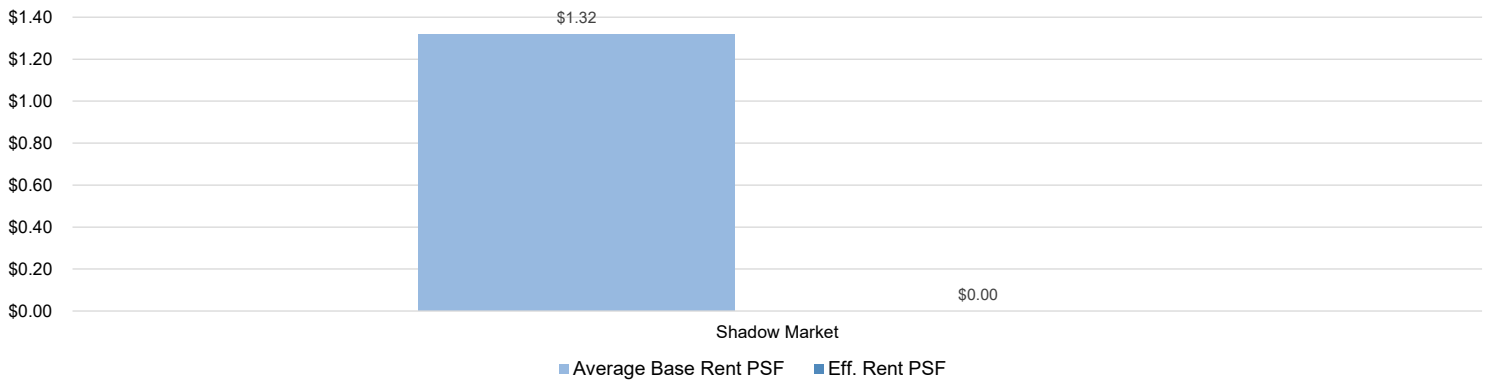
Average Unit Size



3X2 Rent / Unit Analysis



3X2 Rent PSF Analysis



ALL 3X2 UNITS

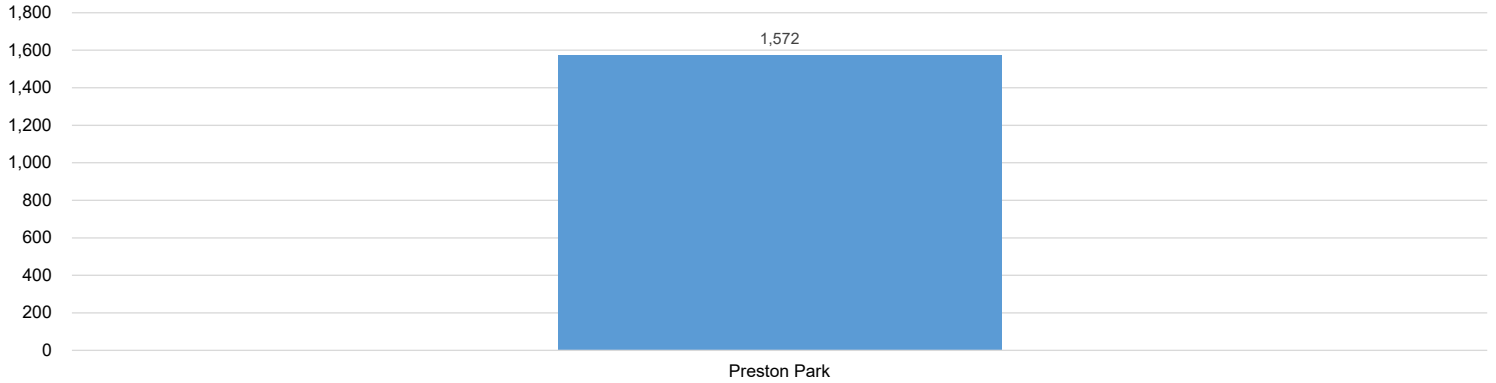
SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 3X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF

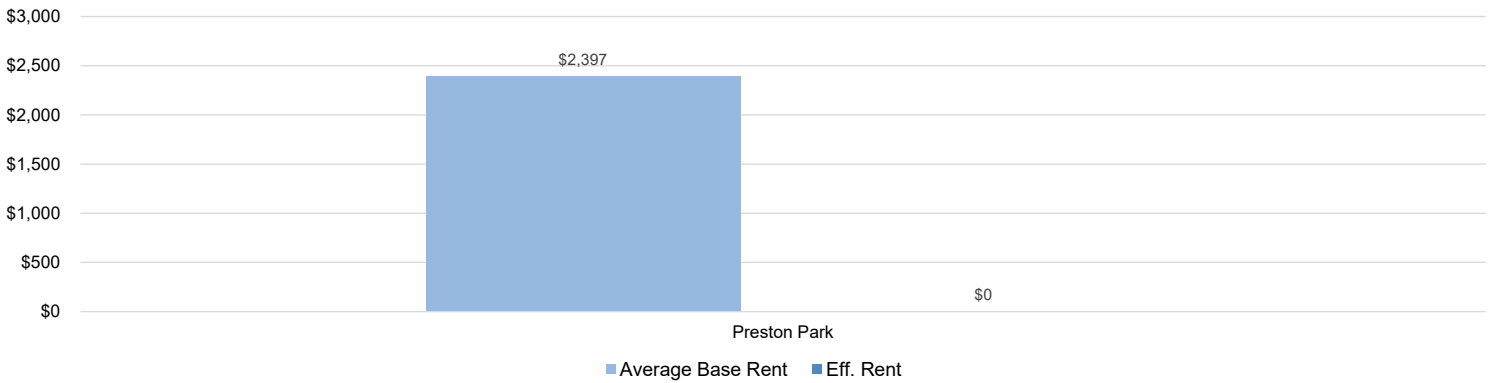
3X2 TH ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 3X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Subject	Preston Park	1987	125	1,572	\$2,384	\$2,410	\$2,397	\$1.52	\$2,397	\$1.52	0.00	0		
3X2 TH	Total / Average	1987	125	1,572	\$2,384	\$2,410	\$2,397	\$1.52	\$2,397	\$1.52	0.00	0	\$0	\$0.00

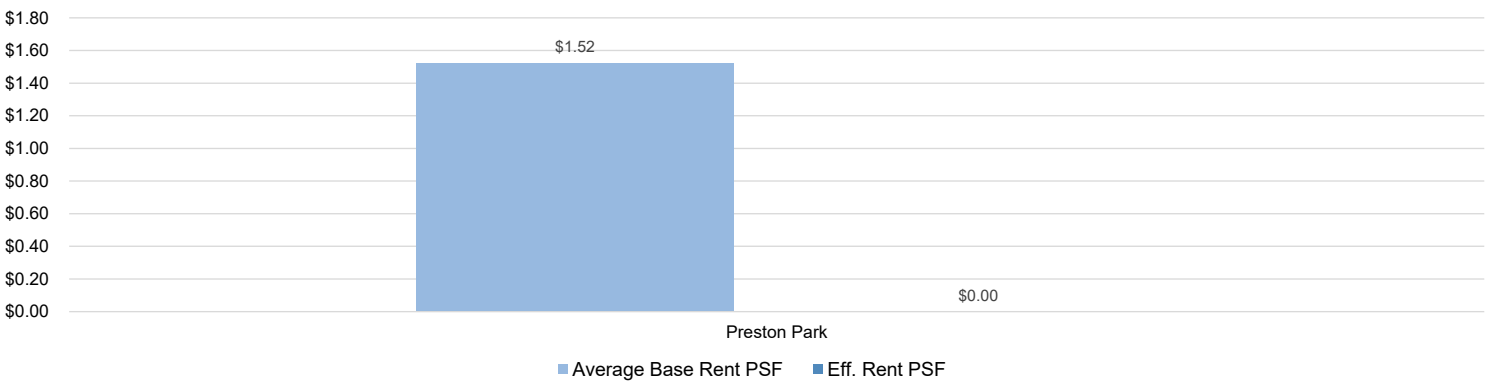
Average Unit Size



3X2 TH Rent / Unit Analysis



3X2 TH Rent PSF Analysis



ALL 3X2 TH UNITS

SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 3X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
3X2 TH	Preston Park	D	120	1,572	\$2,375	\$2,400	\$2,388	\$1.52	\$2,388	\$1.52	0.00	0		
3X2 TH	Preston Park	D - SR	5	1,572	\$2,600	\$2,650	\$2,625	\$1.67	\$2,625	\$1.67	0.00	0		

4 BR ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 4 BR Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
4 BR	Total / Average		0											

ALL 4 BR UNITS

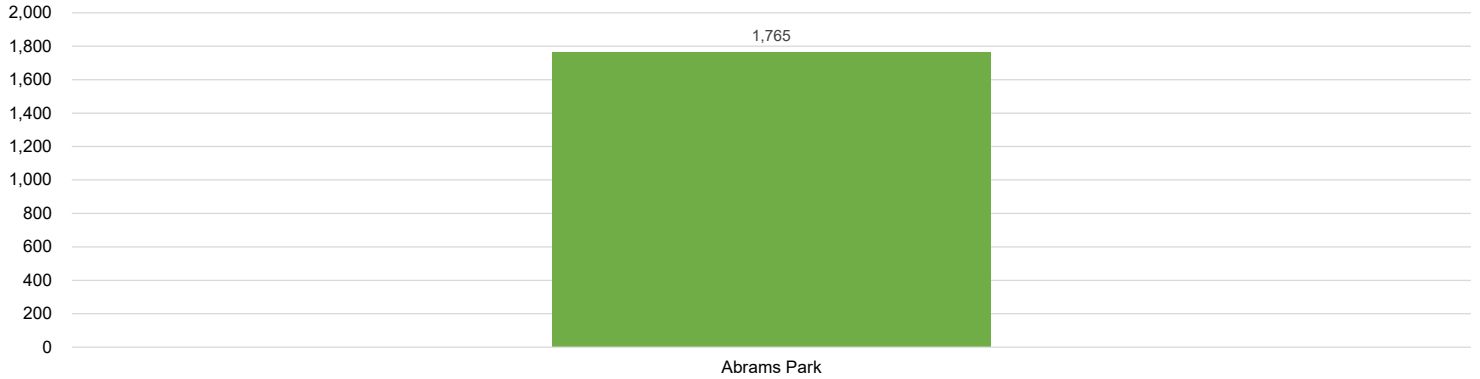
SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 4 BR Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF

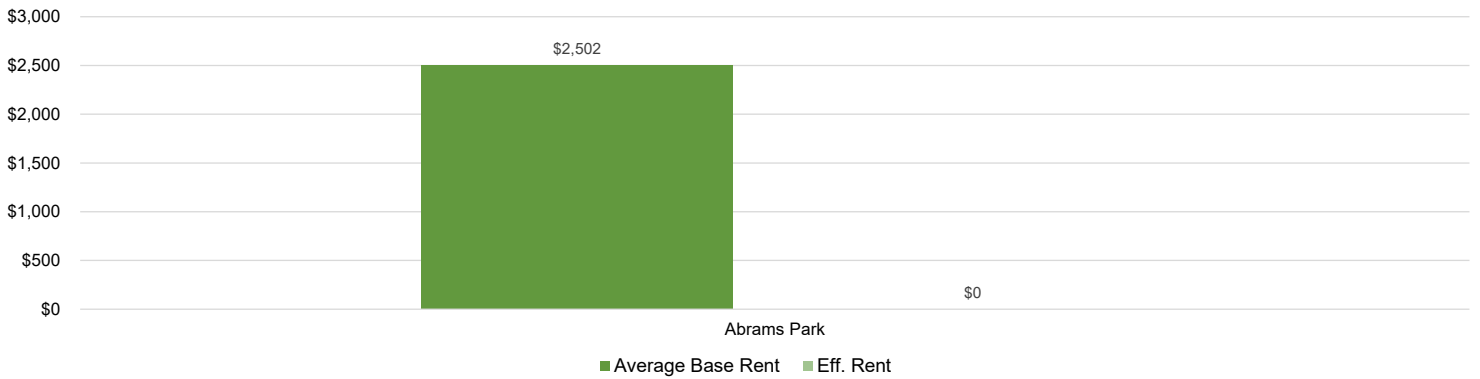
4 BR TH ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 4 BR TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 2	Abrams Park	1978	98	1,765	\$2,492	\$2,511	\$2,502	\$1.42	\$2,502	\$1.42	0.00	0		
4 BR TH	Total / Average	1978	98	1,765	\$2,492	\$2,511	\$2,502	\$1.42	\$2,502	\$1.42	0.00	0	\$0	\$0.00

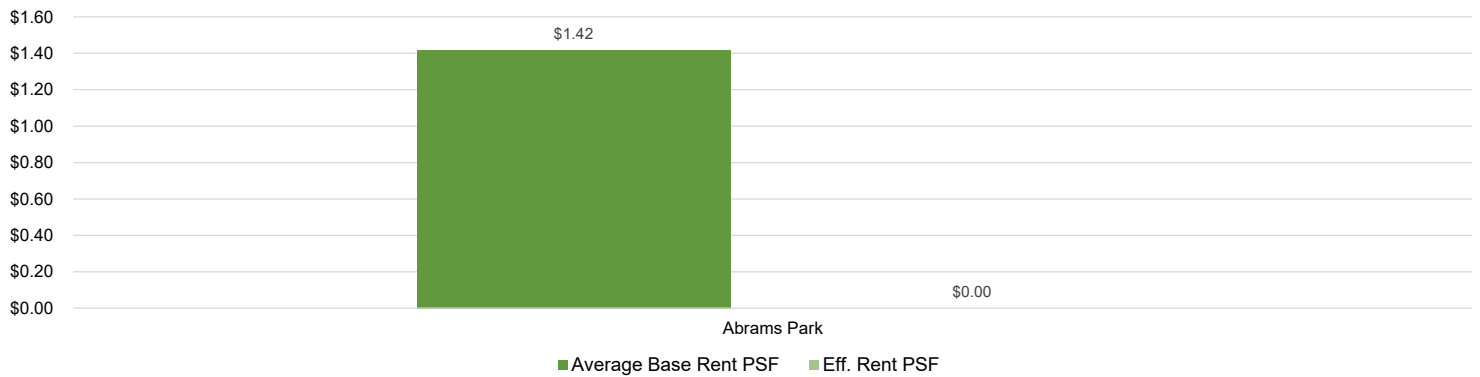
Average Unit Size



4 BR TH Rent / Unit Analysis



4 BR TH Rent PSF Analysis



ALL 4 BR TH UNITS

SORT BY: **AVG. BASE RENT**

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 4 BR TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
4 BR TH	Abrams Park	B	16	1,700	\$2,425	\$2,425	\$2,425	\$1.43	\$2,425	\$1.43	0.00	0		
4 BR TH	Abrams Park	B - SR	2	1,700	\$2,425	\$2,425	\$2,425	\$1.43	\$2,425	\$1.43	0.00	0		
4 BR TH	Abrams Park	C	29	1,750	\$2,475	\$2,475	\$2,475	\$1.41	\$2,475	\$1.41	0.00	0		
4 BR TH	Abrams Park	C - R	4	1,750	\$2,475	\$2,475	\$2,475	\$1.41	\$2,475	\$1.41	0.00	0		
4 BR TH	Abrams Park	C - SR	2	1,800	\$2,525	\$2,550	\$2,538	\$1.41	\$2,538	\$1.41	0.00	0		
4 BR TH	Abrams Park	D	43	1,800	\$2,525	\$2,550	\$2,538	\$1.41	\$2,538	\$1.41	0.00	0		
4 BR TH	Abrams Park	D - R	2	1,800	\$2,650	\$3,000	\$2,825	\$1.57	\$2,825	\$1.57	0.00	0		

HISTORICAL SUMMARY

Survey Date	Comp #	Property	Year Built	# of Units	Average Sq. Ft.	Occupied %	Leased %	Average Base Rent	Avg. Base Rent PSF	Month's Free	Average Eff. Rent	Avg. Eff. Rent PSF	Traffic	Net Leases	Management Company
6/30/2016	Subject	Preston Park	1987	354	1,393	98.9%	100.0%	\$1,917	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
6/30/2016	Comp 1	Shadow Market	Variable	10	963	100.0%		\$1,894	\$1.97	0.00	\$0	\$0.00		0	Variable
6/30/2016	Comp 2	Abrams Park	1978	194	1,386	99.5%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
6/30/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,545	\$2.60	0.00	\$0	\$0.00		0	Sunbay Suites
6/30/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,575	\$1.58	0.00	\$0	\$0.00		0	DYI Properties
6/30/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,438	\$2.12	0.00	\$0	\$0.00		0	Pioneer Properties
6/30/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,433	\$1.77	0.00	\$0	\$0.00		0	Greystar
6/30/2016		Total / Average	1980	1,066	1,051	99.2%	100.0%	\$1,727	\$1.64	0.00	\$0	\$0.00	12	2	
6/30/2016	Subject	Preston Park	1987	354	1,393	98.9%	100.0%	\$1,917	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
6/30/2016	Comp 1	Shadow Market	Variable	10	963	100.0%		\$1,894	\$1.97	0.00	\$0	\$0.00		0	Variable
6/30/2016	Comp 2	Abrams Park	1978	194	1,386	99.5%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
6/30/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,545	\$2.60	0.00	\$0	\$0.00		0	Sunbay Suites
6/30/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,575	\$1.58	0.00	\$0	\$0.00		0	DYI Properties
6/30/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,438	\$2.12	0.00	\$0	\$0.00		0	Pioneer Properties
6/30/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,433	\$1.77	0.00	\$0	\$0.00		0	Greystar
6/30/2016		Total / Average	1980	1,066	1,051	99.2%	100.0%	\$1,727	\$1.64	0.00	\$0	\$0.00	12	2	
10/1/2016	Subject	Preston Park	1987	354	1,393	98.9%	100.0%	\$1,917	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
10/1/2016	Comp 1	Shadow Market	Variable	13	1,161	100.0%		\$1,985	\$1.71	0.00	\$0	\$0.00		0	Variable
10/1/2016	Comp 2	Abrams Park	1978	194	1,386	100.0%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
10/1/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,562	\$2.63	0.00	\$0	\$0.00		0	Sunbay Suites
10/1/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,625	\$1.63	0.00	\$0	\$0.00		0	DYI Properties
10/1/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,500	\$2.22	0.00	\$0	\$0.00		0	Pioneer Properties
10/1/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,433	\$1.77	0.00	\$0	\$0.00		0	Greystar
10/1/2016		Total / Average	1980	1,069	1,053	99.3%	100.0%	\$1,741	\$1.65	0.00	\$0	\$0.00	12	2	
2/3/2017	Subject	Preston Park	1987	354	1,393	98.3%	100.0%	\$1,918	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
2/3/2017	Comp 1	Shadow Market	Variable	28	1,077	100.0%		\$1,916	\$1.78	0.00	\$0	\$0.00		0	Variable
2/3/2017	Comp 2	Abrams Park	1978	194	1,386	97.9%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
2/3/2017	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,562	\$2.63	0.00	\$0	\$0.00		0	Sunbay Suites
2/3/2017	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,625	\$1.63	0.00	\$0	\$0.00		0	DYI Properties
2/3/2017	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,500	\$2.22	0.00	\$0	\$0.00		0	Pioneer Properties
2/3/2017	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,477	\$1.83	0.00	\$0	\$0.00		0	Greystar
2/3/2017		Total / Average	1980	1,084	1,052	98.9%	100.0%	\$1,747	\$1.66	0.00	\$0	\$0.00	12	2	
2/3/2017	Subject	Preston Park	1987	354	1,393	98.3%	100.0%	\$1,918	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
2/3/2017	Comp 1	Shadow Market	Variable	28	1,077	100.0%		\$1,916	\$1.78	0.00	\$0	\$0.00		0	Variable
2/3/2017	Comp 2	Abrams Park	1978	194	1,386	97.9%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
2/3/2017	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,451	\$2.45	0.00	\$0	\$0.00		0	Sunbay Suites
2/3/2017	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,625	\$1.63	0.00	\$0	\$0.00		0	DYI Properties
2/3/2017	Comp 5	Marina Del Sol	1977	108	677	98.0%	100.0%	\$1,488	\$2.20	0.00	\$0	\$0.00		0	Pioneer Properties
2/3/2017	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,477	\$1.83	0.00	\$0	\$0.00		0	Greystar
2/3/2017		Total / Average	1980	1,084	1,052	98.8%	100.0%	\$1,718	\$1.63	0.00	\$0	\$0.00	12	2	
6/1/2018	Subject	Preston Park	1987	354	1,393	98.0%	99.2%	\$2,070	\$1.49	0.00	\$0	\$0.00	9	0	Alliance Residential
6/1/2018	Comp 1	Shadow Market	Variable	8	1,281	100.0%		\$2,155	\$1.68	0.00	\$0	\$0.00		0	Variable
6/1/2018	Comp 2	Abrams Park	1978	194	1,386	99.5%	99.5%	\$2,100	\$1.51	0.00	\$0	\$0.00	15	2	Alliance Residential
6/1/2018	Comp 3	Sunbay Suites	1989	266	593	90.0%	100.0%	\$1,668	\$2.81	0.00	\$0	\$0.00		0	Sunbay Suites
6/1/2018	Comp 4	Marina Square Apartments	1978	48	1,000	100.0%	100.0%	\$2,125	\$2.13	0.00	\$0	\$0.00		0	DYI Properties
6/1/2018	Comp 5	Marina Del Sol	1977	108	677	99.0%	99.0%	\$1,600	\$2.36	0.00	\$0	\$0.00		0	Pioneer Properties
6/1/2018	Comp 6	Shoreline Apartments	1973	86	809	100.0%	100.0%	\$2,047	\$2.53	0.00	\$0	\$0.00		0	Greystar
6/1/2018		Total / Average	1980	1,064	1,053	98.1%	99.6%	\$1,929	\$1.83	0.00	\$0	\$0.00	12	2	
6/30/2018	Subject	Preston Park	1987	354	1,393	98.3%	99.2%	\$2,070	\$1.49	0.00	\$0	\$0.00	9	0	Alliance Residential
6/30/2018	Comp 1	Shadow Market	Variable	10	1,187	100.0%		\$2,473	\$2.08	0.00	\$0	\$0.00		0	Variable
6/30/2018	Comp 2	Abrams Park	1978	194	1,386	98.5%	100.0%	\$2,101	\$1.52	0.00	\$0	\$0.00	15	2	Alliance Residential
6/30/2018	Comp 3	Sunbay Suites	1989	266	593	90.0%	100.0%	\$1,668	\$2.81	0.00	\$0	\$0.00		0	Sunbay Suites
6/30/2018	Comp 4	Marina Square Apartments	1978	48	1,000	100.0%	100.0%	\$2,125	\$2.13	0.00	\$0	\$0.00		0	DYI Properties
6/30/2018	Comp 5	Marina Del Sol	1977	108	677	99.0%	99.0%	\$1,600	\$2.36	0.00	\$0	\$0.00		0	Pioneer Properties
6/30/2018	Comp 6	Shoreline Apartments	1973	86	809	100.0%	100.0%	\$2,047	\$2.53	0.00	\$0	\$0.00		0	Greystar
6/30/2018		Total / Average	1980	1,066	1,053	98.0%	99.7%	\$1,932	\$1.84	0.00	\$0	\$0.00	12	2	
8/30/2018	Subject	Preston Park	1987	354	1,393	98.0%	99.2%	\$2,072	\$1.49	0.00	\$0	\$0.00	10	4	Alliance Residential
8/30/2018	Comp 1	Shadow Market	Variable	16	1,450	100.0%		\$2,289	\$1.58	0.00	\$0	\$0.00		0	Variable
8/30/2018	Comp 2	Abrams Park	1978	194	1,386	99.5%	99.5%	\$2,105	\$1.52	0.00	\$0	\$0.00	4	4	Alliance Residential
8/30/2018	Comp 3	Sunbay Suites	1989	266	593	90.0%	100.0%	\$1,668	\$2.81	0.00	\$0	\$0.00		0	Sunbay Suites
8/30/2018	Comp 4	Marina Square Apartments	1978	48	1,000	100.0%	100.0%	\$2,125	\$2.13	0.00	\$0	\$0.00		0	DYI Properties
8/30/2018	Comp 5	Marina Del Sol	1977	108	677	99.0%	99.0%	\$1,600	\$2.36	0.00	\$0	\$0.00		0	Pioneer Properties
8/30/2018	Comp 6	Shoreline Apartments	1973	84	742	100.0%	100.0%	\$1,961	\$2.64	0.00	\$0	\$0.00		0	Greystar
8/30/2018		Total / Average	1980	1,070	1,053	98.1%	99.6%	\$1,927	\$1.83	0.00	\$0	\$0.00	7	4	

Calculation of Affordable Units FY 20/21 Rent Levels

(A) MAXIMUM HOUSEHOLD INCOME LIMITS (ANNUAL)

HUD AMI Level	Number of Persons								
	1	2	3	4	5	6	7	8	9*
Very Low (50% AMI)	\$33,950	\$38,800	\$43,650	\$48,450	\$52,350	\$56,250	\$60,100	\$64,000	\$67,850
Low/Lower (60% AMI)	\$40,740	\$46,560	\$52,380	\$58,140	\$62,820	\$67,500	\$72,120	\$76,800	\$81,400
Low (80% AMI)	\$54,250	\$62,000	\$69,750	\$77,500	\$83,700	\$89,900	\$96,100	\$102,300	\$108,500

Source: HUD Median Income for Monterey County 2019 at <https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn>

* 9-Person Income Limits are calculated as 140% of the 4-person limits with rounding as per HUD Guidelines

(B) MAXIMUM MONTHLY HOUSING COST (Rent + Utility Allowance)

HUD Area Median Income (AMI) Level	Number of Bedrooms		
	2BD ¹	4BD ²	3BD ³
Very Low (50% AMI)	\$ 1,091	\$ 1,406	\$1,260
Low/Lower (60% AMI)	\$ 1,310	\$ 1,688	\$1,512
Low (80% AMI)	\$ 1,744	\$ 2,248	\$2,015

Notes:

¹ Calculated as 2BD AMI @ 50%, 60% and 80% for **3 persons** x 30% and then divided by 12 months

² Calculated as 4BD AMI @ 50%, 60% and 80% for **6 persons** x 30% and then divided by 12 months

³ Calculated as 3BD AMI @ 50%, 60% and 80% for **4.5 persons** x 30% and then divided by 12 months (Preston Park Only)

(C) AFFORDABLE UNITS RENT CALCULATION USING 50%/60%/80% BRACKET LESS HAMC (HCV Program) UTILITIES ALLOWANCE^{5,6}

	2BD		4BD		3BD (Preston Only)	
	20/21	19/20	20/21	19/20	20/21	19/20
Very Low (50% AMI)	\$ 1,091	\$ 1,011	\$ 1,406	\$ 1,303	\$1,260	\$1,168
Less Utilities	\$ (202)	\$ (202)	\$ (328)	\$ (328)	\$ (264)	\$ (264)
Monthly Rent Net of Utilities	\$ 889	\$ 809	\$ 1,078	\$ 975	\$996	\$904
Low/Lower (60% AMI)	\$ 1,310	\$ 1,214	\$ 1,688	\$ 1,564	\$1,512	\$1,401
Less Utilities	\$ (202)	\$ (202)	\$ (328)	\$ (328)	\$ (264)	\$ (264)
Monthly Rent Net of Utilities	\$ 1,108	\$ 1,012	\$ 1,360	\$ 1,236	\$1,248	\$1,137
Low/Lower (80% AMI)	\$ 1,744	\$ 1,618	\$ 2,248	\$ 2,084	\$2,015	\$1,868
Less Utilities	\$ (202)	\$ (202)	\$ (328)	\$ (328)	\$ (264)	\$ (264)
Monthly Rent Net of Utilities	\$ 1,542	\$ 1,416	\$ 1,920	\$ 1,756	\$1,751	\$1,604

⁵ Source for Utilities Deduction in the HAMC HVC Program Utilities Allowances for Apts & Townhouses at

https://hamonterey.org/wp-content/uploads/2017/01/Utility-Allowances_01_19_thru-12_31_2020.pdf

⁶ Utilities (UTA-Apts/Townhouses Allowances) used for calc are "HEATING (Natural Gas)", "COOKING (Natural Gas)", "OTHER ELECTRIC", WATER HEATING (Natural Gas), WATER, SEWER, and "TRASH COLLECTION"

Preston Park Budget Memo Attachment D - Highlights of Operating Expenses

ATTACHMENT D

Operating Expenses	Approved Budget FY 2019/2020	Estimated Actuals FY 2019/2020	Proposed FY 2020/2021		Variance of Approved Budget From 2019/2020 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2019/2020 Estimated Actuals	%	Comments		2020/2021 Proposed Budget vs. 2019/2020 Approved Budget	%
PAYROLL	\$565,997	\$567,523	\$584,631	I	\$1,526	0.27%	Increase due to higher than expected Insurance Benefits costs.	I	\$17,108	2.93%	Increase due to slight increases in Insurance Benefit costs as well as annual merit increases for team members of 1-3%.	I	\$18,634	3.29%
LANDSCAPING	\$47,940	\$49,466	\$51,745	I	\$1,526	3.08%	Increase due higher than anticipated irrigation repairs.	I	\$2,279	4.40%	Increase to allow for the anticipated maintenance contract vendor increase.	D	\$3,805	7.94%
UTILITIES	\$124,670	\$118,671	\$125,549	D	(\$5,999)	-5.06%	Decrease due to lower than anticipated costs in Water and Electricity.	I	\$6,878	5.48%	2020/2021 budget based upon 2019/2020 actuals with an approximate 5-7% increase in rates.	I	\$879	0.71%
REDECORATING	\$137,014	\$126,773	\$132,520	D	(\$10,241)	-8.08%	Decrease due to a higher number of turns completed by site staff and lower than anticipated apartment turnover.	I	\$5,747	4.34%	2020/2021 budget based upon 2019/2020 actuals with an approximate 4% increase in rates.	D	(\$4,494)	-3.28%
MAINTENANCE	\$110,756	\$119,568	\$124,555	I	\$8,812	7.37%	Increase due to higher than anticipated costs for Small Equipment, Electrical, HVAC and Misc. Supplies.	I	\$4,987	4.00%	2020/2021 budget based upon 2019/2020 actuals with an approximate 4% increase in rates.	D	\$13,799	12.46%
MARKETING	\$10,004	\$11,225	\$11,258	I	\$1,221	10.88%	Increase due to higher than anticipated costs for Rent Café monthly fee.	I	\$33	0.29%	2020/2021 budget based upon 2019/2020 actuals.	I	\$1,254	12.53%
ADMINISTRATIVE	\$92,339	\$96,604	\$100,493	I	\$4,265	4.41%	Increase due to higher than anticipated legal fees.	I	\$3,889	3.87%	2020/2021 budget based upon 2019/2020 actuals with a slight increase in rates.	I	\$8,154	8.83%
INSURANCE & TAXES	\$347,239	\$342,018	\$334,561	D	(\$5,221)	-1.53%	Reflects lower rates than anticipated.	D	(\$7,457)	-2.23%	Decrease to account for lower anticipated rates.	I	(\$12,678)	-3.65%
NON-ROUTINE MAINTENANCE	\$286,152	\$234,985	\$242,480	D	(\$51,167)	-21.77%	Decrease primarily due to termite treatment being \$45,000 under budget.	I	\$7,495	3.09%	Increase due to the following projects: mailbox replacements (\$35,000), garage spring replacements (\$60,000), lighting additions (\$20,000), and gopher treatments (\$24,250).	I	(\$43,672)	-15.26%
MANAGEMENT FEES	\$170,829	\$171,890	\$175,026	I	\$1,061	0.62%	Increase due to higher than anticipated Total Income.	I	\$3,136	1.79%	Increase due to increase in Total Income.	I	\$4,197	2.46%
TOTAL OPERATING EXPENSES	\$1,892,940	\$1,838,723	\$1,882,817	D	(\$54,217)	-2.95%	Decrease due to lower than expected costs in expense categories detailed above.	I	\$44,095	2.40%	Increase due to expense category increases detailed above.	I	(\$10,123)	-0.53%

I -- DESIGNATES INCREASE

D -- DESIGNATES DECREASE

PRESTON PARK
2021 STANDARD BUDGET
CONSOLIDATION & SIGN-OFF

Description	2021 Total	2020 Projected	Variance	Variance %
Physical Occupancy	97.56 %	99.25 %		
Economic Occupancy	97.75 %	98.32 %		

Gross Potential Mkt Rent	\$7,059,900	\$6,925,302	\$134,598	1.9%
Loss to Lease	\$0	\$0	\$0	0.0%
Gain to Lease	\$0	\$0	\$0	0.0%
Affordable Housing	\$0	\$0	\$0	0.0%
Vacancy Loss	(\$94,385)	(\$51,678)	(\$42,707)	-82.6%
Vacancy Loss Collected	\$0	\$0	\$0	0.0%
Non Rev Producing Units	(\$14,592)	(\$14,592)	(\$0)	0.0%
Models	\$0	\$0	\$0	0.0%
Employee Units	(\$50,041)	(\$50,041)	\$0	0.0%
Office, Laundry, Maintenance Units	\$0	\$0	\$0	0.0%
Courtesy Office Units	\$0	\$0	\$0	0.0%
Guest Housing	\$0	\$0	\$0	0.0%
Guest Housing Expense	\$0	\$0	\$0	0.0%
Rental Concessions	\$0	\$0	\$0	0.0%
Recurring Concessions	\$0	\$0	\$0	0.0%
Other Concessions	\$0	\$0	\$0	0.0%
Free Rent	\$0	\$0	\$0	0.0%
Referral Rent Credit	\$0	\$0	\$0	0.0%
Previously Collected Rent	\$0	\$0	\$0	0.0%
Future Rent Collected	\$0	\$0	\$0	0.0%
Delinquent Rent	\$0	\$0	\$0	0.0%
Net Delinquency	\$0	\$0	\$0	0.0%
Other Month Rent/Past Due	\$0	\$0	\$0	0.0%
Other Month Rent/Past Due - Affordable	\$0	\$0	\$0	0.0%
Rent Adjustments	\$0	\$0	\$0	0.0%
Rent Adjustments - Affordable	\$0	\$0	\$0	0.0%
Prior Year Income Accrual Adj	\$0	\$0	\$0	0.0%
Rents Collected by Prior Mgmt	\$0	\$0	\$0	0.0%
Less: Writeoffs	\$0	\$0	\$0	0.0%
Write Off Rent Recovery	\$0	\$0	\$0	0.0%
Bad Debt Expense	\$0	\$0	\$0	0.0%
Base Rent	\$0	\$0	\$0	0.0%
Base Rent - Section 8	\$0	\$0	\$0	0.0%
Base Rent - Commercial	\$0	\$0	\$0	0.0%
Base Rent - CPI Increase	\$0	\$0	\$0	0.0%
Other Income	\$40,271	\$38,434	\$1,837	4.8%
Miscellaneous Income	\$59,884	\$59,884	\$0	0.0%
Retail Income	\$0	\$0	\$0	0.0%
Corporate Apt Income	\$0	\$0	\$0	0.0%
Corporate Expenses	\$0	\$0	\$0	0.0%
Utility Reimbursement	\$0	\$0	\$0	0.0%
TOTAL INCOME	\$7,001,037	\$6,907,309	\$93,728	1.4%

Description	2021 Total	2020 Projected	Variance	Variance %
Payroll	\$584,631	\$567,523	(\$17,108)	-3.0%
Landscaping	\$51,745	\$49,466	(\$2,279)	-4.6%
Utility Expense	\$125,549	\$118,671	(\$6,878)	-5.8%
Marketing	\$11,258	\$11,225	(\$33)	-0.3%
Administrative	\$100,493	\$96,604	(\$3,889)	-4.0%
Maintenance	\$124,555	\$119,568	(\$4,987)	-4.2%
Redecorating	\$132,520	\$126,773	(\$5,747)	-4.5%
Retail Expense	\$0	\$0	\$0	0.0%
Management Fees	\$175,026	\$171,890	(\$3,136)	-1.8%
Insurance	\$205,146	\$217,406	\$12,260	5.6%
Taxes	\$129,415	\$124,612	(\$4,803)	-3.9%
Professional Services	\$0	\$0	\$0	0.0%
Non-Routine Maintenance	\$242,480	\$234,985	(\$7,495)	-3.2%
TOTAL OPERATING EXP	\$1,882,817	\$1,838,723	(\$44,095)	-2.4%
NET OPERATING INCOME	\$5,118,220	\$5,068,586	\$49,633	1.0%
Partnership Income	\$0	\$0	\$0	0.0%
Partnership Expense	\$0	\$0	\$0	0.0%
Debt Services	\$1,512,646	\$1,516,790	\$4,144	0.3%
Non-Routine Improvements	\$0	\$0	\$0	0.0%
Non-Routine Capital Expense	\$0	\$0	\$0	0.0%
Depreciation Expense	\$0	\$0	\$0	0.0%
Amortization	\$0	\$0	\$0	0.0%
Extraordinary Items	\$0	\$0	\$0	0.0%
NET INCOME	\$3,605,574	\$3,551,797	\$53,777	1.5%
Retained Earnings	\$1,750,000	\$1,750,000	\$0	0.0%
Other Current Assets	\$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%
Mortgage Insurance Prem Reserve	\$0	\$0	\$0	0.0%
Replacement Reserve	\$890,664	\$890,664	\$0	0.0%
Capital Assets	(\$0)	\$0	\$0	100.0%
WIP	\$0	\$0	\$0	0.0%
Long Term Liabilities	\$0	\$0	\$0	0.0%
NET CASH FLOW	\$964,910	\$911,133	\$53,777	5.9%

ALLIANCE PROGRAM PARTICIPATION	
Alliance Recovery Services *	No
Alliance Resident Works	Yes
Alliance Yardi	Yes
Yardi CheckSCAN	Yes
Conserve Utility Billing / Expense Management	No
SEO Services	No
PPC Services	No
PayScan	Yes
Cloud-Based Budget Solution	Yes
Kingsley Survey	Yes
LRO Revenue Management	No
RCG/NCC Business Services Collections	Yes
On-Site.com App Screening, Doc. Mgmt, Elec. Signature	Yes

*No cost to community

Approvals

Owner

Date

Alliance Residential, LLC or any of its affiliates (collectively the "Manager") makes no guarantee, warranty or representation whatsoever (notwithstanding anything to the contrary set forth in the Management Agreement) in connection with the accuracy of this Operating Budget as it is intended as a good faith estimate only. By its execution hereof, Owner hereby authorizes Manager to incur the costs and expenses applicable for the line items set forth in this Budget.

PRESTON PARK
2021 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	per unit	per sq ft	2020 Projected
INCOME																	
GROSS POTENTIAL MARKET RENT																	
4100-0010	Gross Potential Mkt Rent	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$7,059,900	\$19,943	\$14.32	\$6,925,302
4100-0030	Loss to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
4100-0040	Gain to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
4100-0050	Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
ACTUAL POTENTIAL RENT		\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$7,059,900	\$19,943	\$14.32	\$6,925,302
Average Potential Rent		\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$19,943			\$19,563
Average Potential Rent per sq ft		\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$1.19	\$14.32			\$14.04
4100-0060	Vacancy Loss	(\$7,751)	(\$7,295)	(\$7,295)	(\$7,751)	(\$8,207)	(\$8,207)	(\$8,207)	(\$8,207)	(\$8,207)	(\$8,207)	(\$7,751)	(\$7,295)	(\$94,385)	(\$267)	(\$0.19)	(\$51,678)
4100-0080	Non Rev Producing Units	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$14,592)	(\$41)	(\$0.03)	(\$14,592)
TOTAL GROSS POTENTIAL MARKET RENT		\$575,188	\$575,643	\$575,643	\$575,188	\$574,732	\$574,732	\$574,732	\$574,732	\$574,732	\$574,732	\$575,188	\$575,643	\$6,900,882	\$19,494	\$13.99	\$6,808,991
Average Effective Rent		\$1,662	\$1,664	\$1,664	\$1,667	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,662	\$1,664	\$19,945			\$19,679
Average Effective Rent per sq ft		\$1.19	\$1.19	\$1.19	\$1.20	\$1.20	\$1.20	\$1.20	\$1.20	\$1.20	\$1.20	\$1.19	\$1.19	\$14.32			\$14.13
Physical Occupancy		97.60 %	97.74 %	97.74 %	97.60 %	97.46 %	97.46 %	97.46 %	97.46 %	97.46 %	97.46 %	97.60 %	97.74 %	97.56 %			99.25 %
Economic Occupancy		97.77 %	97.84 %	97.84 %	97.77 %	97.69 %	97.69 %	97.69 %	97.69 %	97.69 %	97.69 %	97.77 %	97.84 %	97.75 %			98.32 %
OTHER INCOME																	
4200-0060	Application Fees	\$659	\$517	\$517	\$374	\$422	\$374	\$422	\$422	\$469	\$469	\$612	\$564	\$5,822	\$16	\$0.01	\$5,821
4200-0180	Damage Fees	\$2,500	\$2,000	\$2,000	\$1,500	\$1,500	\$1,250	\$1,500	\$1,500	\$1,750	\$1,750	\$2,250	\$2,250	\$21,750	\$61	\$0.04	\$19,021
4200-0230	Termination Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
4200-0340	Pet Fees	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000	\$8	\$0.01	\$4,025
4200-0360	NSF	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$399	\$1	\$0.00	\$400
4200-0370	Late Fees	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$9,300	\$26	\$0.02	\$9,167
TOTAL OTHER INCOME		\$4,218	\$3,575	\$3,575	\$2,933	\$2,980	\$2,683	\$2,980	\$2,980	\$3,278	\$3,278	\$3,920	\$3,873	\$40,271	\$114	\$0.08	\$38,434
MISCELLANEOUS INCOME																	
4300-0060	Interest Income	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$59,884	\$169	\$0.12	\$59,884
TOTAL MISCELLANEOUS INCOME		\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$59,884	\$169	\$0.12	\$59,884
TOTAL INCOME		\$584,395	\$584,209	\$584,209	\$583,110	\$582,702	\$582,404	\$582,702	\$582,702	\$582,999	\$582,999	\$584,098	\$584,506	\$7,001,037	\$19,777	\$14.20	\$6,907,309
OPERATING EXPENSES																	
PAYROLL																	
ADMINISTRATIVE PAYROLL																	
5100-1010	Regional Manager	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$632	\$632	\$7,401	\$21	\$0.02	\$6,864
5100-1020	Senior Manager	\$4,392	\$4,392	\$4,392	\$4,392	\$4,392	\$4,392	\$4,392	\$4,392	\$4,392	\$4,392	\$4,524	\$4,524	\$52,972	\$150	\$0.11	\$50,858
5100-1040	Assistant Manager	\$5,673	\$5,673	\$5,673	\$5,673	\$5,673	\$5,673	\$5,673	\$5,673	\$5,673	\$5,673	\$5,843	\$5,843	\$68,414	\$193	\$0.14	\$44,158
TOTAL ADMINISTRATIVE PAYROLL		\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,999	\$10,999	\$128,788	\$364	\$0.26	\$110,057
LEASING PAYROLL																	
5100-2010	Leasing Manager	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,317	\$2,317	\$27,125	\$77	\$0.06	\$22,467
5100-2020	Leasing Consultant	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,912	\$1,912	\$22,383	\$63	\$0.05	\$44,644
TOTAL LEASING PAYROLL		\$4,105	\$4,105	\$4,105	\$4,105	\$4,105	\$4,105	\$4,105	\$4,105	\$4,105	\$4,105	\$4,228	\$4,228	\$49,508	\$140	\$0.10	\$67,112
MAINTENANCE PAYROLL																	
5100-3010	Director of Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$792
5100-3020	Sr. Maintenance Manager	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,127	\$3,127	\$36,610	\$103	\$0.07	\$33,676
5100-3040	Asst. Maintenance Manager	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,317	\$2,317	\$27,125	\$77	\$0.06	\$26,809
5100-3050	Maintenance Person	\$10,283	\$10,283	\$10,283	\$10,283	\$10,283	\$10,283	\$10,283	\$10,283	\$10,283	\$10,283	\$10,591	\$10,591	\$124,007	\$350	\$0.25	\$116,668
5100-3070	Other Maintenance Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL MAINTENANCE PAYROLL		\$15,567	\$15,567	\$15,567	\$15,567	\$15,567	\$15,567	\$15,567	\$15,567	\$15,567	\$15,567	\$16,034	\$16,034	\$187,743	\$530	\$0.38	\$177,945

PRESTON PARK
2021 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	per unit	per sq ft	2020 Projected
GROUNDS PAYROLL																	
5100-5010	Porter/Groundskeeper	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,205	\$3,205	\$37,531	\$106	\$0.08	\$37,177
TOTAL GROUNDS PAYROLL		\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,205	\$3,205	\$37,531	\$106	\$0.08	\$37,177
OVERTIME																	
5200-0010	Administrative	\$723	\$723	\$723	\$723	\$723	\$723	\$723	\$723	\$723	\$723	\$744	\$744	\$8,716	\$25	\$0.02	\$17,268
5200-0020	Leasing	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$539	\$539	\$6,307	\$18	\$0.01	\$4,019
5200-0030	Maintenance	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,735	\$1,735	\$20,310	\$57	\$0.04	\$15,958
5200-0050	Grounds	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$102	\$102	\$1,195	\$3	\$0.00	\$1,315
TOTAL OVERTIME		\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,120	\$3,120	\$36,529	\$103	\$0.07	\$38,560
BONUS																	
5250-0040	Administrative - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5250-0060	Leasing - Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5250-0320	Garage - Other	\$0	\$0	(\$528)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$528)	(\$1,056)	(\$3)	(\$0.00)	\$0
5250-0330	Other Bonuses	\$0	\$0	\$531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$531	\$1,062	\$3	\$0.00	\$0
TOTAL BONUS		\$0	\$0	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	\$6	\$0	\$0.00	\$0
CHECK PROCESSING FEES																	
5400-0010	Ck Processing - Administrative	\$157	\$235	\$157	\$157	\$157	\$157	\$157	\$235	\$157	\$157	\$157	\$157	\$2,038	\$6	\$0.00	\$1,558
5400-0020	Ck Processing - Leasing	\$67	\$101	\$67	\$67	\$67	\$67	\$67	\$101	\$67	\$67	\$67	\$67	\$874	\$2	\$0.00	\$1,103
5400-0030	Ck Processing - Maintenance	\$235	\$353	\$235	\$235	\$235	\$235	\$235	\$353	\$235	\$235	\$235	\$235	\$3,058	\$9	\$0.01	\$2,726
5400-0050	Ck Processing - Grounds	\$67	\$101	\$67	\$67	\$67	\$67	\$67	\$101	\$67	\$67	\$67	\$67	\$874	\$2	\$0.00	\$739
TOTAL CHECK PROCESSING FEES		\$526	\$790	\$526	\$526	\$526	\$526	\$526	\$790	\$526	\$526	\$526	\$526	\$6,843	\$19	\$0.01	\$6,127
PAYROLL TAXES																	
5450-0010	Administrative - FICA	\$817	\$817	\$817	\$817	\$817	\$817	\$817	\$817	\$817	\$817	\$841	\$841	\$9,852	\$28	\$0.02	\$9,026
5450-0020	Administrative - FUTA	\$85	\$70	\$22	\$11	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$2	\$224	\$1	\$0.00	\$69
5450-0030	Administrative - SUTA	\$662	\$539	\$167	\$86	\$38	\$38	\$38	\$38	\$38	\$38	\$39	\$14	\$1,736	\$5	\$0.00	\$680
5450-0040	Leasing - FICA	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$1,531	\$4	\$0.00	\$4,465
5450-0050	Leasing - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$107
5450-0060	Leasing - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$1,125
5450-0070	Maintenance - FICA	\$1,321	\$1,321	\$1,321	\$1,321	\$1,321	\$1,321	\$1,321	\$1,321	\$1,321	\$1,321	\$1,356	\$1,356	\$15,920	\$45	\$0.03	\$14,689
5450-0080	Maintenance - FUTA	\$125	\$125	\$108	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392	\$1	\$0.00	\$185
5450-0090	Maintenance - SUTA	\$965	\$965	\$835	\$273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,038	\$9	\$0.01	\$1,941
5450-0130	Grounds - FICA	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$245	\$245	\$2,871	\$8	\$0.01	\$2,604
5450-0140	Grounds - FUTA	\$25	\$25	\$25	\$25	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112	\$0	\$0.00	\$44
5450-0150	Grounds - SUTA	\$193	\$193	\$193	\$193	\$96	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$868	\$2	\$0.00	\$461
5450-0220	Garage - FICA	\$0	\$0	(\$40)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$40)	(\$81)	(\$0)	(\$0.00)	(\$40)
5450-0250	Other Payroll Taxes	\$0	\$0	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41	\$81	\$0	\$0.00	\$41
TOTAL PAYROLL TAXES		\$4,558	\$4,420	\$3,852	\$3,127	\$2,655	\$2,546	\$2,546	\$2,546	\$2,546	\$2,546	\$2,615	\$2,587	\$36,544	\$103	\$0.07	\$35,396
INSURANCE BENEFITS																	
5500-0010	Administrative	\$1,296	\$1,296	\$1,292	\$1,287	\$1,287	\$1,287	\$1,287	\$1,287	\$1,287	\$1,287	\$1,290	\$1,290	\$15,475	\$44	\$0.03	\$12,778
5500-0030	Maintenance	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,005	\$2,005	\$24,008	\$68	\$0.05	\$28,948
5500-0050	Grounds	\$727	\$727	\$727	\$727	\$727	\$727	\$727	\$727	\$727	\$727	\$728	\$730	\$8,732	\$25	\$0.02	\$9,924
TOTAL INSURANCE BENEFITS		\$4,023	\$4,023	\$4,019	\$4,014	\$4,014	\$4,014	\$4,014	\$4,014	\$4,014	\$4,014	\$4,024	\$4,026	\$48,215	\$136	\$0.10	\$57,389
401K CONTRIBUTION																	
5550-0010	Administrative	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$93	\$93	\$1,095	\$3	\$0.00	\$1,810
5550-0030	Maintenance	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$136	\$136	\$1,596	\$5	\$0.00	\$2,322
5550-0050	Grounds	\$26	\$26	\$26	\$26	\$26	\$26	\$26	\$26	\$26	\$26	\$27	\$27	\$319	\$1	\$0.00	\$167
5550-0090	Other 401K Contribution	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800	\$5	\$0.00	\$600
TOTAL 401K CONTRIBUTION		\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$407	\$407	\$4,810	\$14	\$0.01	\$5,198
WORKERS COMPENSATION																	

PRESTON PARK
2021 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	per unit	per sq ft	2020 Projected
5600-0010	Administrative	\$737	\$737	\$737	\$737	\$737	\$737	\$737	\$737	\$737	\$737	\$759	\$759	\$8,886	\$25	\$0.02	\$7,825
5600-0020	Leasing	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$1,714	\$5	\$0.00	\$2,572
5600-0030	Maintenance	\$1,219	\$1,219	\$1,219	\$1,219	\$1,219	\$1,219	\$1,219	\$1,219	\$1,219	\$1,219	\$1,251	\$1,251	\$14,693	\$42	\$0.03	\$10,094
5600-0050	Grounds	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$221	\$221	\$2,590	\$7	\$0.01	\$1,906
5600-0080	Garage	\$0	\$0	(\$36)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$36)	(\$73)	(\$0)	(\$0.00)	(\$36)
5600-0090	Other Workmens Compensation	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000	\$17	\$0.01	\$2,000
TOTAL WORKERS COMPENSATION		\$2,813	\$2,813	\$2,777	\$2,813	\$2,813	\$2,813	\$2,813	\$2,813	\$2,813	\$2,813	\$2,874	\$2,838	\$33,810	\$96	\$0.07	\$24,360
PAYROLL OTHER																	
5650-0010	Temporary Labor - Admin	\$2,000	\$2,000	\$0	\$0	\$0	\$2,000	\$2,000	\$0	\$0	\$0	\$2,000	\$2,000	\$12,000	\$34	\$0.02	\$5,340
5650-0040	New Hire Expense - Admin	\$485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$485	\$1	\$0.00	\$1,520
5650-0050	New Hire Expense - Maint	\$0	\$0	\$485	\$0	\$0	\$0	\$0	\$0	\$485	\$0	\$0	\$0	\$970	\$3	\$0.00	\$485
5650-0060	New Hire Expense - Other	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$250	\$200	\$850	\$2	\$0.00	\$858
TOTAL PAYROLL OTHER		\$2,485	\$2,000	\$685	\$0	\$0	\$2,000	\$2,000	\$0	\$685	\$0	\$2,250	\$2,200	\$14,305	\$40	\$0.03	\$8,203
TOTAL PAYROLL		\$51,298	\$50,938	\$48,754	\$47,373	\$46,901	\$48,792	\$48,792	\$47,056	\$47,477	\$46,792	\$50,283	\$50,174	\$584,631	\$1,651	\$1.19	\$567,523
LANDSCAPING																	
6000-0010	Landscape Contract	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$46,195	\$130	\$0.09	\$43,995
6000-0080	Other Landscaping	\$0	\$450	\$400	\$0	\$450	\$0	\$0	\$450	\$0	\$400	\$450	\$0	\$2,600	\$7	\$0.01	\$2,296
6000-0130	Irrigation/Sprinkler Repairs	\$350	\$0	\$350	\$350	\$0	\$500	\$350	\$0	\$350	\$350	\$0	\$350	\$2,950	\$8	\$0.01	\$3,043
TOTAL LANDSCAPING		\$4,200	\$4,300	\$4,600	\$4,200	\$4,300	\$4,350	\$4,200	\$4,300	\$4,200	\$4,600	\$4,300	\$4,200	\$51,745	\$146	\$0.10	\$49,466
UTILITY EXPENSE																	
6100-0010	Electricity	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$15,179	\$43	\$0.03	\$14,320
6100-0040	Electricity - Vacant	\$111	\$104	\$104	\$111	\$117	\$117	\$117	\$117	\$117	\$117	\$111	\$104	\$1,346	\$4	\$0.00	\$1,290
6100-0080	Gas	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$279	\$1	\$0.00	\$280
6100-0110	Gas - Vacant	\$26	\$24	\$24	\$26	\$27	\$27	\$27	\$27	\$27	\$27	\$26	\$24	\$311	\$1	\$0.00	\$291
6100-0150	Water	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$11,811	\$33	\$0.02	\$10,482
6100-0220	Sewer	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$93,792	\$265	\$0.19	\$89,614
6100-0280	Trash Removal	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$2,832	\$8	\$0.01	\$2,425
TOTAL UTILITY EXPENSE		\$10,460	\$10,452	\$10,452	\$10,460	\$10,468	\$10,468	\$10,468	\$10,468	\$10,468	\$10,468	\$10,460	\$10,452	\$125,549	\$355	\$0.25	\$118,671
MARKETING																	
6300-0010	Advertising-Print	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$240	\$240	\$243	\$2,910	\$8	\$0.01	\$2,910
6300-0060	Marketing - Radio	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250	\$1	\$0.00	\$250
6300-0220	Dues, Memberships & Sub.	\$0	\$0	\$0	\$994	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$994	\$3	\$0.00	\$994
6300-0230	Resident Functions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
6300-0290	Billboards/Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
6300-0340	Marketing Promotions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
6300-0342	Alliance Resident Works	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$7,104	\$20	\$0.01	\$7,071
TOTAL MARKETING		\$835	\$835	\$835	\$1,829	\$835	\$835	\$1,085	\$835	\$835	\$832	\$832	\$835	\$11,258	\$32	\$0.02	\$11,225
ADMINISTRATIVE																	
6400-0010	Telephone	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$35,580	\$101	\$0.07	\$38,376
6400-0040	Answering Service	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$110	\$1,485	\$4	\$0.00	\$1,480
6400-0070	Office Supplies	\$385	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,785	\$8	\$0.01	\$2,450
6400-0080	Office Equipment	\$765	\$0	\$190	\$575	\$190	\$0	\$765	\$0	\$190	\$765	\$190	\$190	\$3,820	\$11	\$0.01	\$3,748
6400-0120	Postage	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$690	\$270	\$270	\$3,655	\$10	\$0.01	\$3,361
6400-0170	Printing	\$0	\$0	\$45	\$0	\$0	\$105	\$0	\$0	\$45	\$0	\$0	\$45	\$240	\$1	\$0.00	\$132
6400-0190	Forms	\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0.00	\$0
6400-0200	Licenses	\$0	\$0	\$350	\$700	\$700	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$2,450	\$7	\$0.00	\$1,408
6400-0202	Kingsley Survey	\$181	\$0	\$0	\$181	\$0	\$0	\$281	\$0	\$0	\$181	\$0	\$0	\$822	\$2	\$0.00	\$368
6400-0230	Training & Education	\$275	\$275	\$275	\$275	\$275	\$1,775	\$275	\$275	\$275	\$275	\$275	\$375	\$4,900	\$14	\$0.01	\$4,501
6400-0250	Eviction/Legal Fees	\$1,200	\$1,200	\$2,675	\$1,200	\$1,200	\$1,200	\$2,675	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$17,350	\$49	\$0.04	\$16,429
6400-0270	Credit Check	\$502	\$454	\$454	\$406	\$422	\$406	\$422	\$504	\$520	\$520	\$568	\$552	\$5,731	\$16	\$0.01	\$5,437
6400-0310	Bank Charges/Credit Card Fees	\$0	(\$110)	\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$590	\$2	\$0.00	\$560

PRESTON PARK
2021 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	per unit	per sq ft	2020 Projected
6400-0312	Yardi CHECKscan	\$0	\$0	\$0	\$0	\$0	\$0	\$875	\$0	\$0	\$0	\$0	\$0	\$875	\$2	\$0.00	\$876
6400-0320	Employee Recognition	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$300	\$1	\$0.00	\$0
6400-0360	Travel & Entertainment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,185	\$3	\$0.00	\$310
6400-0440	Administrative Other	\$160	\$60	\$160	\$60	\$160	\$60	\$160	\$60	\$160	\$60	\$160	\$160	\$1,414	\$4	\$0.00	\$562
6400-0480	Computer Software	\$537	\$860	\$360	\$537	\$360	\$360	\$572	\$860	\$360	\$537	\$360	\$360	\$6,063	\$17	\$0.01	\$5,231
6400-0482	Yardi Maintenance Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000	\$14	\$0.01	\$4,944
6400-0484	Yardi PAYscan	\$250	\$250	\$250	\$250	\$250	\$250	\$254	\$250	\$250	\$250	\$250	\$250	\$3,004	\$8	\$0.01	\$3,003
6400-0488	Cloud Based Budget Solution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$800	\$2	\$0.00	\$800
6400-0800	Uniforms - Administrative	\$0	\$675	\$50	\$0	(\$1)	\$0	\$675	\$0	\$0	\$0	\$0	\$0	\$1,404	\$4	\$0.00	\$1,469
6400-0805	Uniforms- Leasing	\$0	\$450	\$25	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$925	\$3	\$0.00	\$800
TOTAL ADMINISTRATIVE		\$7,614	\$7,673	\$8,394	\$7,743	\$7,116	\$8,516	\$16,028	\$8,443	\$6,660	\$8,067	\$6,663	\$7,577	\$100,493	\$284	\$0.20	\$96,604
MAINTENANCE																	
6500-0010	Building & Structure	\$622	\$522	\$622	\$622	\$522	\$622	\$622	\$622	\$622	\$622	\$622	\$622	\$7,264	\$21	\$0.01	\$6,918
6500-0360	Electrical	\$2,000	\$1,850	\$2,000	\$2,000	\$1,850	\$2,000	\$1,850	\$2,000	\$1,850	\$2,000	\$1,850	\$2,000	\$23,250	\$66	\$0.05	\$25,747
6500-0400	Plumbing	\$1,900	\$2,400	\$1,900	\$1,900	\$2,400	\$1,900	\$1,900	\$2,400	\$1,900	\$1,900	\$2,400	\$1,900	\$24,800	\$70	\$0.05	\$22,064
6500-0430	HVAC	\$0	\$800	\$550	\$0	\$1,200	\$150	\$400	\$800	\$550	\$500	\$800	\$150	\$5,900	\$17	\$0.01	\$5,298
6500-0600	Misc. Supplies	\$175	\$175	\$175	\$250	\$175	\$175	\$250	\$175	\$175	\$175	\$175	\$175	\$2,250	\$6	\$0.00	\$2,025
6500-0610	Housekeeping	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$7,164	\$20	\$0.01	\$6,753
6500-0680	Small Equipment	\$500	\$200	\$500	\$500	\$200	\$500	\$500	\$200	\$200	\$500	\$200	\$200	\$4,200	\$12	\$0.01	\$4,156
6500-0690	Pest Control	\$675	\$1,175	\$675	\$675	\$1,175	\$675	\$675	\$1,175	\$675	\$675	\$1,175	\$675	\$10,100	\$29	\$0.02	\$8,772
6500-1010	Windows	\$530	\$55	\$180	\$530	\$55	\$180	\$430	\$55	\$180	\$430	\$55	\$180	\$2,860	\$8	\$0.01	\$2,777
6500-1040	Keys	\$650	\$650	\$650	\$650	\$650	\$750	\$650	\$650	\$650	\$650	\$650	\$650	\$7,900	\$22	\$0.02	\$7,883
6500-1060	Fire Extinguisher, 1st Aid	\$0	\$2,952	\$0	\$0	\$2,300	\$152	\$0	\$0	\$0	\$152	\$2,800	\$0	\$8,355	\$24	\$0.02	\$7,908
6500-1110	Alarm Expense	\$200	\$35	\$35	\$200	\$35	\$35	\$200	\$35	\$35	\$200	\$35	\$35	\$1,080	\$3	\$0.00	\$980
6500-1270	Maintenance Other	\$540	\$3,040	\$540	\$540	\$3,040	\$540	\$540	\$3,040	\$540	\$540	\$3,040	\$540	\$16,480	\$47	\$0.03	\$15,727
6500-1460	Safety Tool Equip/Rep/Sup	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$560	\$0	\$0	\$0	\$0	\$560	\$2	\$0.00	\$0
6500-1550	Uniforms - Maintenance	\$0	\$1,446	(\$465)	\$0	\$0	\$0	\$1,346	(\$365)	\$0	\$0	\$0	\$0	\$1,962	\$6	\$0.00	\$1,922
6500-1560	Uniforms- Grounds	\$0	\$0	\$365	\$0	\$0	\$0	\$0	\$65	\$0	\$0	\$0	\$0	\$430	\$1	\$0.00	\$452
TOTAL MAINTENANCE		\$8,389	\$15,897	\$8,324	\$8,464	\$14,199	\$8,276	\$9,960	\$12,009	\$7,974	\$8,941	\$14,399	\$7,724	\$124,555	\$352	\$0.25	\$119,568
REDECORATING																	
6600-0010	Redec-General Cleaning	\$805	\$644	\$644	\$483	\$483	\$403	\$483	\$483	\$564	\$564	\$725	\$725	\$7,006	\$20	\$0.01	\$9,513
6600-0040	Redec-Painting Supplies	\$2,800	\$2,200	\$2,200	\$1,600	\$1,600	\$1,300	\$1,600	\$1,600	\$2,100	\$2,100	\$2,700	\$2,700	\$24,500	\$69	\$0.05	\$23,551
6600-0050	Redec-Painting Contract	\$6,324	\$5,059	\$5,059	\$3,794	\$3,794	\$3,162	\$3,794	\$3,794	\$4,427	\$4,427	\$5,691	\$5,691	\$55,016	\$155	\$0.11	\$51,682
6600-0070	Redec-Rehab	\$2,000	\$5,800	\$2,000	\$2,000	\$1,800	\$2,000	\$1,200	\$5,800	\$1,200	\$1,200	\$600	\$1,200	\$26,800	\$76	\$0.05	\$24,446
6600-0080	Redec-Drapes/Blinds	\$665	\$692	\$692	\$519	\$519	\$432	\$519	\$519	\$605	\$605	\$778	\$478	\$7,024	\$20	\$0.01	\$6,796
6600-0110	Redec-Carpet/Tile	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$4,560	\$13	\$0.01	\$4,185
6600-0120	Redec-Carpet Repair	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$4,620	\$13	\$0.01	\$3,850
6600-0130	Redec-Carpet Cleaning	(\$1)	(\$1)	(\$1)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$1)	(\$1)	(\$1)	(\$1)	(\$6)	(\$0)	(\$0.00)	\$0
6600-0180	Redec-Appliance Repair	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000	\$8	\$0.01	\$2,750
TOTAL REDECORATING		\$13,608	\$15,409	\$11,609	\$9,411	\$9,211	\$8,312	\$8,611	\$13,211	\$9,910	\$9,910	\$11,509	\$11,809	\$132,520	\$374	\$0.27	\$126,773
MANAGEMENT FEES																	
7000-0010	Management Fees - #1	\$14,610	\$14,605	\$14,605	\$14,578	\$14,568	\$14,560	\$14,568	\$14,568	\$14,575	\$14,575	\$14,602	\$14,613	\$175,026	\$494	\$0.35	\$171,890
TOTAL MANAGEMENT FEES		\$14,610	\$14,605	\$14,605	\$14,578	\$14,568	\$14,560	\$14,568	\$14,568	\$14,575	\$14,575	\$14,602	\$14,613	\$175,026	\$494	\$0.35	\$171,890
INSURANCE																	
7100-0010	Property Insurance	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$186,815	\$528	\$0.38	\$186,577
7100-0090	Other Insurance	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$18,331	\$52	\$0.04	\$30,829
TOTAL INSURANCE		\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$205,146	\$580	\$0.42	\$217,406
TAXES																	
7200-0010	Real Estate Taxes	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$129,415	\$366	\$0.26	\$124,612
TOTAL TAXES		\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$129,415	\$366	\$0.26	\$124,612
PROFESSIONAL SERVICES																	
7300-0120	Professional Serv. Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL PROFESSIONAL SERVICES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0

PRESTON PARK
2021 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	per unit	per sq ft	2020 Projected
NON-ROUTINE MAINTENANCE																	
7400-0150	Building & Structures	\$0	\$23,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,230	\$66	\$0.05	\$28,682
7400-0450	Paving & Landscape	\$10,500	\$1,250	\$6,250	\$6,250	\$1,250	\$1,250	\$1,250	\$36,250	\$1,250	\$1,250	\$1,250	\$1,250	\$69,250	\$196	\$0.14	\$43,983
7400-0840	Other Non-Routine Service	\$0	\$0	\$15,000	\$0	\$35,000	\$20,000	\$60,000	\$15,000	\$5,000	\$0	\$0	\$0	\$150,000	\$424	\$0.30	\$162,319
TOTAL NON-ROUTINE MAINTENANCE		\$10,500	\$24,480	\$21,250	\$6,250	\$36,250	\$21,250	\$61,250	\$51,250	\$6,250	\$1,250	\$1,250	\$1,250	\$242,480	\$685	\$0.49	\$234,985
TOTAL OPERATING EXP		\$149,394	\$172,469	\$156,703	\$138,188	\$171,727	\$153,238	\$202,842	\$190,020	\$136,229	\$133,315	\$142,178	\$136,513	\$1,882,817	\$5,319	\$3.82	\$1,838,723
NET OPERATING INCOME		\$435,001	\$411,739	\$427,505	\$444,922	\$410,975	\$429,166	\$379,860	\$392,682	\$446,771	\$449,685	\$441,920	\$447,993	\$5,118,220	\$14,458	\$10.38	\$5,068,586
NON-OPERATING EXPENSES																	
DEBT SERVICES																	
8300-0010	Debt Service - 1st	\$124,327	\$128,471	\$128,471	\$124,327	\$128,471	\$124,327	\$128,471	\$128,471	\$116,039	\$128,471	\$124,327	\$128,471	\$1,512,646	\$4,273	\$3.07	\$1,516,790
TOTAL DEBT SERVICES		\$124,327	\$128,471	\$128,471	\$124,327	\$128,471	\$124,327	\$128,471	\$128,471	\$116,039	\$128,471	\$124,327	\$128,471	\$1,512,646	\$4,273	\$3.07	\$1,516,790
NET INCOME		\$310,674	\$283,268	\$299,034	\$320,595	\$282,503	\$304,839	\$251,388	\$264,211	\$330,732	\$321,213	\$317,593	\$319,522	\$3,605,574	\$10,185	\$7.31	\$3,551,797
CAPITAL ASSETS																	
1500-0010	Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$210
1500-0390	Building Improvements - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$965,496	\$0	\$0	\$0	\$0	\$965,496	\$2,727	\$1.96	\$17,000
1500-0810	Recreation Facilities - Other	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$28	\$0.02	\$0
1500-0950	Computer Hardware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$3,392
1500-1190	Autos/Trucks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,303,126)	(\$1,303,126)	(\$3,681)	(\$2.64)	\$4,291
1500-1200	Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$17,000
1500-1250	Apartment Interiors	\$20,850	\$20,850	\$25,600	\$21,350	\$21,350	\$25,600	\$21,350	\$20,850	\$25,100	\$20,850	\$20,850	\$25,100	\$269,700	\$762	\$0.55	\$240,006
1500-1560	Other Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,930	\$0	\$0	\$0	\$0	\$57,930	\$164	\$0.12	\$4,210
TOTAL CAPITAL ASSETS		\$20,850	\$20,850	\$35,600	\$21,350	\$21,350	\$25,600	\$21,350	\$1,044,276	\$25,100	\$20,850	\$20,850	(\$1,278,026)	(\$0)	(\$0)	(\$0.00)	\$0
RETAINED EARNINGS																	
3000-0470	Distributions 1	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$1,750,000	\$4,944	\$3.55	\$1,750,000
TOTAL RETAINED EARNINGS		\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$1,750,000	\$4,944	\$3.55	\$1,750,000
TAX ESCROW																	
1400-0190	Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL TAX ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
INSURANCE ESCROW																	
1400-0200	Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL INSURANCE ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
REPLACEMENT RESERVE																	
1400-0240	Capital Reserve	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$890,664	\$2,516	\$1.81	\$890,664
TOTAL REPLACEMENT RESERVE		\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$890,664	\$2,516	\$1.81	\$890,664
NET CASH FLOW		\$69,769	\$42,363	\$43,379	\$79,190	\$41,098	\$59,184	\$9,983	(\$1,000,120)	\$85,577	\$80,308	\$76,687	\$1,377,493	\$964,910	\$2,726	\$1.96	\$911,133

PRESTON PARK
2021 STANDARD BUDGET
SUMMARY BUDGET



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	Per Unit	2020 Projected
INCOME															
GROSS POTENTIAL MARKET RENT	\$575,188	\$575,643	\$575,643	\$575,188	\$574,732	\$574,732	\$574,732	\$574,732	\$574,732	\$574,732	\$575,188	\$575,643	\$6,900,882	\$19,494	\$6,808,991
OTHER INCOME	\$4,218	\$3,575	\$3,575	\$2,933	\$2,980	\$2,683	\$2,980	\$2,980	\$3,278	\$3,278	\$3,920	\$3,873	\$40,271	\$114	\$38,434
MISCELLANEOUS INCOME	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$59,884	\$169	\$59,884
RETAIL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CORPORATE APT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CORPORATE EXPENSES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
UTILITY REIMBURSEMENT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$584,395	\$584,209	\$584,209	\$583,110	\$582,702	\$582,404	\$582,702	\$582,702	\$582,999	\$582,999	\$584,098	\$584,506	\$7,001,037	\$19,777	\$6,907,309
OPERATING EXPENSES															
PAYROLL	\$51,298	\$50,938	\$48,754	\$47,373	\$46,901	\$48,792	\$48,792	\$47,056	\$47,477	\$46,792	\$50,283	\$50,174	\$584,631	\$1,651	\$567,523
LANDSCAPING	\$4,200	\$4,300	\$4,600	\$4,200	\$4,300	\$4,350	\$4,200	\$4,300	\$4,200	\$4,600	\$4,300	\$4,200	\$51,745	\$146	\$49,466
UTILITY EXPENSE	\$10,460	\$10,452	\$10,452	\$10,460	\$10,468	\$10,468	\$10,468	\$10,468	\$10,468	\$10,468	\$10,460	\$10,452	\$125,549	\$355	\$118,671
MARKETING	\$835	\$835	\$835	\$1,829	\$835	\$835	\$1,085	\$835	\$835	\$832	\$832	\$835	\$11,258	\$32	\$11,225
ADMINISTRATIVE	\$7,614	\$7,673	\$8,394	\$7,743	\$7,116	\$8,516	\$16,028	\$8,443	\$6,660	\$8,067	\$6,663	\$7,577	\$100,493	\$284	\$96,604
MAINTENANCE	\$8,389	\$15,897	\$8,324	\$8,464	\$14,199	\$8,276	\$9,960	\$12,009	\$7,974	\$8,941	\$14,399	\$7,724	\$124,555	\$352	\$119,568
REDECORATING	\$13,608	\$15,409	\$11,609	\$9,411	\$9,211	\$8,312	\$8,611	\$13,211	\$9,910	\$9,910	\$11,509	\$11,809	\$132,520	\$374	\$126,773
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$14,610	\$14,605	\$14,605	\$14,578	\$14,568	\$14,560	\$14,568	\$14,568	\$14,575	\$14,575	\$14,602	\$14,613	\$175,026	\$494	\$171,890
INSURANCE	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$205,146	\$580	\$217,406
TAXES	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$129,415	\$366	\$124,612
PROFESSIONAL SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-ROUTINE MAINTENANCE	\$10,500	\$24,480	\$21,250	\$6,250	\$36,250	\$21,250	\$61,250	\$51,250	\$6,250	\$1,250	\$1,250	\$1,250	\$242,480	\$685	\$234,985
TOTAL OPERATING EXP	\$149,394	\$172,469	\$156,703	\$138,188	\$171,727	\$153,238	\$202,842	\$190,020	\$136,229	\$133,315	\$142,178	\$136,513	\$1,882,817	\$5,319	\$1,838,723
NET OPERATING INCOME	\$435,001	\$411,739	\$427,505	\$444,922	\$410,975	\$429,166	\$379,860	\$392,682	\$446,771	\$449,685	\$441,920	\$447,993	\$5,118,220		\$5,068,586
NON-OPERATING EXPENSES															
PARTNERSHIP INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
PARTNERSHIP EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
DEBT SERVICES	\$124,327	\$128,471	\$128,471	\$124,327	\$128,471	\$124,327	\$128,471	\$128,471	\$116,039	\$128,471	\$124,327	\$128,471	\$1,512,646		\$1,516,790
NON-ROUTINE IMPROVEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NON-ROUTINE CAPITAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
DEPRECIATION EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
EXTRAORDINARY ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NET INCOME	\$310,674	\$283,268	\$299,034	\$320,595	\$282,503	\$304,839	\$251,388	\$264,211	\$330,732	\$321,213	\$317,593	\$319,522	\$3,605,574		\$3,551,797
CAPITAL ASSETS															
CAPITAL ASSETS	\$20,850	\$20,850	\$35,600	\$21,350	\$21,350	\$25,600	\$21,350	\$1,044,276	\$25,100	\$20,850	\$20,850	(\$1,278,026)	(\$0)		\$0
RETAINED EARNINGS	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$1,750,000		\$1,750,000
OTHER CURRENT ASSETS	\$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
MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
REPLACEMENT RESERVE	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$890,664		\$890,664
WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
LONG TERM LIABILITIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NET CASH FLOW	\$69,769	\$42,363	\$43,379	\$79,190	\$41,098	\$59,184	\$9,983	(\$1,000,120)	\$85,577	\$80,308	\$76,687	\$1,377,493	\$964,910		\$911,133

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
INCOME					
GROSS POTENTIAL MARKET RENT					
4100-0010	Gross Potential Mkt Rent	\$7,059,900	\$6,925,302	\$134,598	1.9%
4100-0030	Loss to Lease	\$0	\$0	\$0	0.0%
4100-0040	Gain to Lease	\$0	\$0	\$0	0.0%
4100-0050	Affordable Housing	\$0	\$0	\$0	0.0%
ACTUAL POTENTIAL RENT		\$7,059,900	\$6,925,302	\$134,598	1.9%
Average Potential Rent		\$19,943	\$19,563		
Average Potential Rent per sq ft		\$14.32	\$14.04		

4100-0060	Vacancy Loss	(\$94,385)	(\$51,678)	(\$42,707)	-82.6%
4100-0070	Vacancy Loss Collected	\$0	\$0	\$0	0.0%
4100-0080	Non Rev Producing Units	(\$14,592)	(\$14,592)	(\$0)	0.0%
4100-0090	Models	\$0	\$0	\$0	0.0%
4100-0100	Employee Units	(\$50,041)	(\$50,041)	\$0	0.0%
4100-0110	Office, Laundry, Maintenance Units	\$0	\$0	\$0	0.0%
4100-0120	Courtesy Office Units	\$0	\$0	\$0	0.0%
4100-0130	Guest Housing	\$0	\$0	\$0	0.0%
4100-0140	Guest Housing Expense	\$0	\$0	\$0	0.0%
4100-0150	Rental Concessions	\$0	\$0	\$0	0.0%
4100-0160	Recurring Concessions	\$0	\$0	\$0	0.0%
4100-0170	Other Concessions	\$0	\$0	\$0	0.0%
4100-0180	Free Rent	\$0	\$0	\$0	0.0%
4100-0190	Referral Rent Credit	\$0	\$0	\$0	0.0%
4100-0200	Previously Collected Rent	\$0	\$0	\$0	0.0%
4100-0210	Future Rent Collected	\$0	\$0	\$0	0.0%
4100-0220	Delinquent Rent	\$0	\$0	\$0	0.0%
4100-0230	Net Delinquency	\$0	\$0	\$0	0.0%
4100-0240	Other Month Rent/Past Due	\$0	\$0	\$0	0.0%
4100-0250	Other Month Rent/Past Due - Affordable	\$0	\$0	\$0	0.0%
4100-0260	Rent Adjustments	\$0	\$0	\$0	0.0%
4100-0270	Rent Adjustments - Affordable	\$0	\$0	\$0	0.0%
4100-0280	Prior Year Income Accrual Adj	\$0	\$0	\$0	0.0%
4100-0290	Rents Collected by Prior Mgmt	\$0	\$0	\$0	0.0%
4100-0300	Less: Writeoffs	\$0	\$0	\$0	0.0%
4100-0310	Write Off Rent Recovery	\$0	\$0	\$0	0.0%
4100-0320	Bad Debt Expense	\$0	\$0	\$0	0.0%
4100-0330	Base Rent	\$0	\$0	\$0	0.0%
4100-0340	Base Rent - Section 8	\$0	\$0	\$0	0.0%
4100-0350	Base Rent - Commercial	\$0	\$0	\$0	0.0%
4100-0360	Base Rent - CPI Increase	\$0	\$0	\$0	0.0%
TOTAL GROSS POTENTIAL MARKET RENT		\$6,900,882	\$6,808,991	\$91,891	1.3%

OTHER INCOME					
4200-0010	Laundry	\$0	\$0	\$0	0.0%
4200-0020	Washer/Dryer Income	\$0	\$0	\$0	0.0%
4200-0030	Washer/Dryer Expense	\$0	\$0	\$0	0.0%
4200-0040	Other Appliance Rental	\$0	\$0	\$0	0.0%
4200-0050	Resident Fees	\$0	\$0	\$0	0.0%
4200-0060	Application Fees	\$5,822	\$5,821	\$1	0.0%
4200-0070	Credit Report Fees	\$0	\$0	\$0	0.0%
4200-0080	Credit Report Expenses	\$0	\$0	\$0	0.0%
4200-0090	Lease Reservation Fee	\$0	\$0	\$0	0.0%
4200-0100	Carport Income	\$0	\$0	\$0	0.0%
4200-0110	Garage Income	\$0	\$0	\$0	0.0%
4200-0120	Parking/Garage Non-Tenant	\$0	\$0	\$0	0.0%
4200-0130	Parking Garage Revenue	\$0	\$0	\$0	0.0%
4200-0140	Parking Expense (Contra Rev)	\$0	\$0	\$0	0.0%
4200-0150	Slip Income	\$0	\$0	\$0	0.0%
4200-0160	Storage Income	\$0	\$0	\$0	0.0%
4200-0170	Storage Concession	\$0	\$0	\$0	0.0%
4200-0180	Damage Fees	\$21,750	\$19,021	\$2,729	14.3%
4200-0190	Cleaning Fees	\$0	\$0	\$0	0.0%
4200-0200	Phone System Income	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
REDECORATING					
6600-0010	Redec-General Cleaning	\$7,006	\$9,513	\$2,507	26.3%
6600-0020	Redec-Cleaning Supplies	\$0	\$0	\$0	0.0%
6600-0030	Trash Removal	\$0	\$0	\$0	0.0%
6600-0040	Redec-Painting Supplies	\$24,500	\$23,551	(\$949)	-4.0%
6600-0050	Redec-Painting Contract	\$55,016	\$51,682	(\$3,333)	-6.4%
6600-0060	Redec-Paint & Décor	\$0	\$0	\$0	0.0%
6600-0070	Redec-Rehab	\$26,800	\$24,446	(\$2,354)	-9.6%
6600-0080	Redec-Drapes/Blinds	\$7,024	\$6,796	(\$229)	-3.4%
6600-0090	Redec-Window Coverings	\$0	\$0	\$0	0.0%
6600-0100	Redec-Window Cleaning	\$0	\$0	\$0	0.0%
6600-0110	Redec-Carpet/Tile	\$4,560	\$4,185	(\$375)	-9.0%
6600-0120	Redec-Carpet Repair	\$4,620	\$3,850	(\$770)	-20.0%
6600-0130	Redec-Carpet Cleaning	(\$6)	\$0	\$7	2395.6%
6600-0140	Redec-Carpet Replacement	\$0	\$0	\$0	0.0%
6600-0150	Redec-Vinyl Repair	\$0	\$0	\$0	0.0%
6600-0160	Redec-Vinyl Replacement	\$0	\$0	\$0	0.0%
6600-0170	Redec-Bathroom	\$0	\$0	\$0	0.0%
6600-0180	Redec-Appliance Repair	\$3,000	\$2,750	(\$250)	-9.1%
6600-0190	Redec-Kitchen	\$0	\$0	\$0	0.0%
6600-0200	Redec-Plumbing	\$0	\$0	\$0	0.0%
6600-0210	Redec-Resurfacing	\$0	\$0	\$0	0.0%
6600-0220	Redec-Lighting	\$0	\$0	\$0	0.0%
6600-0230	Redec-Doors/Cabinets	\$0	\$0	\$0	0.0%
6600-0240	Redec-Countertops	\$0	\$0	\$0	0.0%
6600-0250	Redec-Wall Coverings	\$0	\$0	\$0	0.0%
6600-0260	Redec-Vacant Unit Prep	\$0	\$0	\$0	0.0%
6600-0270	Redec-Vacant Utilities	\$0	\$0	\$0	0.0%
6600-0280	Redec-Carpenter Contract	\$0	\$0	\$0	0.0%
6600-0290	Redec-Janitorial Contract	\$0	\$0	\$0	0.0%
6600-0300	Redec-Handyman Contract	\$0	\$0	\$0	0.0%
6600-0310	Redec-Other	\$0	\$0	\$0	0.0%
TOTAL REDECORATING		\$132,520	\$126,773	(\$5,747)	-4.5%

RETAIL EXPENSE					
6700-0010	Retail Administrative Expense	\$0	\$0	\$0	0.0%
6700-0020	Retail Electricity	\$0	\$0	\$0	0.0%
6700-0030	Retail Gas	\$0	\$0	\$0	0.0%
6700-0040	Retail Water	\$0	\$0	\$0	0.0%
6700-0050	Retail Sewer	\$0	\$0	\$0	0.0%
6700-0060	Retail Telephone	\$0	\$0	\$0	0.0%
6700-0070	Retail Trash Removal	\$0	\$0	\$0	0.0%
6700-0080	Retail Cleaning	\$0	\$0	\$0	0.0%
6700-0090	Retail Landscape	\$0	\$0	\$0	0.0%
6700-0100	Retail Window Cleaning	\$0	\$0	\$0	0.0%
6700-0110	Retail Security	\$0	\$0	\$0	0.0%
6700-0120	Retail Repairs & Maintenance	\$0	\$0	\$0	0.0%
6700-0130	Retail Parking Lot Maintenance	\$0	\$0	\$0	0.0%
6700-0140	Retail Parking Lot Lighting	\$0	\$0	\$0	0.0%
6700-0150	Retail HVAC	\$0	\$0	\$0	0.0%
6700-0160	Retail Elevator Maintenance	\$0	\$0	\$0	0.0%
6700-0170	Retail Marketing	\$0	\$0	\$0	0.0%
6700-0180	Retail Signage	\$0	\$0	\$0	0.0%
6700-0190	Retail Snow Removal	\$0	\$0	\$0	0.0%
6700-0200	Retail Roof Repair	\$0	\$0	\$0	0.0%
6700-0210	Retail Painting	\$0	\$0	\$0	0.0%
6700-0220	Retail Fire Protection System	\$0	\$0	\$0	0.0%
6700-0230	Retail Machinery & Equipment	\$0	\$0	\$0	0.0%
6700-0240	Retail Merchant Dues/Fees	\$0	\$0	\$0	0.0%
6700-0250	Retail Management Fee	\$0	\$0	\$0	0.0%
6700-0260	Retail Interest Income	\$0	\$0	\$0	0.0%
6700-0270	Retail Real Estate Tax Expense	\$0	\$0	\$0	0.0%
6700-0280	Retail Insurance Expense	\$0	\$0	\$0	0.0%
TOTAL RETAIL EXPENSE		\$0	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
4200-0210	Phone System Expense	\$0	\$0	\$0	0.0%
4200-0220	Internet Access	\$0	\$0	\$0	0.0%
4200-0230	Termination Fees	\$0	\$0	\$0	0.0%
4200-0240	Lease Cancellations	\$0	\$0	\$0	0.0%
4200-0250	Failure to Occupy	\$0	\$0	\$0	0.0%
4200-0260	Redecoration Fees	\$0	\$0	\$0	0.0%
4200-0270	MTM Premium	\$0	\$0	\$0	0.0%
4200-0280	Short Term Lease Premium	\$0	\$0	\$0	0.0%
4200-0290	Move In Fee	\$0	\$0	\$0	0.0%
4200-0300	Transfer Fees	\$0	\$0	\$0	0.0%
4200-0310	Furniture Rental	\$0	\$0	\$0	0.0%
4200-0330	Amenities Income	\$0	\$0	\$0	0.0%
4200-0340	Pet Fees	\$3,000	\$4,025	(\$1,025)	-25.5%
4200-0350	Initial Pet Fees	\$0	\$0	\$0	0.0%
4200-0360	NSF	\$399	\$400	(\$1)	-0.3%
4200-0370	Late Fees	\$9,300	\$9,167	\$133	1.5%
4200-0380	Administrative Fees	\$0	\$0	\$0	0.0%
4200-0390	Addl Keys/Cards	\$0	\$0	\$0	0.0%
4200-0400	Forfeited Security Deposit	\$0	\$0	\$0	0.0%
4200-0410	Deposit Fee	\$0	\$0	\$0	0.0%
4200-0420	Other Forfeited Deposits	\$0	\$0	\$0	0.0%
4200-0430	Legal Expense Recovery	\$0	\$0	\$0	0.0%
4200-0440	Alarm Income	\$0	\$0	\$0	0.0%
4200-0450	SMART Revenue	\$0	\$0	\$0	0.0%
4200-0460	Tenant Work Orders	\$0	\$0	\$0	0.0%
4200-0470	Yard Revenue	\$0	\$0	\$0	0.0%
4200-0480	Antenna Income	\$0	\$0	\$0	0.0%
4200-0490	Guest Suite Income	\$0	\$0	\$0	0.0%
4200-0500	HVAC	\$0	\$0	\$0	0.0%
4200-0540	Sundry Resident Charges	\$0	\$0	\$0	0.0%
4200-0550	Maid Service	\$0	\$0	\$0	0.0%
4200-0560	Maintenance Income	\$0	\$0	\$0	0.0%
4200-0570	Renovation Income	\$0	\$0	\$0	0.0%
4200-0580	Police Fee Reimbursement	\$0	\$0	\$0	0.0%
4200-0590	Property Tax Reimbursement	\$0	\$0	\$0	0.0%
4200-0600	Write Off Other Income	\$0	\$0	\$0	0.0%
TOTAL OTHER INCOME		\$40,271	\$38,434	\$1,837	4.8%

MISCELLANEOUS INCOME					
4300-0010	Miscellaneous Income	\$0	\$0	\$0	0.0%
4300-0020	Miscellaneous Apt Income	\$0	\$0	\$0	0.0%
4300-0030	Clubhouse Income	\$0	\$0	\$0	0.0%
4300-0040	Vending Income	\$0	\$0	\$0	0.0%
4300-0060	Interest Income	\$59,884	\$59,884	\$0	0.0%
4300-0070	Interest Income - Security Deposits	\$0	\$0	\$0	0.0%
4300-0080	Interest Income - Escrow	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
MANAGEMENT FEES					
7000-0010	Management Fees - #1	\$175,026	\$171,890	(\$3,136)	-1.8%
7000-0020	Management Fees - #2	\$0	\$0	\$0	0.0%
7000-0030	Management Fees - #3	\$0	\$0	\$0	0.0%
7000-0040	Incentive Mgt Fees	\$0	\$0	\$0	0.0%
7000-0050	Asset Management Fees - #1	\$0	\$0	\$0	0.0%
7000-0060	Asset Management Fees - #2	\$0	\$0	\$0	0.0%
7000-0070	Management Fees - Other	\$0	\$0	\$0	0.0%
TOTAL MANAGEMENT FEES		\$175,026	\$171,890	(\$3,136)	-1.8%

INSURANCE					
7100-0010	Property Insurance	\$186,815	\$186,577	(\$238)	-0.1%
7100-0020	General Liability Insurance	\$0	\$0	\$0	0.0%
7100-0030	Excess Liability Insurance	\$0	\$0	\$0	0.0%
7100-0040	Casualty Loss Insurance	\$0	\$0	\$0	0.0%
7100-0050	Boiler Insurance	\$0	\$0	\$0	0.0%
7100-0060	Earthquake Insurance	\$0	\$0	\$0	0.0%
7100-0070	Auto Insurance	\$0	\$0	\$0	0.0%
7100-0080	Home Insurance	\$0	\$0	\$0	0.0%
7100-0090	Other Insurance	\$18,331	\$30,829	\$12,498	40.5%
7100-0100	Insurance Claims	\$0	\$0	\$0	0.0%
7100-0110	Insurance Deductible	\$0	\$0	\$0	0.0%
TOTAL INSURANCE		\$205,146	\$217,406	\$12,260	5.6%

TAXES					
7200-0010	Real Estate Taxes	\$129,415	\$124,612	(\$4,803)	-3.9%
7200-0020	Real Estate Taxes - Prior Year	\$0	\$0	\$0	0.0%
7200-0030	Real Estate Taxes - Undeveloped Land	\$0	\$0	\$0	0.0%
7200-0040	Real Estate Taxes - Service Base	\$0	\$0	\$0	0.0%
7200-0050	Real Estate Taxes - Service Savings Fee	\$0	\$0	\$0	0.0%
7200-0060	Real Estate Taxes - Appeal	\$0	\$0	\$0	0.0%
7200-0070	Real Estate Taxes - Refunds	\$0	\$0	\$0	0.0%
7200-0080	Personal Property Taxes	\$0	\$0	\$0	0.0%
7200-0090	Supplemental Taxes	\$0	\$0	\$0	0.0%
7200-0100	Taxes Other	\$0	\$0	\$0	0.0%
7200-0110	Taxes - Inspection Fees/Permits	\$0	\$0	\$0	0.0%
7200-0120	Taxes - License & Fees - Other	\$0	\$0	\$0	0.0%
7200-0130	Taxes - Trust Fees	\$0	\$0	\$0	0.0%
7200-0140	Federal Income Taxes	\$0	\$0	\$0	0.0%
7200-0150	State Income Taxes	\$0	\$0	\$0	0.0%
7200-0160	Franchise Taxes	\$0	\$0	\$0	0.0%
7200-0170	Sales Tax Expense	\$0	\$0	\$0	0.0%
7200-0180	Business License Tax	\$0	\$0	\$0	0.0%
7200-0190	City Business Tax	\$0	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
4300-0090	Interest Income - Misc	\$0	\$0	\$0	0.0%
4300-0100	Interest Income - Investment	\$0	\$0	\$0	0.0%
4300-0110	Cable Income	\$0	\$0	\$0	0.0%
4300-0120	Cable Expense	\$0	\$0	\$0	0.0%
4300-0130	Collection Income	\$0	\$0	\$0	0.0%
4300-0140	Commission	\$0	\$0	\$0	0.0%
4300-0150	Bad Debt Income	\$0	\$0	\$0	0.0%
4300-0160	Bad Debt Expense - Other Income	\$0	\$0	\$0	0.0%
4300-0170	Bad Debt Income Turnover	\$0	\$0	\$0	0.0%
4300-0180	Bad Debt Expense Turnover	\$0	\$0	\$0	0.0%
4300-0190	Ground Rent	\$0	\$0	\$0	0.0%
4300-0200	University House Rent	\$0	\$0	\$0	0.0%
4300-0210	Homeowners Dues	\$0	\$0	\$0	0.0%
4300-0220	Homeowners Fees	\$0	\$0	\$0	0.0%
4300-0230	Investment Income	\$0	\$0	\$0	0.0%
4300-0240	Escalations-Insurance	\$0	\$0	\$0	0.0%
4300-0250	Escalations - Operating Expense	\$0	\$0	\$0	0.0%
4300-0260	Escalations - CAM	\$0	\$0	\$0	0.0%
4300-0270	Escalations - Property Tax	\$0	\$0	\$0	0.0%
4300-0280	Escalations - Other	\$0	\$0	\$0	0.0%
4300-0290	Unallocated Income	\$0	\$0	\$0	0.0%
4300-0300	Sales Proceeds	\$0	\$0	\$0	0.0%
4300-0310	Gain/Loss on Sale	\$0	\$0	\$0	0.0%
4300-0320	Rebate Income	\$0	\$0	\$0	0.0%
4300-0330	Percent Rents	\$0	\$0	\$0	0.0%
4300-0340	Other Misc. Income	\$0	\$0	\$0	0.0%
4300-0350	Participation Interest - Investment Income	\$0	\$0	\$0	0.0%
4300-0360	Food & Beverage Income	\$0	\$0	\$0	0.0%
4300-0370	Base Rent Abatement (Contra Rev)	\$0	\$0	\$0	0.0%
4300-0380	CPI Rent Adjustments	\$0	\$0	\$0	0.0%
4300-0390	Defer Mkt Rent Revenue Acq Lease	\$0	\$0	\$0	0.0%
4300-0400	Straight Line Adj of Rent	\$0	\$0	\$0	0.0%
4300-0410	MI - Discount Income	\$0	\$0	\$0	0.0%
4300-0420	Non-Rent Concessions	\$0	\$0	\$0	0.0%
4300-0430	Rent Refunds	\$0	\$0	\$0	0.0%
4300-0440	Sign Rental Income	\$0	\$0	\$0	0.0%
4300-0450	Tenant Billed Water Income	\$0	\$0	\$0	0.0%
4300-0460	Tenant Improvement Amortization	\$0	\$0	\$0	0.0%
4300-0470	Turnover Billings	\$0	\$0	\$0	0.0%
4300-0480	Reimburs. Profession. Fee	\$0	\$0	\$0	0.0%
4300-0490	Payroll Reimbursement	\$0	\$0	\$0	0.0%
4300-0500	Resid. - common area rent	\$0	\$0	\$0	0.0%
4300-0510	Resid.-Rent board fee rec	\$0	\$0	\$0	0.0%
4300-0520	Resid. - tenant reimburse	\$0	\$0	\$0	0.0%
4300-0530	Concierge Revenue	\$0	\$0	\$0	0.0%
4300-0540	Advertising Service - Non-customary	\$0	\$0	\$0	0.0%
4300-0550	Mortgage interest income	\$0	\$0	\$0	0.0%
4300-0560	Condo Gross Sales Revenue	\$0	\$0	\$0	0.0%
4300-0570	Condo Cost Of Sales	\$0	\$0	\$0	0.0%
4300-0580	Fines Income	\$0	\$0	\$0	0.0%
4300-0590	Recoveries - Operating Expense	\$0	\$0	\$0	0.0%
4300-0600	Insurance Income from Tenants	\$0	\$0	\$0	0.0%
4300-0610	Recoveries - Insurance	\$0	\$0	\$0	0.0%
4300-0620	Realized Gain or Loss	\$0	\$0	\$0	0.0%
4300-0630	Accelerated Rent	\$0	\$0	\$0	0.0%
4300-0640	Tax Recovery - Actual	\$0	\$0	\$0	0.0%
4300-0650	Recovery of Expenses - Actual	\$0	\$0	\$0	0.0%
4300-0660	Tax Recovery - Estimated	\$0	\$0	\$0	0.0%
4300-0670	Recovery of Expenses - Estimated	\$0	\$0	\$0	0.0%
TOTAL MISCELLANEOUS INCOME		\$59,884	\$59,884	\$0	0.0%

RETAIL INCOME

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
7200-0200	City Parking Tax	\$0	\$0	\$0	0.0%
TOTAL TAXES		\$129,415	\$124,612	(\$4,803)	-3.9%
PROFESSIONAL SERVICES					
7300-0010	Accounting Fees	\$0	\$0	\$0	0.0%
7300-0020	Partnership Accounting	\$0	\$0	\$0	0.0%
7300-0030	Audit Fees	\$0	\$0	\$0	0.0%
7300-0040	Partnership Legal Fees	\$0	\$0	\$0	0.0%
7300-0050	Eviction Legal Fees	\$0	\$0	\$0	0.0%
7300-0060	Other Legal Fees	\$0	\$0	\$0	0.0%
7300-0070	Tax Consulting Fees	\$0	\$0	\$0	0.0%
7300-0080	Tax Filing Fees	\$0	\$0	\$0	0.0%
7300-0090	Appraisal Fees	\$0	\$0	\$0	0.0%
7300-0100	Employment Recruiting	\$0	\$0	\$0	0.0%
7300-0110	Loan Servicing Fees	\$0	\$0	\$0	0.0%
7300-0120	Professional Serv. Other	\$0	\$0	\$0	0.0%
7300-0130	Apt. Assoc. Dues & Fees	\$0	\$0	\$0	0.0%
7300-0140	Police Fee	\$0	\$0	\$0	0.0%
7300-0150	Franchise Fees	\$0	\$0	\$0	0.0%
7300-0160	Special Assessments	\$0	\$0	\$0	0.0%
7300-0170	Miscellaneous Professional Fees	\$0	\$0	\$0	0.0%
7300-0180	Organizational Costs	\$0	\$0	\$0	0.0%
7300-0190	Dead Deal Costs	\$0	\$0	\$0	0.0%
7300-0200	Pursuit Costs - General	\$0	\$0	\$0	0.0%
7300-0210	Pursuit Costs - M & E	\$0	\$0	\$0	0.0%
7300-0220	Green Consulting Fees	\$0	\$0	\$0	0.0%
7300-0230	Consultant-Operations	\$0	\$0	\$0	0.0%
7300-0240	Consultant-Code	\$0	\$0	\$0	0.0%
7300-0250	Consultant-Financial	\$0	\$0	\$0	0.0%
7300-0260	Consultant-Space Plan	\$0	\$0	\$0	0.0%
7300-0270	Consultant-Other	\$0	\$0	\$0	0.0%
7300-0280	Consultant-Engineers	\$0	\$0	\$0	0.0%
TOTAL PROFESSIONAL SERVICES		\$0	\$0	\$0	0.0%
NON-ROUTINE MAINTENANCE					
7400-0010	Appliances	\$0	\$0	\$0	0.0%
7400-0030	Bathroom Remodeling	\$0	\$0	\$0	0.0%
7400-0040	Bathroom Resurfacing	\$0	\$0	\$0	0.0%
7400-0050	Glass/Mirror Replacement	\$0	\$0	\$0	0.0%
7400-0060	Carpeting	\$0	\$0	\$0	0.0%
7400-0070	Vinyl	\$0	\$0	\$0	0.0%
7400-0080	Apartment Interiors	\$0	\$0	\$0	0.0%
7400-0090	Plumbing - Interior	\$0	\$0	\$0	0.0%
7400-0100	Interiors - Other	\$0	\$0	\$0	0.0%
7400-0110	Corp/Guest Suite	\$0	\$0	\$0	0.0%
7400-0120	Amenities	\$0	\$0	\$0	0.0%
7400-0130	Engineer/Design	\$0	\$0	\$0	0.0%
7400-0140	Professional Fees	\$0	\$0	\$0	0.0%
7400-0150	Building & Structures	\$23,230	\$28,682	\$5,452	19.0%
7400-0160	Infrastructure Upgrade	\$0	\$0	\$0	0.0%
7400-0170	Exterior	\$0	\$0	\$0	0.0%
7400-0180	Chimneys	\$0	\$0	\$0	0.0%
7400-0190	Carports	\$0	\$0	\$0	0.0%
7400-0200	Common Area	\$0	\$0	\$0	0.0%
7400-0210	Computer Hardware/Software	\$0	\$0	\$0	0.0%
7400-0230	Drapes/Blinds	\$0	\$0	\$0	0.0%
7400-0240	Electrical	\$0	\$0	\$0	0.0%
7400-0250	Clubhouse & Fitness Center	\$0	\$0	\$0	0.0%
7400-0260	Exercise Room Equipment	\$0	\$0	\$0	0.0%
7400-0270	Equipment	\$0	\$0	\$0	0.0%
7400-0280	Exterior	\$0	\$0	\$0	0.0%
7400-0290	HVAC	\$0	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
4400-0010	Retail Rental Income	\$0	\$0	\$0	0.0%
4400-0020	Deferred Retail Rent	\$0	\$0	\$0	0.0%
4400-0030	Retail 2nd Space	\$0	\$0	\$0	0.0%
4400-0040	Rent Concession - Retail	\$0	\$0	\$0	0.0%
4400-0050	Retail Vacancy	\$0	\$0	\$0	0.0%
4400-0060	Percentage Rent	\$0	\$0	\$0	0.0%
4400-0070	Retail Garage Income	\$0	\$0	\$0	0.0%
4400-0080	Retail Income CAM	\$0	\$0	\$0	0.0%
4400-0090	Retail Income Tax	\$0	\$0	\$0	0.0%
4400-0100	Retail Income Insurance	\$0	\$0	\$0	0.0%
TOTAL RETAIL INCOME		\$0	\$0	\$0	0.0%

CORPORATE APT INCOME					
4500-0010	Corporate Rent	\$0	\$0	\$0	0.0%
4500-0020	Guest Suite	\$0	\$0	\$0	0.0%
4500-0030	Revenues from release of provision	\$0	\$0	\$0	0.0%
4500-0040	Misc Income	\$0	\$0	\$0	0.0%
TOTAL CORPORATE APT INCOME		\$0	\$0	\$0	0.0%

CORPORATE EXPENSES					
4600-0010	Furnishings	\$0	\$0	\$0	0.0%
4600-0020	Cleaning	\$0	\$0	\$0	0.0%
4600-0030	Carpet Cleaning	\$0	\$0	\$0	0.0%
4600-0040	Housing General	\$0	\$0	\$0	0.0%
4600-0050	Housing Turnover	\$0	\$0	\$0	0.0%
4600-0060	Other	\$0	\$0	\$0	0.0%
TOTAL CORPORATE EXPENSES		\$0	\$0	\$0	0.0%

UTILITY REIMBURSEMENT INCOME					
4700-0010	Reimbursed Electricity	\$0	\$0	\$0	0.0%
4700-0020	Reimbursed Gas	\$0	\$0	\$0	0.0%
4700-0030	Reimbursed Utilities	\$0	\$0	\$0	0.0%
4700-0035	Reimbursed Water	\$0	\$0	\$0	0.0%
4700-0040	Reimbursed Sewer	\$0	\$0	\$0	0.0%
4700-0050	Reimbursed Trash Removal	\$0	\$0	\$0	0.0%
4700-0060	Reimbursed Vacant Recovery	\$0	\$0	\$0	0.0%
4700-0070	Reimbursed Electrical EV Station	\$0	\$0	\$0	0.0%
4700-0080	Illuminar Electric - Occupied Bill Back Income	\$0	\$0	\$0	0.0%
4700-0090	Illuminar Electric - Revenue	\$0	\$0	\$0	0.0%
4700-0100	Contract Utility Admin	\$0	\$0	\$0	0.0%
TOTAL UTILITY REIMBURSEMENT INCOME		\$0	\$0	\$0	0.0%

TOTAL INCOME	\$7,001,037	\$6,907,309	\$93,728	1.4%

OPERATING EXPENSES					
PAYROLL					
ADMINISTRATIVE PAYROLL					
5100-1010	Regional Manager	\$7,401	\$6,864	(\$537)	-7.8%
5100-1020	Senior Manager	\$52,972	\$50,858	(\$2,114)	-4.2%
5100-1030	Manager	\$0	\$0	\$0	0.0%
5100-1040	Assistant Manager	\$68,414	\$44,158	(\$24,256)	-54.9%
5100-1050	Activity Director	\$0	\$0	\$0	0.0%
5100-1060	Assistant Activity Director	\$0	\$0	\$0	0.0%
5100-1070	Bookkeeper	\$0	\$0	\$0	0.0%
5100-1080	Concierge	\$0	\$0	\$0	0.0%
5100-1090	Lifeguard	\$0	\$0	\$0	0.0%
5100-1100	Other Admin Payroll	\$0	\$8,176	\$8,176	100.0%
TOTAL ADMINISTRATIVE PAYROLL		\$128,788	\$110,057	(\$18,731)	-17.0%

LEASING PAYROLL					

Alliance Residential Budget Template
Standard Chart of Accounts

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
7400-0300	Water Heater Replacement	\$0	\$0	\$0	0.0%
7400-0310	Garage	\$0	\$0	\$0	0.0%
7400-0320	Furniture & Fixtures	\$0	\$0	\$0	0.0%
7400-0330	Furniture & Office Equipment	\$0	\$0	\$0	0.0%
7400-0340	Office Furniture	\$0	\$0	\$0	0.0%
7400-0350	Laundry	\$0	\$0	\$0	0.0%
7400-0360	Signage	\$0	\$0	\$0	0.0%
7400-0370	Heavy Equip/Tools	\$0	\$0	\$0	0.0%
7400-0380	Interior Painting	\$0	\$0	\$0	0.0%
7400-0390	Emergency Repairs & Remediation	\$0	\$0	\$0	0.0%
7400-0400	Kitchen Remodeling	\$0	\$0	\$0	0.0%
7400-0410	Hardware Fixture/Supplies	\$0	\$0	\$0	0.0%
7400-0420	Landscaping	\$0	\$0	\$0	0.0%
7400-0430	Landscaping - Trees	\$0	\$0	\$0	0.0%
7400-0440	Landscaping - Rocks	\$0	\$0	\$0	0.0%
7400-0450	Paving & Landscape	\$69,250	\$43,983	(\$25,267)	-57.4%
7400-0460	Survey/Seepage Consulting	\$0	\$0	\$0	0.0%
7400-0470	Tree Trimming Seasonal	\$0	\$0	\$0	0.0%
7400-0480	Carpentry Work	\$0	\$0	\$0	0.0%
7400-0490	Carpentry-Other	\$0	\$0	\$0	0.0%
7400-0500	Deck & Staircases	\$0	\$0	\$0	0.0%
7400-0510	Lighting Fixtures	\$0	\$0	\$0	0.0%
7400-0520	Flooring-Tile	\$0	\$0	\$0	0.0%
7400-0530	Flooring- Carpet	\$0	\$0	\$0	0.0%
7400-0540	Flooring- Other	\$0	\$0	\$0	0.0%
7400-0550	Linolium	\$0	\$0	\$0	0.0%
7400-0560	Painting	\$0	\$0	\$0	0.0%
7400-0570	Molding	\$0	\$0	\$0	0.0%
7400-0580	Masonry	\$0	\$0	\$0	0.0%
7400-0590	Windows	\$0	\$0	\$0	0.0%
7400-0600	Screen Replacement	\$0	\$0	\$0	0.0%
7400-0610	Doors	\$0	\$0	\$0	0.0%
7400-0620	Parking Lot	\$0	\$0	\$0	0.0%
7400-0630	Paving	\$0	\$0	\$0	0.0%
7400-0640	Plumbing	\$0	\$0	\$0	0.0%
7400-0650	Pool Furniture	\$0	\$0	\$0	0.0%
7400-0660	Pool/Spa	\$0	\$0	\$0	0.0%
7400-0670	Pool	\$0	\$0	\$0	0.0%
7400-0680	Fountains	\$0	\$0	\$0	0.0%
7400-0690	Gutters & Downspouts	\$0	\$0	\$0	0.0%
7400-0700	Roofs	\$0	\$0	\$0	0.0%
7400-0710	Elevators	\$0	\$0	\$0	0.0%
7400-0720	Land Fencing	\$0	\$0	\$0	0.0%
7400-0730	Motor Vehicles	\$0	\$0	\$0	0.0%
7400-0740	Seasonal Décor	\$0	\$0	\$0	0.0%
7400-0750	Promotional Videos	\$0	\$0	\$0	0.0%
7400-0760	Capital Expenditures	\$0	\$0	\$0	0.0%
7400-0770	Life Safety	\$0	\$0	\$0	0.0%
7400-0780	Fire Repairs	\$0	\$0	\$0	0.0%
7400-0790	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	0.0%
7400-0800	Miscellaneous	\$0	\$0	\$0	0.0%
7400-0810	Security Systems	\$0	\$0	\$0	0.0%
7400-0830	Owner's Rehab	\$0	\$0	\$0	0.0%
7400-0840	Other Non-Routine Service	\$150,000	\$162,319	\$12,319	7.6%
7400-0850	Other Capital Expenditure	\$0	\$0	\$0	0.0%
7400-0860	Association Land	\$0	\$0	\$0	0.0%
7400-0870	Non Routine - Ins. Deductible	\$0	\$0	\$0	0.0%
7400-0880	Prior Year Incentive Fee	\$0	\$0	\$0	0.0%
7400-0890	Other Capital Replacement	\$0	\$0	\$0	0.0%
TOTAL NON-ROUTINE MAINTENANCE		\$242,480	\$234,985	(\$7,495)	-3.2%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
5100-2010	Leasing Manager	\$27,125	\$22,467	(\$4,658)	-20.7%
5100-2020	Leasing Consultant	\$22,383	\$44,644	\$22,261	49.9%
5100-2030	Other Leasing Payroll	\$0	\$0	\$0	0.0%
TOTAL LEASING PAYROLL		\$49,508	\$67,112	\$17,603	26.2%

MAINTENANCE PAYROLL

5100-3010	Director of Facilities	\$0	\$792	\$792	100.0%
5100-3020	Sr. Maintenance Manager	\$36,610	\$33,676	(\$2,934)	-8.7%
5100-3030	Maintenance Manager	\$0	\$0	\$0	0.0%
5100-3040	Asst. Maintenance Manager	\$27,125	\$26,809	(\$316)	-1.2%
5100-3050	Maintenance Person	\$124,007	\$116,668	(\$7,339)	-6.3%
5100-3060	Painter-In-House	\$0	\$0	\$0	0.0%
5100-3070	Other Maintenance Payroll	\$0	\$0	\$0	0.0%
TOTAL MAINTENANCE PAYROLL		\$187,743	\$177,945	(\$9,798)	-5.5%

CLEANING PAYROLL

5100-4010	Housekeeper	\$0	\$0	\$0	0.0%
5100-4020	Other Cleaning Payroll	\$0	\$0	\$0	0.0%
TOTAL CLEANING PAYROLL		\$0	\$0	\$0	0.0%

GROUNDS PAYROLL

5100-5010	Porter/Groundskeeper	\$37,531	\$37,177	(\$354)	-1.0%
5100-5020	Other Grounds Payroll	\$0	\$0	\$0	0.0%
TOTAL GROUNDS PAYROLL		\$37,531	\$37,177	(\$354)	-1.0%

MARKETING PAYROLL

5100-6010	Marketing	\$0	\$0	\$0	0.0%
5100-6020	Other Marketing Payroll	\$0	\$0	\$0	0.0%
TOTAL MARKETING PAYROLL		\$0	\$0	\$0	0.0%

SECURITY PAYROLL

5100-7010	Security	\$0	\$0	\$0	0.0%
5100-7020	Other Security Payroll	\$0	\$0	\$0	0.0%
TOTAL SECURITY PAYROLL		\$0	\$0	\$0	0.0%

GARAGE STAFF PAYROLL

5100-8010	Garage Staff	\$0	\$0	\$0	0.0%
5100-8020	Other Garage Staff Payroll	\$0	\$0	\$0	0.0%
TOTAL GARAGE STAFF PAYROLL		\$0	\$0	\$0	0.0%

OVERTIME

5200-0010	Administrative	\$8,716	\$17,268	\$8,552	49.5%
5200-0020	Leasing	\$6,307	\$4,019	(\$2,288)	-56.9%
5200-0030	Maintenance	\$20,310	\$15,958	(\$4,352)	-27.3%
5200-0040	Cleaning	\$0	\$0	\$0	0.0%
5200-0050	Grounds	\$1,195	\$1,315	\$119	9.1%
5200-0060	Marketing	\$0	\$0	\$0	0.0%
5200-0070	Security	\$0	\$0	\$0	0.0%
5200-0080	Garage	\$0	\$0	\$0	0.0%
5200-0090	Other Overtime	\$0	\$0	\$0	0.0%
TOTAL OVERTIME		\$36,529	\$38,560	\$2,031	5.3%

BONUS

5250-0010	Administrative - Monthly	\$0	\$0	\$0	0.0%
5250-0020	Administrative - Commissions	\$0	\$0	\$0	0.0%
5250-0030	Administrative - Quarterly	\$0	\$0	\$0	0.0%
5250-0040	Administrative - Other	\$0	\$0	\$0	0.0%
5250-0050	Leasing - Monthly	\$0	\$0	\$0	0.0%
5250-0060	Leasing - Commissions	\$0	\$0	\$0	0.0%
5250-0070	Leasing - Quarterly	\$0	\$0	\$0	0.0%
5250-0080	Leasing - Other	\$0	\$0	\$0	0.0%
5250-0090	Maintenance - Monthly	\$0	\$0	\$0	0.0%
5250-0100	Maintenance - Commissions	\$0	\$0	\$0	0.0%
5250-0110	Maintenance - Quarterly	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
TOTAL OPERATING EXP		\$1,882,817	\$1,838,723		
NET OPERATING INCOME		\$5,118,220	\$5,068,586		

NON-OPERATING EXPENSES

PARTNERSHIP INCOME

8100-0010	Other Income	\$0	\$0	\$0	0.0%
8100-0020	Purchase Discount	\$0	\$0	\$0	0.0%
TOTAL PARTNERSHIP INCOME		\$0	\$0	\$0	0.0%

PARTNERSHIP EXPENSE

8200-0010	Bank Service Charges-Other	\$0	\$0	\$0	0.0%
8200-0020	Compliance	\$0	\$0	\$0	0.0%
8200-0030	HOA Costs	\$0	\$0	\$0	0.0%
8200-0040	Legal	\$0	\$0	\$0	0.0%
8200-0050	State Filing Fees	\$0	\$0	\$0	0.0%
8200-0060	Audit, Acctg and Tax Prep	\$0	\$0	\$0	0.0%
8200-0070	Bookkeeping	\$0	\$0	\$0	0.0%
8200-0080	Asset Management Fee	\$0	\$0	\$0	0.0%
8200-0090	Supervisory Fee	\$0	\$0	\$0	0.0%
8200-0100	Admin Expense	\$0	\$0	\$0	0.0%
8200-0110	Consulting Partnership	\$0	\$0	\$0	0.0%
8200-0120	Branding	\$0	\$0	\$0	0.0%
8200-0130	Business Solutions	\$0	\$0	\$0	0.0%
8200-0140	Interest Expense	\$0	\$0	\$0	0.0%
8200-0150	Travel Partnership	\$0	\$0	\$0	0.0%
8200-0160	Interest Income - Development	\$0	\$0	\$0	0.0%
8200-0170	Partnership Insurance	\$0	\$0	\$0	0.0%
8200-0180	Partnership Non-Routine Expenses	\$0	\$0	\$0	0.0%
8200-0190	Supplies	\$0	\$0	\$0	0.0%
8200-0200	Other Partnership Expenses	\$0	\$0	\$0	0.0%
TOTAL PARTNERSHIP EXPENSE		\$0	\$0	\$0	0.0%

DEBT SERVICES

8300-0010	Debt Service - 1st	\$1,512,646	\$1,516,790	\$4,144	0.3%
8300-0020	Debt Service - 2nd	\$0	\$0	\$0	0.0%
8300-0030	Debt Service - 3rd	\$0	\$0	\$0	0.0%
8300-0040	Debt Service - Principal	\$0	\$0	\$0	0.0%
8300-0050	Other Lease Payments	\$0	\$0	\$0	0.0%
8300-0060	Int Exp-Other Notes	\$0	\$0	\$0	0.0%
8300-0070	General Interest	\$0	\$0	\$0	0.0%
8300-0080	Prepayment Penalty	\$0	\$0	\$0	0.0%
8300-0090	Oth Lease Pymts - Insurance Escrow	\$0	\$0	\$0	0.0%
8300-0100	Oth Lease Pymts - Tax Escrow	\$0	\$0	\$0	0.0%
8300-0110	Mezzanine Interest Expense	\$0	\$0	\$0	0.0%
8300-0120	Letter of Credit Fees	\$0	\$0	\$0	0.0%
8300-0130	Contingent Interest	\$0	\$0	\$0	0.0%
8300-0140	Financing Expense (Income)	\$0	\$0	\$0	0.0%
8300-0150	Title Costs	\$0	\$0	\$0	0.0%
8300-0160	Sale Commissions	\$0	\$0	\$0	0.0%
8300-0170	Condominiums Sales	\$0	\$0	\$0	0.0%
8300-0180	Deffrd Finance Amort Exp	\$0	\$0	\$0	0.0%
8300-0190	Ground Lease Expense	\$0	\$0	\$0	0.0%
8300-0200	Other	\$0	\$0	\$0	0.0%
8300-0210	Re-Marketing Fees	\$0	\$0	\$0	0.0%
8300-0220	Extension Fees	\$0	\$0	\$0	0.0%
8300-0230	Administration Fees	\$0	\$0	\$0	0.0%
8300-0240	Trustee Fees	\$0	\$0	\$0	0.0%
8300-0250	Credit Enhancement Fees	\$0	\$0	\$0	0.0%
8300-0260	Issuer Fees	\$0	\$0	\$0	0.0%
TOTAL DEBT SERVICES		\$1,512,646	\$1,516,790	\$4,144	0.3%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
5250-0120	Maintenance - Other	\$0	\$0	\$0	0.0%
5250-0130	Cleaning - Monthly	\$0	\$0	\$0	0.0%
5250-0140	Cleaning - Commissions	\$0	\$0	\$0	0.0%
5250-0150	Cleaning - Quarterly	\$0	\$0	\$0	0.0%
5250-0160	Cleaning - Other	\$0	\$0	\$0	0.0%
5250-0170	Grounds - Monthly	\$0	\$0	\$0	0.0%
5250-0180	Grounds - Commissions	\$0	\$0	\$0	0.0%
5250-0190	Grounds - Quarterly	\$0	\$0	\$0	0.0%
5250-0200	Grounds - Other	\$0	\$0	\$0	0.0%
5250-0210	Marketing - Monthly	\$0	\$0	\$0	0.0%
5250-0220	Marketing - Commissions	\$0	\$0	\$0	0.0%
5250-0230	Marketing - Quarterly	\$0	\$0	\$0	0.0%
5250-0240	Marketing - Other	\$0	\$0	\$0	0.0%
5250-0250	Security - Monthly	\$0	\$0	\$0	0.0%
5250-0260	Security - Commissions	\$0	\$0	\$0	0.0%
5250-0270	Security - Quarterly	\$0	\$0	\$0	0.0%
5250-0280	Security - Other	\$0	\$0	\$0	0.0%
5250-0290	Garage - Monthly	\$0	\$0	\$0	0.0%
5250-0300	Garage - Commissions	\$0	\$0	\$0	0.0%
5250-0310	Garage - Quarterly	\$0	\$0	\$0	0.0%
5250-0320	Garage - Other	(\$1,056)	\$0	\$1,056	100.0%
5250-0330	Other Bonuses	\$1,062	\$0	(\$1,062)	-100.0%
TOTAL BONUS		\$6	\$0	(\$6)	-100.0%

HOUSING

5300-0010	Administrative	\$0	\$0	\$0	0.0%
5300-0020	Leasing	\$0	\$0	\$0	0.0%
5300-0030	Maintenance	\$0	\$0	\$0	0.0%
5300-0040	Cleaning	\$0	\$0	\$0	0.0%
5300-0050	Grounds	\$0	\$0	\$0	0.0%
5300-0060	Marketing	\$0	\$0	\$0	0.0%
5300-0070	Security	\$0	\$0	\$0	0.0%
5300-0080	Garage	\$0	\$0	\$0	0.0%
5300-0090	Other Housing	\$0	\$0	\$0	0.0%
TOTAL HOUSING		\$0	\$0	\$0	0.0%

CHECK PROCESSING FEES

5400-0010	Ck Processing - Administrative	\$2,038	\$1,558	(\$480)	-30.8%
5400-0020	Ck Processing - Leasing	\$874	\$1,103	\$230	20.8%
5400-0030	Ck Processing - Maintenance	\$3,058	\$2,726	(\$332)	-12.2%
5400-0040	Ck Processing - Cleaning	\$0	\$0	\$0	0.0%
5400-0050	Ck Processing - Grounds	\$874	\$739	(\$134)	-18.2%
5400-0060	Ck Processing - Marketing	\$0	\$0	\$0	0.0%
5400-0070	Ck Processing - Security	\$0	\$0	\$0	0.0%
5400-0080	Ck Processing - Garage	\$0	\$0	\$0	0.0%
5400-0090	Other Check Processing	\$0	\$0	\$0	0.0%
TOTAL CHECK PROCESSING FEES		\$6,843	\$6,127	(\$717)	-11.7%

PAYROLL TAXES

5450-0010	Administrative - FICA	\$9,852	\$9,026	(\$826)	-9.2%
5450-0020	Administrative - FUTA	\$224	\$69	(\$155)	-222.4%
5450-0030	Administrative - SUTA	\$1,736	\$680	(\$1,056)	-155.2%
5450-0040	Leasing - FICA	\$1,531	\$4,465	\$2,935	65.7%
5450-0050	Leasing - FUTA	\$0	\$107	\$107	100.0%
5450-0060	Leasing - SUTA	\$0	\$1,125	\$1,125	100.0%
5450-0070	Maintenance - FICA	\$15,920	\$14,689	(\$1,231)	-8.4%
5450-0080	Maintenance - FUTA	\$392	\$185	(\$207)	-112.2%
5450-0090	Maintenance - SUTA	\$3,038	\$1,941	(\$1,097)	-56.5%
5450-0100	Cleaning - FICA	\$0	\$0	\$0	100.0%
5450-0110	Cleaning - FUTA	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
NON-ROUTINE IMPROVEMENTS					
8400-0010	Appliances	\$0	\$0	\$0	0.0%
8400-0020	Bathroom Remodeling	\$0	\$0	\$0	0.0%
8400-0030	Bathroom Resurfacing	\$0	\$0	\$0	0.0%
8400-0040	Glass/Mirror Replacement	\$0	\$0	\$0	0.0%
8400-0050	Carpeting	\$0	\$0	\$0	0.0%
8400-0060	Vinyl Replacement	\$0	\$0	\$0	0.0%
8400-0070	Apartment Interiors	\$0	\$0	\$0	0.0%
8400-0080	Doors & Hardware	\$0	\$0	\$0	0.0%
8400-0090	Interiors - Other	\$0	\$0	\$0	0.0%
8400-0100	Model	\$0	\$0	\$0	0.0%
8400-0110	Amenities	\$0	\$0	\$0	0.0%
8400-0120	Construction Relate Exp	\$0	\$0	\$0	0.0%
8400-0130	Professional Fees	\$0	\$0	\$0	0.0%
8400-0140	Chimneys	\$0	\$0	\$0	0.0%
8400-0150	Carports	\$0	\$0	\$0	0.0%
8400-0160	Common Area	\$0	\$0	\$0	0.0%
8400-0170	Computer Hardware/Software	\$0	\$0	\$0	0.0%
8400-0180	Drapes/Blinds	\$0	\$0	\$0	0.0%
8400-0190	Electrical	\$0	\$0	\$0	0.0%
8400-0200	Exercise Room Equipment	\$0	\$0	\$0	0.0%
8400-0210	Equipment	\$0	\$0	\$0	0.0%
8400-0220	HVAC	\$0	\$0	\$0	0.0%
8400-0230	Garage	\$0	\$0	\$0	0.0%
8400-0240	Furniture & Fixtures	\$0	\$0	\$0	0.0%
8400-0250	Furniture & Office Equipment	\$0	\$0	\$0	0.0%
8400-0260	Laundry	\$0	\$0	\$0	0.0%
8400-0270	Signage	\$0	\$0	\$0	0.0%
8400-0280	Monument	\$0	\$0	\$0	0.0%
8400-0290	Heavy Equip/Tools	\$0	\$0	\$0	0.0%
8400-0300	Interior Painting	\$0	\$0	\$0	0.0%
8400-0310	Emergency Repairs & Remediation	\$0	\$0	\$0	0.0%
8400-0320	Kitchen Remodeling	\$0	\$0	\$0	0.0%
8400-0330	Hardware Fixture/Supplies	\$0	\$0	\$0	0.0%
8400-0340	Landscaping - Trees	\$0	\$0	\$0	0.0%
8400-0350	Landscaping - Rocks	\$0	\$0	\$0	0.0%
8400-0360	Paving & Landscape	\$0	\$0	\$0	0.0%
8400-0370	Tree Trimming Seasonal	\$0	\$0	\$0	0.0%
8400-0380	Carpentry-Other	\$0	\$0	\$0	0.0%
8400-0390	Deck & Staircases	\$0	\$0	\$0	0.0%
8400-0400	Exterior Lighting	\$0	\$0	\$0	0.0%
8400-0410	Lighting Fixtures	\$0	\$0	\$0	0.0%
8400-0420	Flooring-Tile	\$0	\$0	\$0	0.0%
8400-0430	Flooring- Other	\$0	\$0	\$0	0.0%
8400-0440	Linolium	\$0	\$0	\$0	0.0%
8400-0450	Painting	\$0	\$0	\$0	0.0%
8400-0460	Molding	\$0	\$0	\$0	0.0%
8400-0470	Carpentry Work	\$0	\$0	\$0	0.0%
8400-0480	Masonry	\$0	\$0	\$0	0.0%
8400-0490	Windows	\$0	\$0	\$0	0.0%
8400-0500	Screen Replacement	\$0	\$0	\$0	0.0%
8400-0510	Closet Doors	\$0	\$0	\$0	0.0%
8400-0520	Parking Lot	\$0	\$0	\$0	0.0%
8400-0530	Paving	\$0	\$0	\$0	0.0%
8400-0540	Pool Furniture	\$0	\$0	\$0	0.0%
8400-0550	Pool	\$0	\$0	\$0	0.0%
8400-0560	Gutters & Downspouts	\$0	\$0	\$0	0.0%
8400-0570	Roofs	\$0	\$0	\$0	0.0%
8400-0580	Elevators	\$0	\$0	\$0	0.0%
8400-0590	Land Fencing	\$0	\$0	\$0	0.0%
8400-0600	Golf Cart	\$0	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
5450-0120	Cleaning - SUTA	\$0	\$0	\$0	0.0%
5450-0130	Grounds - FICA	\$2,871	\$2,604	(\$267)	-10.3%
5450-0140	Grounds - FUTA	\$112	\$44	(\$68)	-155.7%
5450-0150	Grounds - SUTA	\$868	\$461	(\$407)	-88.3%
5450-0160	Marketing - FICA	\$0	\$0	\$0	0.0%
5450-0170	Marketing - FUTA	\$0	\$0	\$0	0.0%
5450-0180	Marketing - SUTA	\$0	\$0	\$0	0.0%
5450-0190	Security - FICA	\$0	\$0	\$0	0.0%
5450-0200	Security - FUTA	\$0	\$0	\$0	0.0%
5450-0210	Security - SUTA	\$0	\$0	\$0	0.0%
5450-0220	Garage - FICA	(\$81)	(\$40)	\$40	100.0%
5450-0230	Garage - FUTA	\$0	\$0	\$0	0.0%
5450-0240	Garage - SUTA	\$0	\$0	\$0	0.0%
5450-0250	Other Payroll Taxes	\$81	\$41	(\$41)	-100.0%
TOTAL PAYROLL TAXES		\$36,544	\$35,396	(\$1,149)	-3.2%

INSURANCE BENEFITS

5500-0010	Administrative	\$15,475	\$12,778	(\$2,697)	-21.1%
5500-0020	Leasing	\$0	\$5,740	\$5,740	100.0%
5500-0030	Maintenance	\$24,008	\$28,948	\$4,940	17.1%
5500-0040	Cleaning	\$0	\$0	\$0	0.0%
5500-0050	Grounds	\$8,732	\$9,924	\$1,192	12.0%
5500-0060	Marketing	\$0	\$0	\$0	0.0%
5500-0070	Security	\$0	\$0	\$0	0.0%
5500-0080	Garage	\$0	\$0	\$0	0.0%
5500-0090	Other Insurance Benefits	\$0	\$0	\$0	0.0%
5500-0100	Insurance Plan Costs	\$0	\$0	\$0	0.0%
TOTAL INSURANCE BENEFITS		\$48,215	\$57,389	\$9,175	16.0%

401K CONTRIBUTION

5550-0010	Administrative	\$1,095	\$1,810	\$715	39.5%
5550-0020	Leasing	\$0	\$299	\$299	100.0%
5550-0030	Maintenance	\$1,596	\$2,322	\$727	31.3%
5550-0040	Cleaning	\$0	\$0	\$0	0.0%
5550-0050	Grounds	\$319	\$167	(\$152)	-90.7%
5550-0060	Marketing	\$0	\$0	\$0	0.0%
5550-0070	Security	\$0	\$0	\$0	0.0%
5550-0080	Garage	\$0	\$0	\$0	0.0%
5550-0090	Other 401K Contribution	\$1,800	\$600	(\$1,200)	-200.0%
5550-0100	401K Administration Costs	\$0	\$0	\$0	0.0%
TOTAL 401K CONTRIBUTION		\$4,810	\$5,198	\$389	7.5%

WORKERS COMPENSATION

5600-0010	Administrative	\$8,886	\$7,825	(\$1,061)	-13.6%
5600-0020	Leasing	\$1,714	\$2,572	\$858	33.3%
5600-0030	Maintenance	\$14,693	\$10,094	(\$4,599)	-45.6%
5600-0040	Cleaning	\$0	\$0	\$0	0.0%
5600-0050	Grounds	\$2,590	\$1,906	(\$684)	-35.9%
5600-0060	Marketing	\$0	\$0	\$0	0.0%
5600-0070	Security	\$0	\$0	\$0	0.0%
5600-0080	Garage	(\$73)	(\$36)	\$36	100.0%
5600-0090	Other Workmens Compensation	\$6,000	\$2,000	(\$4,000)	-200.0%
TOTAL WORKERS COMPENSATION		\$33,810	\$24,360	(\$9,450)	-38.8%

PAYROLL OTHER

5650-0010	Temporary Labor - Admin	\$12,000	\$5,340	(\$6,660)	-124.7%
5650-0020	Temporary Labor - Leasing	\$0	\$0	\$0	0.0%
5650-0030	Temporary Labor - Maint	\$0	\$0	\$0	0.0%
5650-0040	New Hire Expense - Admin	\$485	\$1,520	\$1,035	68.1%
5650-0050	New Hire Expense - Maint	\$970	\$485	(\$485)	-100.0%
5650-0060	New Hire Expense - Other	\$850	\$858	\$8	1.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
8400-0610	Seasonal Décor	\$0	\$0	\$0	0.0%
8400-0620	Promotional Videos	\$0	\$0	\$0	0.0%
8400-0630	Capital Expenditures	\$0	\$0	\$0	0.0%
8400-0640	Life Safety	\$0	\$0	\$0	0.0%
8400-0650	Fire Repairs	\$0	\$0	\$0	0.0%
8400-0660	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	0.0%
8400-0670	Miscellaneous	\$0	\$0	\$0	0.0%
8400-0680	Security Systems	\$0	\$0	\$0	0.0%
8400-0690	Other Non-Routine Service	\$0	\$0	\$0	0.0%
8400-0700	Other Capital Expenditure	\$0	\$0	\$0	0.0%
8400-0710	Association Land	\$0	\$0	\$0	0.0%
8400-0720	Non Routine - Ins. Deductible	\$0	\$0	\$0	0.0%
8400-0730	Prior Year Incentive Fee	\$0	\$0	\$0	0.0%
TOTAL NON-ROUTINE IMPROVEMENTS		\$0	\$0	\$0	0.0%

NON-ROUTINE CAPITAL EXPENDITURES

8500-0010	Appliances	\$0	\$0	\$0	0.0%
8500-0030	Bathroom Remodeling	\$0	\$0	\$0	0.0%
8500-0040	Bathroom Resurfacing	\$0	\$0	\$0	0.0%
8500-0050	Glass/Mirror Replacement	\$0	\$0	\$0	0.0%
8500-0060	Carpeting	\$0	\$0	\$0	0.0%
8500-0070	Vinyl	\$0	\$0	\$0	0.0%
8500-0080	Other Flooring Replacement	\$0	\$0	\$0	0.0%
8500-0090	Apartment Interiors	\$0	\$0	\$0	0.0%
8500-0100	Plumbing - Interior	\$0	\$0	\$0	0.0%
8500-0110	Ceiling Fans	\$0	\$0	\$0	0.0%
8500-0120	Interiors - Other	\$0	\$0	\$0	0.0%
8500-0130	Model Renovation	\$0	\$0	\$0	0.0%
8500-0140	Corp/Guest Suite	\$0	\$0	\$0	0.0%
8500-0150	Amenities	\$0	\$0	\$0	0.0%
8500-0160	Enginneer/Design	\$0	\$0	\$0	0.0%
8500-0170	Professional Fees	\$0	\$0	\$0	0.0%
8500-0180	Building & Structures	\$0	\$0	\$0	0.0%
8500-0190	Infrastructure Upgrade	\$0	\$0	\$0	0.0%
8500-0200	Foundations & Slab	\$0	\$0	\$0	0.0%
8500-0210	Insulation	\$0	\$0	\$0	0.0%
8500-0220	Exterior	\$0	\$0	\$0	0.0%
8500-0230	Siding	\$0	\$0	\$0	0.0%
8500-0240	Stairs & Landings	\$0	\$0	\$0	0.0%
8500-0250	Site Improvements	\$0	\$0	\$0	0.0%
8500-0260	Bldg Improvements - Contra	\$0	\$0	\$0	0.0%
8500-0270	Exterior Lighting	\$0	\$0	\$0	0.0%
8500-0280	Retng Wall & Erosion Rep	\$0	\$0	\$0	0.0%
8500-0290	Asbestos Abatement	\$0	\$0	\$0	0.0%
8500-0300	Boiler	\$0	\$0	\$0	0.0%
8500-0310	Fence Repair/Replacement	\$0	\$0	\$0	0.0%
8500-0320	Sprinkler System	\$0	\$0	\$0	0.0%
8500-0330	Pest Control	\$0	\$0	\$0	0.0%
8500-0340	Monument	\$0	\$0	\$0	0.0%
8500-0350	Stucco	\$0	\$0	\$0	0.0%
8500-0360	Water Submeters	\$0	\$0	\$0	0.0%
8500-0370	Misc Buildings	\$0	\$0	\$0	0.0%
8500-0380	Balconies & Decks	\$0	\$0	\$0	0.0%
8500-0390	Chimneys	\$0	\$0	\$0	0.0%
8500-0400	Carports	\$0	\$0	\$0	0.0%
8500-0410	Common Area	\$0	\$0	\$0	0.0%
8500-0420	Common Area Carpet Replacement	\$0	\$0	\$0	0.0%
8500-0430	Common Area Vinyl Replacement	\$0	\$0	\$0	0.0%
8500-0440	Computer Hardware/Software	\$0	\$0	\$0	0.0%
8500-0460	Drapes/Blinds	\$0	\$0	\$0	0.0%
8500-0470	Electrical	\$0	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
5650-0070	Other Payroll - Admin	\$0	\$0	\$0	0.0%
5650-0080	Other Payroll - Maint	\$0	\$0	\$0	0.0%
5650-0090	Employee Gifts	\$0	\$0	\$0	0.0%
5650-0100	Corner Store Payroll Expense	\$0	\$0	\$0	0.0%
5650-0110	Employee Relocation	\$0	\$0	\$0	0.0%
5650-0120	Utility Allowance - Admin	\$0	\$0	\$0	0.0%
5650-0130	Utility Allowance - Leasing	\$0	\$0	\$0	0.0%
5650-0140	Utility Allowance - Maint	\$0	\$0	\$0	0.0%
5650-0150	Education Reimbursement	\$0	\$0	\$0	0.0%
TOTAL PAYROLL OTHER		\$14,305	\$8,203	(\$6,102)	-74.4%

TOTAL PAYROLL	\$584,631	\$567,523

LANDSCAPING

6000-0010	Landscape Contract	\$46,195	\$43,995	(\$2,200)	-5.0%
6000-0020	Flowers	\$0	\$0	\$0	0.0%
6000-0030	Mulch	\$0	\$0	\$0	0.0%
6000-0040	Landscape Supplies	\$0	\$0	\$0	0.0%
6000-0050	Plants & Plant Maintenance	\$0	\$0	\$0	0.0%
6000-0060	Replacement Plants	\$0	\$0	\$0	0.0%
6000-0070	Landscape Equipment	\$0	\$0	\$0	0.0%
6000-0080	Other Landscaping	\$2,600	\$2,296	(\$304)	-13.2%
6000-0090	Snow Removal	\$0	\$0	\$0	0.0%
6000-0100	Contract Common Area Cleaning	\$0	\$0	\$0	0.0%
6000-0110	Other Contracted Services	\$0	\$0	\$0	0.0%
6000-0120	Landscaping Repairs	\$0	\$132	\$132	100.0%
6000-0130	Irrigation/Sprinkler Repairs	\$2,950	\$3,043	\$93	3.0%
6000-0140	Pool Contract/Supplies	\$0	\$0	\$0	0.0%
6000-0150	Pool/Jacuzzi Repairs	\$0	\$0	\$0	0.0%
6000-0160	Lake Supplies	\$0	\$0	\$0	0.0%
TOTAL LANDSCAPING		\$51,745	\$49,466	(\$2,279)	-4.6%

UTILITY EXPENSE

6100-0010	Electricity	\$15,179	\$14,320	(\$859)	-6.0%
6100-0020	Electricity - Resident Submeter	\$0	\$0	\$0	0.0%
6100-0030	Electricity - Model	\$0	\$0	\$0	0.0%
6100-0040	Electricity - Vacant	\$1,346	\$1,290	(\$56)	-4.3%
6100-0050	Electricity - Office	\$0	\$0	\$0	0.0%
6100-0060	Electricity - Hot Water Heater	\$0	\$0	\$0	0.0%
6100-0080	Gas	\$279	\$280	\$1	0.4%
6100-0090	Gas - Resident Submitter	\$0	\$0	\$0	0.0%
6100-0100	Gas - Model	\$0	\$0	\$0	0.0%
6100-0110	Gas - Vacant	\$311	\$291	(\$19)	-6.7%
6100-0120	Gas - Pool & Spa	\$0	\$0	\$0	0.0%
6100-0140	Oil	\$0	\$0	\$0	0.0%
6100-0150	Water	\$11,811	\$10,482	(\$1,328)	-12.7%
6100-0160	Water - Resident Submeter	\$0	\$0	\$0	0.0%
6100-0170	Water - Vacant	\$0	\$0	\$0	0.0%
6100-0180	Water - Irrigation	\$0	\$0	\$0	0.0%
6100-0200	Water - Chilled Water	\$0	\$0	\$0	0.0%
6100-0210	Water - Steam Exp	\$0	\$0	\$0	0.0%
6100-0220	Sewer	\$93,792	\$89,614	(\$4,178)	-4.7%
6100-0230	Sewer - Resident Submeter	\$0	\$0	\$0	0.0%
6100-0240	Sewer - Taxes	\$0	\$0	\$0	0.0%
6100-0250	Sewer - Vacant	\$0	\$0	\$0	0.0%
6100-0270	Utility - A/C Servicing	\$0	\$0	\$0	0.0%
6100-0280	Trash Removal	\$2,832	\$2,425	(\$407)	-16.8%
6100-0290	Trash Recycling	\$0	\$0	\$0	0.0%
6100-0300	Trash Amenity Expense	\$0	\$0	\$0	0.0%
6100-0310	Cable Expense	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
8500-0480	Clubhouse & Fitness Center	\$0	\$0	\$0	0.0%
8500-0490	Exercise Room Equipment	\$0	\$0	\$0	0.0%
8500-0500	Equipment	\$0	\$0	\$0	0.0%
8500-0520	HVAC	\$0	\$0	\$0	0.0%
8500-0540	Garage	\$0	\$0	\$0	0.0%
8500-0550	Furniture & Fixtures	\$0	\$0	\$0	0.0%
8500-0560	Furniture & Office Equipment	\$0	\$0	\$0	0.0%
8500-0570	Office Furniture	\$0	\$0	\$0	0.0%
8500-0580	Laundry	\$0	\$0	\$0	0.0%
8500-0590	Laundry Retrofit	\$0	\$0	\$0	0.0%
8500-0600	Signage	\$0	\$0	\$0	0.0%
8500-0610	Heavy Equip/Tools	\$0	\$0	\$0	0.0%
8500-0620	Interior Painting	\$0	\$0	\$0	0.0%
8500-0630	Emergency Repairs & Remediation	\$0	\$0	\$0	0.0%
8500-0640	Kitchen Remodeling	\$0	\$0	\$0	0.0%
8500-0650	Cabinets	\$0	\$0	\$0	0.0%
8500-0660	Countertops	\$0	\$0	\$0	0.0%
8500-0670	Dishwashers	\$0	\$0	\$0	0.0%
8500-0680	Compactor Installation	\$0	\$0	\$0	0.0%
8500-0690	Disposals	\$0	\$0	\$0	0.0%
8500-0700	Microwaves	\$0	\$0	\$0	0.0%
8500-0710	Ovens	\$0	\$0	\$0	0.0%
8500-0720	Ranges	\$0	\$0	\$0	0.0%
8500-0730	Hoods	\$0	\$0	\$0	0.0%
8500-0740	Refrigerators	\$0	\$0	\$0	0.0%
8500-0750	Hardware Fixture/Supplies	\$0	\$0	\$0	0.0%
8500-0760	Landscaping	\$0	\$0	\$0	0.0%
8500-0770	Landscaping - Trees	\$0	\$0	\$0	0.0%
8500-0780	Landscaping - Rocks	\$0	\$0	\$0	0.0%
8500-0790	Paving & Landscape	\$0	\$0	\$0	0.0%
8500-0800	Drainage	\$0	\$0	\$0	0.0%
8500-0810	Walkways	\$0	\$0	\$0	0.0%
8500-0820	Tree Trimming Seasonal	\$0	\$0	\$0	0.0%
8500-0830	Miscellaneous Land	\$0	\$0	\$0	0.0%
8500-0840	Carpentry Work	\$0	\$0	\$0	0.0%
8500-0850	Carpentry-Other	\$0	\$0	\$0	0.0%
8500-0860	Deck & Staircases	\$0	\$0	\$0	0.0%
8500-0870	Lighting Fixtures	\$0	\$0	\$0	0.0%
8500-0880	Flooring-Tile	\$0	\$0	\$0	0.0%
8500-0890	Flooring- Carpet	\$0	\$0	\$0	0.0%
8500-0900	Flooring- Other	\$0	\$0	\$0	0.0%
8500-0910	Linolium	\$0	\$0	\$0	0.0%
8500-0920	Painting	\$0	\$0	\$0	0.0%
8500-0930	Painting & Staining	\$0	\$0	\$0	0.0%
8500-0940	Molding	\$0	\$0	\$0	0.0%
8500-0950	Masonry	\$0	\$0	\$0	0.0%
8500-0960	Windows	\$0	\$0	\$0	0.0%
8500-0970	Screen Replacement	\$0	\$0	\$0	0.0%
8500-0980	Doors	\$0	\$0	\$0	0.0%
8500-0990	Parking Lot	\$0	\$0	\$0	0.0%
8500-1000	Paving	\$0	\$0	\$0	0.0%
8500-1010	Asphalt Repair	\$0	\$0	\$0	0.0%
8500-1020	Plumbing	\$0	\$0	\$0	0.0%
8500-1030	Pool Furniture	\$0	\$0	\$0	0.0%
8500-1040	Pool/Spa	\$0	\$0	\$0	0.0%
8500-1050	Pool	\$0	\$0	\$0	0.0%
8500-1060	Tennis Courts	\$0	\$0	\$0	0.0%
8500-1070	Fountains	\$0	\$0	\$0	0.0%
8500-1080	Gutters & Downspouts	\$0	\$0	\$0	0.0%
8500-1090	Roofs	\$0	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
6100-0320	Utilities - Corporate Apartment	\$0	\$0	\$0	0.0%
6100-0330	Illuminar Electric - Occupied	\$0	\$0	\$0	0.0%
6100-0340	Green Consumption Track Costs	\$0	\$0	\$0	0.0%
6100-0350	Reimbursed Electricity	\$0	\$0	\$0	0.0%
6100-0360	Reimbursed Gas	\$0	\$0	\$0	0.0%
6100-0370	Reimbursed Utilities	\$0	\$0	\$0	0.0%
6100-0375	Reimbursed Water	\$0	(\$32)	(\$32)	-100.0%
6100-0380	Reimbursed Sewer	\$0	\$0	\$0	0.0%
6100-0390	Reimbursed Trash Removal	\$0	\$0	\$0	0.0%
6100-0400	Reimbursed Vacant Recovery	\$0	\$0	\$0	0.0%
6100-0410	Reimbursed Electrical EV Station	\$0	\$0	\$0	0.0%
6100-0420	Illuminar Electric - Occupied Reimb	\$0	\$0	\$0	0.0%
6100-0430	Contract Utility Admin	\$0	\$0	\$0	0.0%
TOTAL UTILITY EXPENSE		\$125,549	\$118,671	(\$6,878)	-5.8%

MARKETING

6300-0010	Advertising-Print	\$2,910	\$2,910	\$0	0.0%
6300-0020	Advertising-Product. Exp.	\$0	\$0	\$0	0.0%
6300-0030	Apt. Magazines/Guides	\$0	\$0	\$0	0.0%
6300-0040	Business Cards	\$0	\$0	\$0	0.0%
6300-0050	Marketing - Internet	\$0	\$0	\$0	0.0%
6300-0060	Marketing - Radio	\$250	\$250	\$0	0.0%
6300-0070	Marketing Consultant	\$0	\$0	\$0	0.0%
6300-0080	Content/Branding	\$0	\$0	\$0	0.0%
6300-0090	Yellow Pages Ad	\$0	\$0	\$0	0.0%
6300-0100	Direct Mail	\$0	\$0	\$0	0.0%
6300-0110	Postage/Stationery/Miscellaneous	\$0	\$0	\$0	0.0%
6300-0120	Forms	\$0	\$0	\$0	0.0%
6300-0130	Brochures	\$0	\$0	\$0	0.0%
6300-0140	Building Brochures	\$0	\$0	\$0	0.0%
6300-0150	Collaterals	\$0	\$0	\$0	0.0%
6300-0160	Vaultware	\$0	\$0	\$0	0.0%
6300-0170	Lead Management	\$0	\$0	\$0	0.0%
6300-0180	Miracle Maker	\$0	\$0	\$0	0.0%
6300-0190	Lead2Lease	\$0	\$0	\$0	0.0%
6300-0200	LevelOne	\$0	\$0	\$0	0.0%
6300-0210	Advertising Other	\$0	\$0	\$0	0.0%
6300-0220	Dues, Memberships & Sub.	\$994	\$994	\$0	0.0%
6300-0230	Resident Functions	\$0	\$0	\$0	0.0%
6300-0240	Gifts/Tickets	\$0	\$0	\$0	0.0%
6300-0250	Marketing-Gift Certificates	\$0	\$0	\$0	0.0%
6300-0260	Marketing-Prizes/Awards Prem	\$0	\$0	\$0	0.0%
6300-0270	Special Events	\$0	\$0	\$0	0.0%
6300-0280	Marketing Supplies	\$0	\$0	\$0	0.0%
6300-0290	Billboards/Signs	\$0	\$0	\$0	0.0%
6300-0300	Temporary Signage	\$0	\$0	\$0	0.0%
6300-0310	Permanent Signage	\$0	\$0	\$0	0.0%
6300-0320	Banners/Flags	\$0	\$0	\$0	0.0%
6300-0330	Seasonal Decorations	\$0	\$0	\$0	0.0%
6300-0340	Marketing Promotions	\$0	\$0	\$0	0.0%
6300-0342	Alliance Resident Works	\$7,104	\$7,071	(\$34)	-0.5%
6300-0344	Graphic Design	\$0	\$0	\$0	0.0%
6300-0346	PPC	\$0	\$0	\$0	0.0%
6300-0350	Promotional Supplies	\$0	\$0	\$0	0.0%
6300-0360	Promotions - Other	\$0	\$0	\$0	0.0%
6300-0370	Locator/Broker Fees	\$0	\$0	\$0	0.0%
6300-0380	Other Locator Fees	\$0	\$0	\$0	0.0%
6300-0390	Prospect Refreshments	\$0	\$0	\$0	0.0%
6300-0400	Resident Referrals	\$0	\$0	\$0	0.0%
6300-0410	Resident Move In Gifts	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
8500-1100	Elevators	\$0	\$0	\$0	0.0%
8500-1110	Land Fencing	\$0	\$0	\$0	0.0%
8500-1120	Motor Vehicles	\$0	\$0	\$0	0.0%
8500-1130	Seasonal Décor	\$0	\$0	\$0	0.0%
8500-1140	Promotional Videos	\$0	\$0	\$0	0.0%
8500-1150	Capital Expenditures	\$0	\$0	\$0	0.0%
8500-1160	Life Safety	\$0	\$0	\$0	0.0%
8500-1170	Fire Repairs	\$0	\$0	\$0	0.0%
8500-1180	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	0.0%
8500-1190	Miscellaneous	\$0	\$0	\$0	0.0%
8500-1200	Security Systems	\$0	\$0	\$0	0.0%
8500-1220	Owner's Rehab	\$0	\$0	\$0	0.0%
8500-1230	Other Personal Property	\$0	\$0	\$0	0.0%
8500-1240	Other Non-Routine Service	\$0	\$0	\$0	0.0%
8500-1250	Other Capital Expenditure	\$0	\$0	\$0	0.0%
8500-1260	Association Land	\$0	\$0	\$0	0.0%
8500-1270	Non Routine - Ins. Deductible	\$0	\$0	\$0	0.0%
8500-1280	Prior Year Incentive Fee	\$0	\$0	\$0	0.0%
8500-1290	Other Capital Replacement	\$0	\$0	\$0	0.0%
8500-1300	Other Capital - Contra	\$0	\$0	\$0	0.0%
8500-1310	ADA	\$0	\$0	\$0	0.0%
8500-1320	LPS - Other	\$0	\$0	\$0	0.0%
8500-1330	Non - Recurring Maintenance	\$0	\$0	\$0	0.0%
8500-1340	Accrued Capital Asset	\$0	\$0	\$0	0.0%
8500-1350	Lease-Up Costs	\$0	\$0	\$0	0.0%
8500-1360	Construction Related Exp	\$0	\$0	\$0	0.0%
TOTAL NON-ROUTINE CAPITAL EXPENDITURES		\$0	\$0	\$0	0.0%

DEPRECIATION EXPENSE

8600-0010	Depreciation - Land	\$0	\$0	\$0	0.0%
8600-0020	Depreciation - Land Improvements	\$0	\$0	\$0	0.0%
8600-0030	Depreciation - Land Major Repairs	\$0	\$0	\$0	0.0%
8600-0040	Depreciation - Building & Structure	\$0	\$0	\$0	0.0%
8600-0050	Depreciation - Building Improvements	\$0	\$0	\$0	0.0%
8600-0060	Depreciation - Model/Special	\$0	\$0	\$0	0.0%
8600-0070	Depreciation - Building Major Repairs	\$0	\$0	\$0	0.0%
8600-0080	Depreciation - Building Other	\$0	\$0	\$0	0.0%
8600-0090	Depreciation - Roof	\$0	\$0	\$0	0.0%
8600-0100	Depreciation - HVAC	\$0	\$0	\$0	0.0%
8600-0110	Depreciation - Furniture & Fixture	\$0	\$0	\$0	0.0%
8600-0120	Depreciation - Paving & Landscape	\$0	\$0	\$0	0.0%
8600-0130	Depreciation - Parking	\$0	\$0	\$0	0.0%
8600-0140	Depreciation - Apartment Interiors	\$0	\$0	\$0	0.0%
8600-0150	Depreciation - Appliances	\$0	\$0	\$0	0.0%
8600-0160	Depreciation - Carpet Replacement	\$0	\$0	\$0	0.0%
8600-0170	Depreciation - Vinyl Replacement	\$0	\$0	\$0	0.0%
8600-0180	Depreciation - Equipment	\$0	\$0	\$0	0.0%
8600-0190	Depreciation - Office Equipment	\$0	\$0	\$0	0.0%
8600-0200	Depreciation - Computer Equipment	\$0	\$0	\$0	0.0%
8600-0210	Depreciation - Vehicles	\$0	\$0	\$0	0.0%
8600-0220	Depreciation - Seasonal Decorations	\$0	\$0	\$0	0.0%
8600-0230	Depreciation - Other Capital	\$0	\$0	\$0	0.0%
8600-0240	Depreciation - Marketing Campaign	\$0	\$0	\$0	0.0%
8600-0250	Depreciation - Financing Costs	\$0	\$0	\$0	0.0%
TOTAL DEPRECIATION EXPENSE		\$0	\$0	\$0	0.0%

AMORTIZATION

8700-0010	Amortization Expense	\$0	\$0	\$0	0.0%
8700-0020	Amortization - Loan Costs	\$0	\$0	\$0	0.0%
8700-0030	Amortization - Deferred Lease Comm.	\$0	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
6300-0420	Resident Retention	\$0	\$0	\$0	0.0%
6300-0430	Community Newsletter	\$0	\$0	\$0	0.0%
6300-0440	Lease Renewal Program	\$0	\$0	\$0	0.0%
6300-0450	Special Programs	\$0	\$0	\$0	0.0%
6300-0460	Model Maintenance	\$0	\$0	\$0	0.0%
6300-0470	Model Rent	\$0	\$0	\$0	0.0%
6300-0480	Model Accessories	\$0	\$0	\$0	0.0%
6300-0490	Clubhouse Fees	\$0	\$0	\$0	0.0%
6300-0500	Condo Marketing Expense	\$0	\$0	\$0	0.0%
6300-0510	Furniture Rental	\$0	\$0	\$0	0.0%
6300-0520	Country Club	\$0	\$0	\$0	0.0%
6300-0530	Country Club - Property	\$0	\$0	\$0	0.0%
6300-0540	Other Mktg. - Non Adv.	\$0	\$0	\$0	0.0%
6300-0542	SEO Program	\$0	\$0	\$0	0.0%
6300-0544	Reputation Management	\$0	\$0	\$0	0.0%
6300-0550	Shopper Reports	\$0	\$0	\$0	0.0%
6300-0560	Employer Call Program	\$0	\$0	\$0	0.0%
6300-0570	Fitness program	\$0	\$0	\$0	0.0%
6300-0580	Fitness program - Property	\$0	\$0	\$0	0.0%
6300-0590	Activity Center	\$0	\$0	\$0	0.0%
6300-0600	Business Center	\$0	\$0	\$0	0.0%
6300-0610	Video Library	\$0	\$0	\$0	0.0%
6300-0620	Marketing Research	\$0	\$0	\$0	0.0%
6300-0630	Specialty Items	\$0	\$0	\$0	0.0%
TOTAL MARKETING		\$11,258	\$11,225	(\$33)	-0.3%

ADMINISTRATIVE					
6400-0010	Telephone	\$35,580	\$38,376	\$2,796	7.3%
6400-0020	Cell Phone	\$0	\$0	\$0	0.0%
6400-0030	Pagers	\$0	\$0	\$0	0.0%
6400-0040	Answering Service	\$1,485	\$1,480	(\$5)	-0.3%
6400-0050	Internet Service	\$0	\$0	\$0	0.0%
6400-0060	Common Area TV	\$0	\$0	\$0	0.0%
6400-0070	Office Supplies	\$2,785	\$2,450	(\$335)	-13.7%
6400-0075	Misc Office Expense	\$0	\$0	\$0	0.0%
6400-0080	Office Equipment	\$3,820	\$3,748	(\$72)	-1.9%
6400-0090	Office Equipment Purchases	\$0	\$0	\$0	0.0%
6400-0100	Office & Equipment	\$0	\$245	\$245	100.0%
6400-0110	Office Cleaning	\$0	\$0	\$0	0.0%
6400-0120	Postage	\$3,655	\$3,361	(\$294)	-8.8%
6400-0130	Express Mail	\$0	\$0	\$0	0.0%
6400-0140	Misc Postage	\$0	\$0	\$0	0.0%
6400-0150	Furniture Rental	\$0	\$0	\$0	0.0%
6400-0160	Furniture Purchases	\$0	\$0	\$0	0.0%
6400-0170	Printing	\$240	\$132	(\$108)	-81.8%
6400-0180	Copier Expense	\$0	\$0	\$0	0.0%
6400-0190	Forms	\$115	\$0	(\$115)	-100.0%
6400-0200	Licenses	\$2,450	\$1,408	(\$1,042)	-74.0%
6400-0202	Kingsley Survey	\$822	\$368		0.0%
6400-0210	Dues & Subscriptions	\$0	\$0	\$0	0.0%
6400-0220	Courtesy Patrol	\$0	\$0	\$0	0.0%
6400-0230	Training & Education	\$4,900	\$4,501	(\$399)	-8.9%
6400-0240	Training Travel	\$0	\$0	\$0	0.0%
6400-0250	Eviction/Legal Fees	\$17,350	\$16,429	(\$921)	-5.6%
6400-0260	Credit Bureau Fees	\$0	\$0	\$0	0.0%
6400-0270	Credit Check	\$5,731	\$5,437	(\$294)	-5.4%
6400-0280	Shopper Reports	\$0	\$0	\$0	0.0%
6400-0290	Recruitment - Mkt/Lease	\$0	\$0	\$0	0.0%
6400-0300	Recruitment - Maintenance	\$0	\$0	\$0	0.0%
6400-0310	Bank Charges/Credit Card Fees	\$590	\$560	(\$30)	-5.4%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
8700-0040	Amortization - Leasing Costs	\$0	\$0	\$0	0.0%
8700-0050	Amortization - Deferred Other	\$0	\$0	\$0	0.0%
8700-0060	Amortization - Financing Cost	\$0	\$0	\$0	0.0%
8700-0080	Amortization - Organizational Costs	\$0	\$0	\$0	0.0%
8700-0090	Amortization - Start-Up Costs	\$0	\$0	\$0	0.0%
TOTAL AMORTIZATION		\$0	\$0	\$0	0.0%

EXTRAORDINARY ITEMS					
8800-0010	Extraordinary Cost	\$0	\$0	\$0	0.0%
8800-0020	Ground Rent	\$0	\$0	\$0	0.0%
8800-0030	Ground Rent Expense	\$0	\$0	\$0	0.0%
8800-0040	Closing Costs: Purchase/Sale	\$0	\$0	\$0	0.0%
8800-0050	Disposition Costs	\$0	\$0	\$0	0.0%
8800-0060	Gain/Loss on Sale	\$0	\$0	\$0	0.0%
8800-0070	Gain/Loss from Disposal of Assets	\$0	\$0	\$0	0.0%
8800-0080	Gain/Loss Transfer Interest	\$0	\$0	\$0	0.0%
8800-0090	Unrealized Gain/Loss	\$0	\$0	\$0	0.0%
8800-0100	Unrealized Gain/Loss - Debt	\$0	\$0	\$0	0.0%
8800-0110	Unrealized Loss on Interest Rate Cap	\$0	\$0	\$0	0.0%
8800-0120	Unrealized gain/loss on instruments	\$0	\$0	\$0	0.0%
8800-0130	Net Book Value of Sale	\$0	\$0	\$0	0.0%
8800-0140	Net Book Value of Sale/ACC	\$0	\$0	\$0	0.0%
8800-0150	Realized Appreciation	\$0	\$0	\$0	0.0%
8800-0160	Unrealized Appreciation	\$0	\$0	\$0	0.0%
8800-0170	Gross Cost of Assets Sold	\$0	\$0	\$0	0.0%
8800-0180	Gross Costs Assts Sold/Dispose	\$0	\$0	\$0	0.0%
8800-0190	Sales Commission	\$0	\$0	\$0	0.0%
8800-0200	Leasing Commissions	\$0	\$0	\$0	0.0%
8800-0210	Impairment Loss	\$0	\$0	\$0	0.0%
8800-0220	Casualty Loss Expense	\$0	\$0	\$0	0.0%
8800-0230	Amort-Above/Below Market Leases Acquired	\$0	\$0	\$0	0.0%
8800-0240	Non Oper - Legal	\$0	\$0	\$0	0.0%
8800-0250	Non Oper - Audit	\$0	\$0	\$0	0.0%
8800-0270	Non Oper - Appraisal	\$0	\$0	\$0	0.0%
8800-0280	Non Oper - Advisor Fees	\$0	\$0	\$0	0.0%
8800-0290	Non Oper - Advisor Fees - Prior Year Adjustment	\$0	\$0	\$0	0.0%
8800-0300	Non Oper - Consulting Fees	\$0	\$0	\$0	0.0%
8800-0310	Non Oper - Filing Fees	\$0	\$0	\$0	0.0%
8800-0320	Non Oper - Payroll	\$0	\$0	\$0	0.0%
8800-0330	Non Oper - Professional Fees	\$0	\$0	\$0	0.0%
8800-0340	Non Oper - Other Admin	\$0	\$0	\$0	0.0%
8800-0350	Non Oper - Other	\$0	\$0	\$0	0.0%
8800-0370	Non Oper- Bank Fees	\$0	\$0	\$0	0.0%
8800-0380	Non Oper- Mgmt Fee	\$0	\$0	\$0	0.0%
8800-0390	Non Oper - Income Tax Expense	\$0	\$0	\$0	0.0%
8800-0400	Capital Placement Fee	\$0	\$0	\$0	0.0%
8800-0410	Capitalization of Op Exp	\$0	\$0	\$0	0.0%
8800-0420	Construction Monitoring Fees	\$0	\$0	\$0	0.0%
8800-0430	FASB 133 Adjustments	\$0	\$0	\$0	0.0%
8800-0440	Environmental issues	\$0	\$0	\$0	0.0%
8800-0450	Radon expense	\$0	\$0	\$0	0.0%
8800-0460	Int Exp-Security Deposits	\$0	\$0	\$0	0.0%
8800-0470	EQ Insurance	\$0	\$0	\$0	0.0%
8800-0480	Insurance Reimbursement	\$0	\$0	\$0	0.0%
8800-0490	Sundry Expenses	\$0	\$0	\$0	0.0%
8800-0500	Concession Expense	\$0	\$0	\$0	0.0%
8800-0510	Hospitality Expense	\$0	\$0	\$0	0.0%
8800-0520	Shared Repairs & Maintenance	\$0	\$0	\$0	0.0%
8800-0530	Shared Water	\$0	\$0	\$0	0.0%
8800-0540	Shared Insurance	\$0	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
6400-0312	Yardi CHECKscan	\$875	\$876		0.0%
6400-0320	Employee Recognition	\$300	\$0	(\$300)	-100.0%
6400-0330	Employee Meetings	\$0	\$0	\$0	0.0%
6400-0340	Corporate Events	\$0	\$0	\$0	0.0%
6400-0350	Client Gifts	\$0	\$0	\$0	0.0%
6400-0360	Travel & Entertainment	\$1,185	\$310	(\$875)	-282.1%
6400-0370	Airfare	\$0	\$0	\$0	0.0%
6400-0380	Lodging	\$0	\$0	\$0	0.0%
6400-0390	Rental Car	\$0	\$0	\$0	0.0%
6400-0400	Meals - Travel	\$0	\$0	\$0	0.0%
6400-0410	Meals - Non Travel	\$0	\$39	\$39	100.0%
6400-0420	Entertainment	\$0	\$0	\$0	0.0%
6400-0430	Other Travel	\$0	\$0	\$0	0.0%
6400-0440	Administrative Other	\$1,414	\$562	(\$852)	-151.8%
6400-0450	Charitable Contrib. Exp.	\$0	\$0	\$0	0.0%
6400-0460	Political Contributions	\$0	\$0	\$0	0.0%
6400-0470	Computer Expense	\$0	\$77	\$77	100.0%
6400-0480	Computer Software	\$6,063	\$5,231	(\$832)	-15.9%
6400-0482	Yardi Maintenance Agreement	\$5,000	\$4,944		0.0%
6400-0484	Yardi PAYscan	\$3,004	\$3,003		0.0%
6400-0486	LRO Revenue Management	\$0	\$0	\$0	0.0%
6400-0488	Cloud Based Budget Solution	\$800	\$800		0.0%
6400-0490	Computer Software Other	\$0	\$0	\$0	0.0%
6400-0500	Computer Supplies	\$0	\$0	\$0	0.0%
6400-0510	Computer Leasing	\$0	\$0	\$0	0.0%
6400-0520	Computer Networks	\$0	\$0	\$0	0.0%
6400-0530	Computer-Service Bureau	\$0	\$0	\$0	0.0%
6400-0540	Computer-Data Processing	\$0	\$0	\$0	0.0%
6400-0550	Computer-R&M	\$0	\$0	\$0	0.0%
6400-0560	Gov Licenses Fees/Permits	\$0	\$0	\$0	0.0%
6400-0570	Inspection Fees	\$0	\$0	\$0	0.0%
6400-0580	Green Property Licenses	\$0	\$0	\$0	0.0%
6400-0590	Apt Association Dues	\$0	\$0	\$0	0.0%
6400-0600	Temporary Help	\$0	\$0	\$0	0.0%
6400-0610	Homeowner's Assoc. Dues	\$0	\$0	\$0	0.0%
6400-0620	Office Rent	\$0	\$0	\$0	0.0%
6400-0630	Accounting Expense	\$0	\$0	\$0	0.0%
6400-0640	Mobility Plan	\$0	\$0	\$0	0.0%
6400-0650	Hauling & Storage	\$0	\$0	\$0	0.0%
6400-0660	Renter's Insurance	\$0	\$0	\$0	0.0%
6400-0670	Vehicle R&M	\$0	\$0	\$0	0.0%
6400-0680	Vehicle Rental	\$0	\$0	\$0	0.0%
6400-0690	Vehicle Ins & Licenses	\$0	\$0	\$0	0.0%
6400-0700	Interest - Car Loan	\$0	\$0	\$0	0.0%
6400-0710	Interest - Other	\$0	\$0	\$0	0.0%
6400-0720	Culture	\$0	\$0	\$0	0.0%
6400-0730	Leadership	\$0	\$0	\$0	0.0%
6400-0740	Maintenance Safety	\$0	\$0	\$0	0.0%
6400-0750	Sales	\$0	\$0	\$0	0.0%
6400-0760	Compliance	\$0	\$0	\$0	0.0%
6400-0770	Rent Control-Fees	\$0	\$0	\$0	0.0%
6400-0780	Office Mgmt: Reimb Exp	\$0	\$0	\$0	0.0%
6400-0790	Bad Debt Expense	\$0	\$0	\$0	0.0%
6400-0800	Uniforms - Administrative	\$1,404	\$1,469	\$65	4.4%
6400-0805	Uniforms- Leasing	\$925	\$800	(\$125)	-15.6%
6400-0810	Uniforms- Marketing	\$0	\$0	\$0	0.0%
6400-0815	Other Uniforms	\$0	\$0	\$0	0.0%
TOTAL ADMINISTRATIVE		\$100,493	\$96,604	(\$3,889)	-4.0%

MAINTENANCE

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
8800-0550	Shared HOA	\$0	\$0	\$0	0.0%
8800-0560	Shared Miscellaneous	\$0	\$0	\$0	0.0%
8800-0570	Hedge Mark to market Loss	\$0	\$0	\$0	0.0%
8800-0580	Corner Store Income	\$0	\$0	\$0	0.0%
8800-0590	Corner Store Sales Tax	\$0	\$0	\$0	0.0%
8800-0600	Corner Store Mgmt Expense	\$0	\$0	\$0	0.0%
8800-0610	Corner Store Other Expense	\$0	\$0	\$0	0.0%
8800-0620	Prior Year Property Taxes	\$0	\$0	\$0	0.0%
8800-0630	Prior Year Adjustments	\$0	\$0	\$0	0.0%
TOTAL EXTRAORDINARY ITEMS		\$0	\$0	\$0	0.0%
NET INCOME		\$3,605,574	\$3,551,797		
CAPITAL ASSETS					
1500-0010	Land	\$0	\$210	\$210	100.0%
1500-0020	Land Additional Basis	\$0	\$0	\$0	0.0%
1500-0030	Land Acquisition	\$0	\$0	\$0	0.0%
1500-0040	Land Sale	\$0	\$0	\$0	0.0%
1500-0050	Land Improvement 1	\$0	\$0	\$0	0.0%
1500-0060	Land Improvement 2	\$0	\$0	\$0	0.0%
1500-0070	Land Improvement - Acquisition	\$0	\$0	\$0	0.0%
1500-0080	Land Improvement - Landscaping	\$0	\$0	\$0	0.0%
1500-0090	Retng Wall & Erosion Rep	\$0	\$0	\$0	0.0%
1500-0100	Fence Repair/Replacement	\$0	\$0	\$0	0.0%
1500-0110	Swimming Pool	\$0	\$0	\$0	0.0%
1500-0120	Pool Equipment	\$0	\$0	\$0	0.0%
1500-0130	Pool Furniture	\$0	\$0	\$0	0.0%
1500-0140	Pool Plastering	\$0	\$0	\$0	0.0%
1500-0150	Pool Coping	\$0	\$0	\$0	0.0%
1500-0160	Pool Decking	\$0	\$0	\$0	0.0%
1500-0170	Asphalt/Walkways	\$0	\$0	\$0	0.0%
1500-0180	Parking Lot	\$0	\$0	\$0	0.0%
1500-0190	Parking Lot Seal Coat	\$0	\$0	\$0	0.0%
1500-0210	Land Held for Investment	\$0	\$0	\$0	0.0%
1500-0220	Land Other	\$0	\$0	\$0	0.0%
1500-0230	Buildings	\$0	\$0	\$0	0.0%
1500-0240	Building Additional Basis	\$0	\$0	\$0	0.0%
1500-0250	Buildings - Acquisition	\$0	\$0	\$0	0.0%
1500-0260	Building - Acquisition Costs	\$0	\$0	\$0	0.0%
1500-0270	Buildings - Sale	\$0	\$0	\$0	0.0%
1500-0280	Bldgs-Exterior/Structure	\$0	\$0	\$0	0.0%
1500-0290	Bldgs-Parking Structure	\$0	\$0	\$0	0.0%
1500-0300	Bldgs-Roof	\$0	\$0	\$0	0.0%
1500-0310	Bldgs-HVAC	\$0	\$0	\$0	0.0%
1500-0320	Bldgs-Sustainability Initiative+A22	\$0	\$0	\$0	0.0%
1500-0330	Buildings-Apartment Units	\$0	\$0	\$0	0.0%
1500-0340	Bldgs-Apartment Units-Acq	\$0	\$0	\$0	0.0%
1500-0350	Bldgs Apartments Sale	\$0	\$0	\$0	0.0%
1500-0360	Buildings-Apartment Units-Common Areas	\$0	\$0	\$0	0.0%
1500-0370	Bldgs-Apartment CAM-Acq	\$0	\$0	\$0	0.0%
1500-0380	Bldg Apt CAM Sale	\$0	\$0	\$0	0.0%
1500-0390	Building Improvements - Other	\$965,496	\$17,000	(\$948,496)	-5579.4%
1500-0400	Building Improvements - Non Rehab	\$0	\$0	\$0	0.0%
1500-0410	Building Improvements - Rehab	\$0	\$0	\$0	0.0%
1500-0420	Building Improvements - Reserve	\$0	\$0	\$0	0.0%
1500-0430	Building Improvements - Acq. Rehab	\$0	\$0	\$0	0.0%
1500-0440	Asbestos Abatement	\$0	\$0	\$0	0.0%
1500-0450	Bldg Improv - Fire Protect	\$0	\$0	\$0	0.0%
1500-0460	Building Improvement	\$0	\$0	\$0	0.0%
1500-0530	Electrical	\$0	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
6500-0010	Building & Structure	\$7,264	\$6,918	(\$346)	-5.0%
6500-0020	Building & Maintenance	\$0	\$0	\$0	0.0%
6500-0030	Building & Maintenance Supplies	\$0	\$0	\$0	0.0%
6500-0040	Roof	\$0	\$0	\$0	0.0%
6500-0050	Gutter	\$0	\$0	\$0	0.0%
6500-0060	Lighting	\$0	\$0	\$0	0.0%
6500-0070	General Property	\$0	\$0	\$0	0.0%
6500-0080	General Property Supplies	\$0	\$0	\$0	0.0%
6500-0090	Corridors	\$0	\$0	\$0	0.0%
6500-0100	Exterior Supplies	\$0	\$0	\$0	0.0%
6500-0110	Amenities R&M	\$0	\$0	\$0	0.0%
6500-0120	Concrete Repair - Yacht	\$0	\$0	\$0	0.0%
6500-0130	Ceiling/Interior Walls	\$0	\$0	\$0	0.0%
6500-0140	Parking	\$0	\$0	\$0	0.0%
6500-0150	Garage	\$0	\$0	\$0	0.0%
6500-0160	Garage R & M	\$0	\$0	\$0	0.0%
6500-0170	Garage Management Fee	\$0	\$0	\$0	0.0%
6500-0180	Garage Taxes	\$0	\$0	\$0	0.0%
6500-0190	Garage Other	\$0	\$0	\$0	0.0%
6500-0200	Roadway	\$0	\$0	\$0	0.0%
6500-0210	Sidewalks	\$0	\$0	\$0	0.0%
6500-0220	Parking & Garage Cleaning	\$0	\$0	\$0	0.0%
6500-0230	Parking & Garage Stripping	\$0	\$0	\$0	0.0%
6500-0240	Parking & Garage Lighting	\$0	\$0	\$0	0.0%
6500-0250	Parking Lot Repair	\$0	\$0	\$0	0.0%
6500-0260	Interior Painting Contract	\$0	\$0	\$0	0.0%
6500-0270	Interior Painting	\$0	\$0	\$0	0.0%
6500-0280	Exterior Painting	\$0	\$0	\$0	0.0%
6500-0290	Exterior Painting Contract	\$0	\$0	\$0	0.0%
6500-0300	Exterior Painting Supplies	\$0	\$0	\$0	0.0%
6500-0310	Elevator Maintenance Contract	\$0	\$0	\$0	0.0%
6500-0320	Elevator Maintenance	\$0	\$0	\$0	0.0%
6500-0330	Elevator Telephone	\$0	\$0	\$0	0.0%
6500-0340	Elevator Inspection Fees	\$0	\$0	\$0	0.0%
6500-0350	Elevator Supplies	\$0	\$0	\$0	0.0%
6500-0360	Electrical	\$23,250	\$25,747	\$2,497	9.7%
6500-0370	Electrical Contract	\$0	\$0	\$0	0.0%
6500-0380	Electrical Supplies	\$0	\$187	\$187	100.0%
6500-0390	Utility Metering	\$0	\$0	\$0	0.0%
6500-0400	Plumbing	\$24,800	\$22,064	(\$2,736)	-12.4%
6500-0410	Plumbing Supplies	\$0	\$0	\$0	0.0%
6500-0420	Plumbing Other	\$0	\$0	\$0	0.0%
6500-0430	HVAC	\$5,900	\$5,298	(\$602)	-11.4%
6500-0440	HVAC Supplies	\$0	\$0	\$0	0.0%
6500-0450	HVAC Maint. Contract	\$0	\$0	\$0	0.0%
6500-0460	HVAC R&M	\$0	\$0	\$0	0.0%
6500-0470	HVAC Other	\$0	\$0	\$0	0.0%
6500-0480	HVAC Suite	\$0	\$0	\$0	0.0%
6500-0490	Water Heater	\$0	\$0	\$0	0.0%
6500-0500	Water Extraction	\$0	\$0	\$0	0.0%
6500-0510	Water Damage - Carpentry	\$0	\$0	\$0	0.0%
6500-0520	Water Damage - Painting	\$0	\$0	\$0	0.0%
6500-0530	Building Music Services	\$0	\$0	\$0	0.0%
6500-0540	Ceiling Fans	\$0	\$0	\$0	0.0%
6500-0550	Tenant Decorations	\$0	\$0	\$0	0.0%
6500-0560	Vacant Unit	\$0	\$0	\$0	0.0%
6500-0570	Environmental Fees	\$0	\$0	\$0	0.0%
6500-0580	Signage	\$0	\$0	\$0	0.0%
6500-0590	Signage Supplies	\$0	\$0	\$0	0.0%
6500-0600	Misc. Supplies	\$2,250	\$2,025	(\$225)	-11.1%
6500-0610	Housekeeping	\$7,164	\$6,753	(\$411)	-6.1%
6500-0620	Cleaning Supplies	\$0	\$0	\$0	0.0%
6500-0630	Cleaning Supplies - Interior	\$0	\$0	\$0	0.0%
6500-0640	Power Wash / Steam Cleaning	\$0	\$0	\$0	0.0%
6500-0650	Window Washing	\$0	\$0	\$0	0.0%
6500-0660	Utility Vehicle Maintenance	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
1500-0540	Exterior Replacement	\$0	\$0	\$0	0.0%
1500-0550	Signage	\$0	\$0	\$0	0.0%
1500-0560	Foundations & Slab	\$0	\$0	\$0	0.0%
1500-0570	Fire Protection/Life Safety	\$0	\$0	\$0	0.0%
1500-0580	Gutters & Downspouts	\$0	\$0	\$0	0.0%
1500-0590	HVAC	\$0	\$86,800	\$86,800	100.0%
1500-0600	Unit HVAC	\$0	\$0	\$0	0.0%
1500-0610	Insulation	\$0	\$0	\$0	0.0%
1500-0620	Painting & Staining	\$0	\$0	\$0	0.0%
1500-0630	Common Area Finishes	\$0	\$0	\$0	0.0%
1500-0640	Exterior Painting	\$0	\$0	\$0	0.0%
1500-0650	Mail Boxes	\$0	\$0	\$0	0.0%
1500-0660	Waterproofing	\$0	\$0	\$0	0.0%
1500-0670	Plumbing	\$0	\$0	\$0	0.0%
1500-0680	Roof	\$0	\$0	\$0	0.0%
1500-0690	Siding	\$0	\$0	\$0	0.0%
1500-0700	Stairs & Landings	\$0	\$0	\$0	0.0%
1500-0710	Windows	\$0	\$0	\$0	0.0%
1500-0720	Capital Improvements	\$0	\$0	\$0	0.0%
1500-0730	Exercise Equipment	\$0	\$0	\$0	0.0%
1500-0740	Clubhouse Renovation	\$0	\$0	\$0	0.0%
1500-0750	Interior Replacements	\$0	\$0	\$0	0.0%
1500-0760	Model Renovation	\$0	\$0	\$0	0.0%
1500-0770	Maintenance Equipment	\$0	\$0	\$0	0.0%
1500-0780	Office Equipment	\$0	\$0	\$0	0.0%
1500-0790	ADA	\$0	\$0	\$0	0.0%
1500-0800	Site Improvements	\$0	\$0	\$0	0.0%
1500-0810	Recreation Facilities - Other	\$10,000	\$0	(\$10,000)	-100.0%
1500-0820	Security System	\$0	\$0	\$0	0.0%
1500-0830	Furniture & Fixtures	\$0	\$0	\$0	0.0%
1500-0840	Furniture (indoor)	\$0	\$0	\$0	0.0%
1500-0850	Furniture (Outdoor)	\$0	\$0	\$0	0.0%
1500-0860	FF&E - Acquisition	\$0	\$0	\$0	0.0%
1500-0870	FF&E - Sale	\$0	\$0	\$0	0.0%
1500-0880	FF&E - Apartment Units	\$0	\$0	\$0	0.0%
1500-0890	FF&E-Apartment Common Are	\$0	\$0	\$0	0.0%
1500-0900	FF&E-Other (Autos)	\$0	\$0	\$0	0.0%
1500-0910	FF&E - Non Rehab	\$0	\$0	\$0	0.0%
1500-0920	FF&E - Rehab	\$0	\$0	\$0	0.0%
1500-0930	Machinery & Equipment	\$0	\$0	\$0	0.0%
1500-0940	Leasehold Improvements	\$0	\$0	\$0	0.0%
1500-0950	Computer Hardware	\$0	\$3,392	\$3,392	100.0%
1500-0960	Computer Equipment - Non Rehab	\$0	\$0	\$0	0.0%
1500-0970	Computer Equipment - Rehab	\$0	\$0	\$0	0.0%
1500-0980	Software	\$0	\$0	\$0	0.0%
1500-0990	Personal Property	\$0	\$0	\$0	0.0%
1500-1010	Non Depreciable Assets	\$0	\$0	\$0	0.0%
1500-1080	Capitalized Property Tax	\$0	\$0	\$0	0.0%
1500-1090	Intangible Asset	\$0	\$0	\$0	0.0%
1500-1100	T/E-Leasing Commissions	\$0	\$0	\$0	0.0%
1500-1110	T/E Legal	\$0	\$0	\$0	0.0%
1500-1120	Acquisition Cost	\$0	\$0	\$0	0.0%
1500-1130	Impairment	\$0	\$0	\$0	0.0%
1500-1140	Personal Property at Acquisition	\$0	\$0	\$0	0.0%
1500-1150	Asset Disposal	\$0	\$0	\$0	0.0%
1500-1160	Leasing Commission	\$0	\$0	\$0	0.0%
1500-1170	Special Improvements	\$0	\$0	\$0	0.0%
1500-1180	Retirement-Loan Cap Rate	\$0	\$0	\$0	0.0%
1500-1190	Autos/Trucks	(\$1,303,126)	\$4,291	\$1,307,417	30468.8%
1500-1200	Landscape	\$0	\$17,000	\$17,000	100.0%
1500-1210	Tenant Improvements - Misc.	\$0	\$0	\$0	0.0%
1500-1220	Improvements	\$0	\$0	\$0	0.0%
1500-1230	Improvements - Non Rehab	\$0	\$0	\$0	0.0%
1500-1240	Improvements - Rehab	\$0	\$0	\$0	0.0%
1500-1250	Apartment Interiors	\$269,700	\$240,006	(\$29,694)	-12.4%
1500-1260	Balconies & Decks	\$0	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
6500-0670	Vehicle Supplies	\$0	\$0	\$0	0.0%
6500-0680	Small Equipment	\$4,200	\$4,156	(\$44)	-1.1%
6500-0690	Pest Control	\$10,100	\$8,772	(\$1,328)	-15.1%
6500-0700	Misc. Pest Control	\$0	\$0	\$0	0.0%
6500-0710	Swimming Pool	\$0	\$0	\$0	0.0%
6500-0720	Swimming Pool Supplies	\$0	\$0	\$0	0.0%
6500-0730	Swimming Pool Licenses	\$0	\$0	\$0	0.0%
6500-0740	Swimming Pool Contract	\$0	\$0	\$0	0.0%
6500-0750	Swimming Pool FF&E	\$0	\$0	\$0	0.0%
6500-0760	Fountain Repairs/Supplies	\$0	\$0	\$0	0.0%
6500-0770	Playground Maintenance	\$0	\$0	\$0	0.0%
6500-0780	Playground Maintenance Supplies	\$0	\$0	\$0	0.0%
6500-0790	Public Area R&M	\$0	\$0	\$0	0.0%
6500-0800	Tennis Courts	\$0	\$0	\$0	0.0%
6500-0810	Pond R&M	\$0	\$0	\$0	0.0%
6500-0820	Vandalism	\$0	\$0	\$0	0.0%
6500-0830	Grounds	\$0	\$0	\$0	0.0%
6500-0840	Courtesy Patrol	\$0	\$0	\$0	0.0%
6500-0850	Security Contract	\$0	\$0	\$0	0.0%
6500-0860	Security Monitoring Equipment	\$0	\$0	\$0	0.0%
6500-0870	Security R&M	\$0	\$0	\$0	0.0%
6500-0880	Security Fees & Permits	\$0	\$0	\$0	0.0%
6500-0890	Security Equipment	\$0	\$0	\$0	0.0%
6500-0900	Security Vehicle	\$0	\$0	\$0	0.0%
6500-0910	System Key Cards	\$0	\$0	\$0	0.0%
6500-0920	Security - Other	\$0	\$0	\$0	0.0%
6500-0930	Security Life Safety	\$0	\$0	\$0	0.0%
6500-0940	Misc. Security	\$0	\$0	\$0	0.0%
6500-0950	Contract Cable	\$0	\$0	\$0	0.0%
6500-0960	Contract Housing Allowance	\$0	\$0	\$0	0.0%
6500-0970	Maintenance Guarantee	\$0	\$0	\$0	0.0%
6500-0980	Mold Remediation	\$0	\$0	\$0	0.0%
6500-0990	Snow Removal/Parking Lot	\$0	\$0	\$0	0.0%
6500-1000	Misc. Snow Removal	\$0	\$0	\$0	0.0%
6500-1010	Windows	\$2,860	\$2,777	(\$83)	-3.0%
6500-1020	Drapes/Blinds	\$0	\$0	\$0	0.0%
6500-1030	Doors	\$0	\$0	\$0	0.0%
6500-1040	Keys	\$7,900	\$7,883	(\$17)	-0.2%
6500-1050	Locks	\$0	\$0	\$0	0.0%
6500-1060	Fire Extinguisher, 1st Aid	\$8,355	\$7,908	(\$447)	-5.7%
6500-1070	Sprinkler System	\$0	\$0	\$0	0.0%
6500-1080	Fire Damage	\$0	\$0	\$0	0.0%
6500-1090	Misc Fire Protection	\$0	\$0	\$0	0.0%
6500-1100	Fuels & Lubricants	\$0	\$0	\$0	0.0%
6500-1110	Alarm Expense	\$1,080	\$980	(\$100)	-10.3%
6500-1120	Maint Travel & Mileage	\$0	\$0	\$0	0.0%
6500-1130	Computer Maintenance	\$0	\$0	\$0	0.0%
6500-1140	Clubroom R&M	\$0	\$0	\$0	0.0%
6500-1150	Laundry	\$0	\$0	\$0	0.0%
6500-1160	Plumbing Contract	\$0	\$0	\$0	0.0%
6500-1170	Tenant Services	\$0	\$0	\$0	0.0%
6500-1180	Service Desk	\$0	\$0	\$0	0.0%
6500-1190	Gate Repair	\$0	\$0	\$0	0.0%
6500-1200	Access Gate & Surveillance	\$0	\$0	\$0	0.0%
6500-1210	Lift Station Repair	\$0	\$0	\$0	0.0%
6500-1220	Interior Plant Maintenance	\$0	\$0	\$0	0.0%
6500-1230	Carpentry Contract	\$0	\$0	\$0	0.0%
6500-1240	Handyman Contract	\$0	\$0	\$0	0.0%
6500-1250	R&M Contract Fee	\$0	\$0	\$0	0.0%
6500-1260	Misc Contract Fee	\$0	\$0	\$0	0.0%
6500-1270	Maintenance Other	\$16,480	\$15,727	(\$753)	-4.8%
6500-1280	Maintenance-Rehab	\$0	\$0	\$0	0.0%
6500-1290	Unit Refurbishment	\$0	\$0	\$0	0.0%
6500-1300	Direct Rooms Ex+A2pense	\$0	\$0	\$0	0.0%
6500-1310	Direct Food & Beverage Expense	\$0	\$0	\$0	0.0%
6500-1320	Direct Telecommunications Exp	\$0	\$0	\$0	0.0%
6500-1330	FF&E Reserve Expense	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
1500-1270	Blinds & Drapes	\$0	\$0	\$0	0.0%
1500-1280	Cabinets	\$0	\$0	\$0	0.0%
1500-1290	Countertops	\$0	\$0	\$0	0.0%
1500-1300	Doors & Hardware	\$0	\$0	\$0	0.0%
1500-1310	Dishwashers	\$0	\$0	\$0	0.0%
1500-1320	Disposals	\$0	\$0	\$0	0.0%
1500-1330	Microwaves	\$0	\$0	\$0	0.0%
1500-1340	Ovens	\$0	\$0	\$0	0.0%
1500-1350	Ranges	\$0	\$0	\$0	0.0%
1500-1360	Hoods	\$0	\$0	\$0	0.0%
1500-1370	Refrigerators	\$0	\$0	\$0	0.0%
1500-1380	Lighting Fixtures	\$0	\$0	\$0	0.0%
1500-1390	Reglazing Tub Repairs	\$0	\$0	\$0	0.0%
1500-1400	Washers/Dryers	\$0	\$0	\$0	0.0%
1500-1410	Water Heaters	\$0	\$0	\$0	0.0%
1500-1450	Other Appliances	\$0	\$0	\$0	0.0%
1500-1460	Unit Carpet Replacement	\$0	\$0	\$0	0.0%
1500-1470	Unit Vinyl Replacement	\$0	\$0	\$0	0.0%
1500-1480	Ceiling Fans	\$0	\$0	\$0	0.0%
1500-1490	Carpet/Plank - Rehab	\$0	\$0	\$0	0.0%
1500-1500	Vinyl - Rehab	\$0	\$0	\$0	0.0%
1500-1510	Other Flooring Rehab	\$0	\$0	\$0	0.0%
1500-1520	Appliance - Rehab	\$0	\$0	\$0	0.0%
1500-1530	Computers & Related Equipment	\$0	\$0	\$0	0.0%
1500-1540	Loan Costs - Operations	\$0	\$0	\$0	0.0%
1500-1550	Non Budget Capital Items	\$0	\$0	\$0	0.0%
1500-1560	Other Capital	\$57,930	\$4,210	(\$53,720)	-1276.0%
1500-1570	Other Capital - Sale	\$0	\$0	\$0	0.0%
1500-1580	Loan Costs	\$0	\$0	\$0	0.0%
1500-1590	Other Capital, Value Add	\$0	\$0	\$0	0.0%
1500-1600	Deferred Financing Costs	\$0	\$0	\$0	0.0%
1500-1610	Loan Cap Rate	\$0	\$0	\$0	0.0%
1500-1620	Acquisition Costs	\$0	\$0	\$0	0.0%
1500-1630	Loan Disposal/Retirement	\$0	\$0	\$0	0.0%
1500-1640	Loan Hedge Premiums	\$0	\$0	\$0	0.0%
1500-1650	Franchise Fees	\$0	\$0	\$0	0.0%
1500-1660	Asset Acquisition Fee	\$0	(\$372,909)	(\$372,909)	-100.0%
TOTAL CAPITAL ASSETS		(\$0)	\$0	\$0	100.0%

RETAINED EARNINGS					
3000-0010	Contributions 1	\$0	\$0	\$0	0.0%
3000-0470	Distributions 1	\$1,750,000	\$1,750,000	\$0	0.0%
TOTAL RETAINED EARNINGS		\$1,750,000	\$1,750,000	\$0	0.0%

OTHER CURRENT ASSETS					
1400-0180	Other Current Assets	\$0	\$0	\$0	0.0%
TOTAL OTHER CURRENT ASSETS		\$0	\$0	\$0	0.0%

TAX ESCROW					
1400-0190	Tax Escrow	\$0	\$0	\$0	0.0%
TOTAL TAX ESCROW		\$0	\$0	\$0	0.0%

INSURANCE ESCROW					
1400-0200	Insurance Escrow	\$0	\$0	\$0	0.0%
TOTAL INSURANCE ESCROW		\$0	\$0	\$0	0.0%

INTEREST ESCROW					
1400-0210	Interest Escrow	\$0	\$0	\$0	0.0%
TOTAL INTEREST ESCROW		\$0	\$0	\$0	0.0%

MORTGAGE INSURANCE PREM RESERVE					
1400-0220	Mortgage Insurance Prem Reserve	\$0	\$0	\$0	0.0%
TOTAL MORTGAGE INSURANCE PREM RESERVE		\$0	\$0	\$0	0.0%

REPLACEMENT RESERVE					
1400-0240	Capital Reserve	\$890,664	\$890,664	\$0	0.0%
TOTAL REPLACEMENT RESERVE		\$890,664	\$890,664	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
6500-1340	Retail Common Allocation	\$0	\$0	\$0	0.0%
6500-1350	FLS Reg Tests & Repairs	\$0	\$0	\$0	0.0%
6500-1360	Appliances	\$0	\$0	\$0	0.0%
6500-1370	Appliance Supplies	\$0	\$0	\$0	0.0%
6500-1380	Countertop/Kitchen Repair	\$0	\$0	\$0	0.0%
6500-1390	Bathroom Repair	\$0	\$0	\$0	0.0%
6500-1400	Mirror Repairs	\$0	\$0	\$0	0.0%
6500-1410	Glass Repair	\$0	\$0	\$0	0.0%
6500-1420	Glass/Screen/Repair	\$0	\$0	\$0	0.0%
6500-1450	Misc. Rubbish Removal	\$0	\$0	\$0	0.0%
6500-1460	Safety Tool Equip/Rep/Sup	\$560	\$0	(\$560)	-100.0%
6500-1470	Equipment	\$0	\$0	\$0	0.0%
6500-1480	Appliance Repair	\$0	\$0	\$0	0.0%
6500-1490	Carpet Repair	\$0	\$0	\$0	0.0%
6500-1500	Carpet Replacement	\$0	\$0	\$0	0.0%
6500-1510	Carpet Contract	\$0	\$0	\$0	0.0%
6500-1520	Vinyl/Tile	\$0	\$0	\$0	0.0%
6500-1530	Misc R&M - Interior	\$0	\$0	\$0	0.0%
6500-1540	Misc R&M - Exterior	\$0	\$0	\$0	0.0%
6500-1550	Uniforms - Maintenance	\$1,962	\$1,922	(\$40)	-2.1%
6500-1555	Uniforms- Cleaning	\$0	\$0	\$0	0.0%
6500-1560	Uniforms- Grounds	\$430	\$452	\$22	4.8%
6500-1565	Uniforms- Security	\$0	\$0	\$0	0.0%
6500-1570	Uniforms- Garage	\$0	\$0	\$0	0.0%
TOTAL MAINTENANCE		\$124,555	\$119,568	(\$4,987)	-4.2%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
WIP					
1600-0010	WIP	\$0	\$0	\$0	0.0%
1600-0020	WIP - Contra Operating	\$0	\$0	\$0	0.0%
1600-0030	WIP - Redev Hard Cost	\$0	\$0	\$0	0.0%
1600-0040	WIP - Redev Soft Costs	\$0	\$0	\$0	0.0%
1600-0050	WIP - Acquisition Costs	\$0	\$0	\$0	0.0%
1600-0060	WIP - Sale Costs	\$0	\$0	\$0	0.0%
1600-0070	WIP - Period Interest	\$0	\$0	\$0	0.0%
1600-0080	WIP - Period Taxes	\$0	\$0	\$0	0.0%
1600-0090	WIP - Management Fees	\$0	\$0	\$0	0.0%
1600-0100	WIP - Redev Other	\$0	\$0	\$0	0.0%
1600-0110	Lobby/Leasing Office/Hallway Renovation	\$0	\$0	\$0	0.0%
1600-0120	Replace Trash Compactors w/Recycle Drawers	\$0	\$0	\$0	0.0%
1600-0130	Condo Ready	\$0	\$0	\$0	0.0%
1600-0150	Phase 1 of 3 Balcony Posts	\$0	\$0	\$0	0.0%
1600-0160	Cabinet Facings	\$0	\$0	\$0	0.0%
1600-0170	A/C Upgrade	\$0	\$0	\$0	0.0%
1600-0180	Landry hook up retrofit	\$0	\$0	\$0	0.0%
1600-0190	Upgrade floor units	\$0	\$0	\$0	0.0%
1600-0200	Reseal and Restripe parking lot	\$0	\$0	\$0	0.0%
1600-0210	Clubhouse Design	\$0	\$0	\$0	0.0%
1600-0220	Pool Deck Replacement	\$0	\$0	\$0	0.0%
1600-0230	Fitness Center Facelift	\$0	\$0	\$0	0.0%
1600-0240	Windows	\$0	\$0	\$0	0.0%
1600-0250	Fitness Ctr & Maintenance Shop Bldg	\$0	\$0	\$0	0.0%
1600-0251	Fitness Center	\$0	\$0	\$0	0.0%
1600-0252	Leasing Office Relocation	\$0	\$0	\$0	0.0%
1600-0253	Fitness Ctr & Equipment & Relocation	\$0	\$0	\$0	0.0%
1600-0260	Stainless Steel Appliances	\$0	\$0	\$0	0.0%
1600-0270	Cabinet Facings	\$0	\$0	\$0	0.0%
1600-0300	Exterior Wood Replacement	\$0	\$0	\$0	0.0%
1600-0310	Carport Roofs	\$0	\$0	\$0	0.0%
1600-0320	Spa Project	\$0	\$0	\$0	0.0%
TOTAL WIP		\$0	\$0	\$0	0.0%

LONG TERM LIABILITIES					
2300-0010	Mortgage Note Payable #1	\$0	\$0	\$0	0.0%
2300-0020	Mortgage Note Payable #2	\$0	\$0	\$0	0.0%
2300-0050	Long-Term Notes Payable	\$0	\$0	\$0	0.0%
2300-0060	Note Payable Principal Payment	\$0	\$0	\$0	0.0%
2300-0170	Mortgage Note Payable	\$0	\$0	\$0	0.0%
2300-0180	Mezzanine Loan	\$0	\$0	\$0	0.0%
2300-0210	Construction Loan	\$0	\$0	\$0	0.0%
TOTAL LONG TERM LIABILITIES		\$0	\$0	\$0	0.0%

NET CASH FLOW	\$964,910	\$911,133

PRESTON PARK
2021 STANDARD BUDGET
SUMMARY COMPARATIVES



Description	2021 Total	Per Unit	2020 Projected	Per Unit	2020 Budget	Per Unit	2019 Actuals	Per Unit	2021 Total vs. 2020 Projected		2021 Total vs. 2020 Budget		2020 Projected vs. 2019 Actuals	
									Variance	Variance %	Variance	Variance %	Variance	Variance %
Physical Occupancy	97.56%		99.25%		97.56%		98.76%							
Economic Occupancy	97.75%		98.32%		97.08%		97.56%							
INCOME														
GROSS POTENTIAL MARKET RENT	\$6,900,882	\$19,494	\$6,808,991	\$19,234	\$6,780,049	\$19,153	\$6,635,537	\$18,744	\$91,891	1.3%	\$120,833	1.8%	\$173,454	2.6%
OTHER INCOME	\$40,271	\$114	\$38,434	\$109	\$44,417	\$125	\$48,069	\$136	\$1,837	4.8%	(\$4,146)	-9.3%	(\$9,636)	-20.0%
MISCELLANEOUS INCOME	\$59,884	\$169	\$59,884	\$169	\$8,678	\$25	\$44,090	\$125	\$0	0.0%	\$51,206	590.1%	\$15,794	35.8%
RETAIL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
CORPORATE APT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
CORPORATE EXPENSES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
UTILITY REIMBURSEMENT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
TOTAL INCOME	\$7,001,037	\$19,777	\$6,907,309	\$19,512	\$6,833,144	\$19,303	\$6,727,696	\$19,005	\$93,728	1.4%	\$167,893	2.5%	\$179,613	2.7%
OPERATING EXPENSES														
PAYROLL	\$584,631	\$1,651	\$567,523	\$1,603	\$565,997	\$1,599	\$490,474	\$1,386	(\$17,108)	-3.0%	(\$18,634)	-3.3%	(\$77,049)	-15.7%
LANDSCAPING	\$51,745	\$146	\$49,466	\$140	\$47,940	\$135	\$45,064	\$127	(\$2,279)	-4.6%	(\$3,805)	-7.9%	(\$4,402)	-9.8%
UTILITY EXPENSE	\$125,549	\$355	\$118,671	\$335	\$124,670	\$352	\$108,427	\$306	(\$6,878)	-5.8%	(\$8,879)	-0.7%	(\$10,243)	-9.4%
MARKETING	\$11,258	\$32	\$11,225	\$32	\$10,004	\$28	\$8,777	\$25	(\$33)	-0.3%	(\$1,254)	-12.5%	(\$2,448)	-27.9%
ADMINISTRATIVE	\$100,493	\$284	\$96,604	\$273	\$92,239	\$261	\$82,809	\$234	(\$3,889)	-4.0%	(\$8,254)	-8.9%	(\$13,795)	-16.7%
MAINTENANCE	\$124,555	\$352	\$119,568	\$338	\$110,756	\$313	\$103,301	\$292	(\$4,987)	-4.2%	(\$13,799)	-12.5%	(\$16,266)	-15.7%
REDECORATING	\$132,520	\$374	\$126,773	\$358	\$137,014	\$387	\$117,216	\$331	(\$5,747)	-4.5%	\$4,494	3.3%	(\$9,558)	-8.2%
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
MANAGEMENT FEES	\$175,026	\$494	\$171,890	\$486	\$170,829	\$483	\$166,783	\$471	(\$3,136)	-1.8%	(\$4,197)	-2.5%	(\$5,107)	-3.1%
INSURANCE	\$205,146	\$580	\$217,406	\$614	\$232,232	\$656	\$223,405	\$631	\$12,260	5.6%	\$27,086	11.7%	\$6,000	2.7%
TAXES	\$129,415	\$366	\$124,612	\$352	\$115,007	\$325	\$115,443	\$326	(\$4,803)	-3.9%	(\$14,408)	-12.5%	(\$9,170)	-7.9%
PROFESSIONAL SERVICES	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	0.0%	\$100	100.0%	\$0	0.0%
NON-ROUTINE MAINTENANCE	\$242,480	\$685	\$234,985	\$664	\$286,152	\$808	\$36,730	\$104	(\$7,495)	-3.2%	\$43,672	15.3%	(\$198,254)	-539.8%
TOTAL OPERATING EXP	\$1,882,817	\$5,319	\$1,838,723	\$5,194	\$1,892,940	\$5,347	\$1,498,430	\$4,233	(\$44,095)	-2.4%	\$10,123	0.5%	(\$340,293)	-22.7%
NET OPERATING INCOME	\$5,118,220	\$14,458	\$5,068,586	\$14,318	\$4,940,204	\$13,955	\$5,229,266	\$14,772	\$49,633	1.0%	\$178,016	3.6%	(\$160,680)	-3.1%
NON-OPERATING EXPENSES														
PARTNERSHIP INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
PARTNERSHIP EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
DEBT SERVICES	\$1,512,646	\$4,273	\$1,516,790	\$4,285	\$1,516,788	\$4,285	\$1,512,646	\$4,273	\$4,144	0.3%	\$4,142	0.3%	(\$4,144)	-0.3%
NON-ROUTINE IMPROVEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
NON-ROUTINE CAPITAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
DEPRECIATION EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
EXTRAORDINARY ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$73,775	\$208	\$0	0.0%	\$0	0.0%	\$0	0.0%
NET INCOME	\$3,605,574	\$10,185	\$3,551,797	\$10,033	\$3,423,416	\$9,671	\$3,642,845	\$10,291	\$53,777	1.5%	\$182,158	5.3%	(\$91,048)	-2.5%
CAPITAL ASSETS														
RETAINED EARNINGS	\$1,750,000	\$4,944	\$1,750,000	\$4,944	\$1,750,000	\$4,944	\$1,812,276	\$5,119	\$0	0.0%	\$0	0.0%	\$62,276	3.4%
OTHER CURRENT ASSETS	\$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	\$210,345	\$594	\$0	0.0%	\$0	0.0%	\$210,345	100.0%
INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$246,536	\$696	\$0	0.0%	\$0	0.0%	\$246,536	100.0%
INTEREST ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
REPLACEMENT RESERVE	\$890,664	\$2,516	\$890,664	\$2,516	\$890,664	\$2,516	\$890,664	\$2,516	\$0	0.0%	\$0	0.0%	\$0	0.0%
WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
LONG TERM LIABILITIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
NET CASH FLOW	\$964,910	\$2,726	\$911,133	\$2,574	(\$9,288)	(\$26)	(\$39,023)	(\$110)	\$53,777	5.9%	\$974,198	10488.8%	\$950,156	2434.9%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %	
INCOME																				
RENTAL INCOME																				
4100-0010	Gross Potential Mkt Rent	\$568,075	\$570,907	\$570,135	\$570,510	\$571,702	\$561,462	\$584,475	\$585,710	\$584,667	\$584,667	\$584,667	\$588,325	\$6,925,302	\$19,563	\$14.04	\$6,983,925	(\$58,623)	-0.8%	
4100-0030	Loss to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$45,798)	\$45,798	100.0%	
4100-0040	Gain to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0050	Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
ACTUAL POTENTIAL RENT		\$568,075	\$570,907	\$570,135	\$570,510	\$571,702	\$561,462	\$584,475	\$585,710	\$584,667	\$584,667	\$584,667	\$588,325	\$6,925,302	\$19,563	\$14.04	\$6,938,127	(\$12,825)	-0.2%	
4100-0060	Vacancy Loss	(\$4,167)	(\$4,872)	(\$3,056)	(\$2,043)	(\$2,030)	(\$2,330)	(\$330)	(\$1,745)	(\$8,114)	(\$8,114)	(\$7,664)	(\$7,213)	(\$51,678)	(\$146)	(\$0.10)	(\$92,569)	\$40,891	44.2%	
4100-0070	Vacancy Loss Collected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0080	Non Rev Producing Units	(\$5,569)	(\$5,569)	(\$5,569)	(\$2,991)	\$13,765	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,252)	(\$1,252)	(\$1,252)	(\$1,252)	(\$14,592)	(\$41)	(\$0.03)	(\$14,957)	\$365	2.4%	
4100-0090	Models	\$0	\$0	\$0	(\$2,432)	\$2,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0100	Employee Units	\$0	\$0	\$0	\$0	(\$20,550)	(\$4,218)	(\$4,170)	(\$4,170)	(\$4,233)	(\$4,233)	(\$4,233)	(\$4,233)	(\$50,041)	(\$141)	(\$0.10)	(\$50,552)	\$511	1.0%	
4100-0110	Office, Laundry, Maintenance Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0120	Courtesy Office Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0130	Guest Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0140	Guest Housing Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0150	Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0160	Recurring Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0170	Other Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0180	Free Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0190	Referral Rent Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0200	Previously Collected Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0210	Future Rent Collected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0220	Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0230	Net Delinquency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0240	Other Month Rent/Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0250	Other Month Rent/Past Due - Affordable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0260	Rent Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0270	Rent Adjustments - Affordable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0280	Prior Year Income Accrual Adj	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0290	Rents Collected by Prior Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0300	Less: Writeoffs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0310	Write Off Rent Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0320	Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0330	Base Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0340	Base Rent - Section 8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0350	Base Rent - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0360	Base Rent - CPI Increase	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4100-0370	Accelerated Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
4100-0380	Lease Buyout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0							
TOTAL RENTAL INCOME		\$558,339	\$560,466	\$561,510	\$563,044	\$565,319	\$553,698	\$578,759	\$578,579	\$571,067	\$571,067	\$571,518	\$575,626	\$6,808,991	\$19,234	\$13.81	\$6,780,049	\$28,942	0.4%	
Physical Occupancy		99.27 %	99.15 %	99.46 %	99.64 %	99.64 %	99.58 %	99.94 %	99.70 %	98.61 %	98.61 %	98.69 %	98.77 %	99.25 %						97.6%
Economic Occupancy		98.29 %	98.17 %	98.49 %	98.69 %	98.88 %	98.62 %	99.02 %	98.78 %	97.67 %	97.67 %	97.75 %	97.84 %	98.32 %						97.1%
OTHER INCOME																				
4200-0010	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0020	Washer/Dryer Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0030	Washer/Dryer Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0040	Other Appliance Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0050	Resident Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0060	Application Fees	\$490	\$686	\$441	\$392	\$94	\$270	\$495	\$540	\$544	\$544	\$686	\$639	\$5,821	\$16	\$0.01	\$6,717	(\$896)	-13.3%	
4200-0070	Credit Report Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0080	Credit Report Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0090	Lease Reservation Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0100	Carport Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0110	Garage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0120	Parking/Garage Non-Tenant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0130	Parking Garage Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0140	Parking Expense (Contra Rev)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0150	Slip Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0160	Storage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0170	Storage Concession	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0180	Damage Fees	\$2,810	\$6,329	(\$3,857)	\$1,438	\$496	\$1,469	\$339	\$1,997	\$1,750	\$1,750	\$2,250	\$2,250	\$19,021	\$54	\$0.04	\$21,750	(\$2,729)	-12.5%	
4200-0190	Cleaning Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0200	Phone System Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	
4200-0210	Phone System Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%	

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
4200-0220	Internet Access	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0230	Termination Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$2,250	(\$2,250)	-100.0%
4200-0240	Lease Cancellations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0250	Failure to Occupy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0260	Redecoration Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0270	MTM Premium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0280	Short Term Lease Premium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0290	Move In Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0300	Transfer Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0310	Furniture Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0330	Amenities Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0340	Pet Fees	\$325	\$325	\$325	\$325	\$325	\$325	\$400	\$375	\$325	\$325	\$325	\$325	\$4,025	\$11	\$0.01	\$3,900	\$125	3.2%
4200-0350	Initial Pet Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0360	NSF	\$25	\$0	\$25	\$75	\$0	\$25	\$75	\$25	\$38	\$38	\$38	\$38	\$400	\$1	\$0.00	\$450	(\$50)	-11.1%
4200-0370	Late Fees	\$400	\$1,050	\$500	\$750	\$550	\$750	\$1,050	\$1,000	\$779	\$779	\$779	\$779	\$9,167	\$26	\$0.02	\$9,350	(\$183)	-2.0%
4200-0380	Administrative Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0390	Add Keys/Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0400	Forfeited Security Deposit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0410	Deposit Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0420	Other Forfeited Deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0430	Legal Expense Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0440	Alarm Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0450	SMART Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0460	Tenant Work Orders	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0470	Yard Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0480	Antenna Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0490	Guest Suite Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0500	HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0540	Sundry Resident Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0550	Maid Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0560	Maintenance Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0570	Renovation Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0580	Police Fee Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0590	Property Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0600	Write Off Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL OTHER INCOME		\$4,050	\$8,390	(\$2,566)	\$2,980	\$1,465	\$2,839	\$2,359	\$3,937	\$3,436	\$3,436	\$4,078	\$4,031	\$38,434	\$109	\$0.08	\$44,417	(\$5,983)	-13.5%
MISCELLANEOUS INCOME																			
4300-0010	Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0020	Miscellaneous Apt Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0030	Clubhouse Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0040	Vending Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0060	Interest Income	\$7,798	\$4,979	\$4,685	\$4,342	\$3,829	\$4,767	\$4,922	\$4,602	\$4,990	\$4,990	\$4,990	\$4,990	\$59,884	\$169	\$0.12	\$8,678	\$51,206	590.1%
4300-0070	Interest Income - Security Deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0080	Interest Income - Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0090	Interest Income - Misc	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0100	Interest Income - Investment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0110	Cable Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0120	Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0130	Collection Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0140	Commission	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0150	Bad Debt Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0160	Bad Debt Expense - Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0170	Bad Debt Income Turnover	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0180	Bad Debt Expense Turnover	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0190	Ground Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0200	University House Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0210	Homeowners Dues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0220	Homeowners Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0230	Investment Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0240	Escalations-Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0250	Escalations - Operating Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0260	Escalations - CAM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0270	Escalations - Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0280	Escalations - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0290	Unallocated Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0300	Sales Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0310	Gain/Loss on Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0320	Rebate Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
4300-0330	Percent Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0340	Other Misc. Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0350	Participation Interest - Investment Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0360	Food & Beverage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0370	Base Rent Abatement (Contra Rev)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0380	CPI Rent Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0390	Defer Mkt Rent Revenue Acq Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0400	Straight Line Adj of Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0410	MI - Discount Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0420	Non-Rent Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0430	Rent Refunds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0440	Sign Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0450	Tenant Billed Water Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0460	Tenant Improvement Amortization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0470	Turnover Billings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0480	Reimburs. Profession. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0490	Payroll Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0500	Resid. - common area rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0510	Resid.-Rent board fee rec	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0520	Resid. - tenant reimburse	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0530	Concierge Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0540	Advertising Service - Non-customary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0550	Mortgage Interest income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0560	Condo Gross Sales Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0570	Condo Cost Of Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0580	Fines Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0590	Recoveries - Operating Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0600	Insurance Income from Tenants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0610	Recoveries - Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0620	Realized Gain or Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0630	Accelerated Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0640	Tax Recovery - Actual	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0650	Recovery of Expenses - Actual	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0660	Tax Recovery - Estimated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0670	Recovery of Expenses - Estimated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MISCELLANEOUS INCOME		\$7,798	\$4,979	\$4,685	\$4,342	\$3,829	\$4,767	\$4,922	\$4,602	\$4,990	\$4,990	\$4,990	\$4,990	\$59,884	\$169	\$0.12	\$8,678	\$51,206	590.1%
RETAIL INCOME																			
4400-0010	Retail Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0020	Deferred Retail Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0030	Retail 2nd Space	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0040	Rent Concession - Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0050	Retail Vacancy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0060	Percentage Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0070	Retail Garage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0080	Retail Income CAM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0090	Retail Income Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0100	Retail Income Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL RETAIL INCOME		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
CORPORATE APT INCOME																			
4500-0010	Corporate Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4500-0020	Guest Suite	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4500-0030	Revenues from release of provision	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4500-0040	Misc Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL CORPORATE APT INCOME		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
CORPORATE EXPENSES																			
4600-0010	Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4600-0020	Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4600-0030	Carpet Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4600-0040	Housing General	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4600-0050	Housing Turnover	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4600-0060	Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL CORPORATE EXPENSES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
UTILITY REIMBURSEMENT INCOME																			
4700-0010	Reimbursed Electricity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
4700-0020	Reimbursed Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0030	Reimbursed Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0035	Reimbursed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0040	Reimbursed Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0050	Reimbursed Trash Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0060	Reimbursed Vacant Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0070	Reimbursed Electrical EV Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0080	Illuminar Electric - Occupied Bill Back Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0090	Illuminar Electric - Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0100	Contract Utility Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL UTILITY REIMBURSEMENT INCOME		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL INCOME		\$570,187	\$573,834	\$563,629	\$570,366	\$570,613	\$561,304	\$586,039	\$587,119	\$579,492	\$579,492	\$580,586	\$584,647	\$6,907,309	\$19,512	\$14.01	\$6,833,144		
OPERATING EXPENSES																			
PAYROLL																			
ADMINISTRATIVE PAYROLL																			
5100-1010	Regional Manager	\$523	\$523	\$523	\$784	\$261	\$784	\$523	\$523	\$596	\$596	\$614	\$614	\$6,864	\$19	\$0.01	\$7,185	\$321	4.5%
5100-1020	Senior Manager	\$2,631	\$5,851	\$4,203	\$4,261	\$4,148	\$4,240	\$4,260	\$4,006	\$4,252	\$4,252	\$4,379	\$4,379	\$50,858	\$144	\$0.10	\$51,273	\$415	0.8%
5100-1030	Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-1040	Assistant Manager	\$2,854	\$5,051	\$3,477	\$3,657	\$3,125	\$4,059	\$3,900	\$3,850	\$3,494	\$3,494	\$3,598	\$3,598	\$44,158	\$125	\$0.09	\$42,133	(\$2,025)	-4.8%
5100-1050	Activity Director	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-1060	Assistant Activity Director	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-1070	Bookkeeper	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-1080	Concierge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-1090	Lifeguard	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-1100	Other Admin Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,014	\$2,014	\$2,074	\$2,074	\$8,176	\$23	\$0.02	\$24,288	\$16,112	66.3%
TOTAL ADMINISTRATIVE PAYROLL		\$6,008	\$11,425	\$8,202	\$8,703	\$7,534	\$9,084	\$8,683	\$8,378	\$10,355	\$10,355	\$10,665	\$10,665	\$110,057	\$311	\$0.22	\$124,879	\$14,822	11.9%
LEASING PAYROLL																			
5100-2010	Leasing Manager	\$0	\$2,678	(\$639)	\$3,320	\$1,894	\$2,390	\$2,050	\$1,909	\$2,183	\$2,183	\$2,249	\$2,249	\$22,467	\$63	\$0.05	\$26,333	\$3,866	14.7%
5100-2020	Leasing Consultant	\$6,478	\$7,613	\$7,075	\$73	\$3,136	\$3,951	\$4,510	\$3,631	\$2,014	\$2,014	\$2,074	\$2,074	\$44,644	\$126	\$0.09	\$24,288	(\$20,356)	-83.8%
5100-2030	Other Leasing Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL LEASING PAYROLL		\$6,478	\$10,291	\$6,436	\$3,393	\$5,030	\$6,341	\$6,560	\$5,540	\$4,197	\$4,197	\$4,323	\$4,323	\$67,112	\$190	\$0.14	\$50,621	(\$16,491)	-32.6%
MAINTENANCE PAYROLL																			
5100-3010	Director of Facilities	\$792	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$792	\$2	\$0.00	\$0	(\$792)	-100.0%
5100-3020	Sr. Maintenance Manager	\$1,523	\$3,697	\$1,304	\$4,189	\$2,635	\$2,885	\$2,751	\$2,723	\$2,948	\$2,948	\$3,036	\$3,036	\$33,676	\$95	\$0.07	\$35,549	\$1,873	5.3%
5100-3030	Maintenance Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-3040	Asst. Maintenance Manager	\$2,133	\$2,930	\$2,281	\$1,881	\$2,055	\$2,424	\$2,075	\$2,165	\$2,183	\$2,183	\$2,249	\$2,249	\$26,809	\$76	\$0.05	\$26,333	(\$476)	-1.8%
5100-3050	Maintenance Person	\$5,454	\$12,996	\$8,005	\$10,702	\$10,072	\$8,923	\$9,788	\$10,177	\$9,988	\$9,988	\$10,288	\$10,288	\$116,668	\$330	\$0.24	\$120,454	\$3,786	3.1%
5100-3060	Painter-In-House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-3070	Other Maintenance Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MAINTENANCE PAYROLL		\$9,902	\$19,623	\$11,590	\$16,772	\$14,762	\$14,232	\$14,615	\$15,065	\$15,119	\$15,119	\$15,573	\$15,573	\$177,945	\$503	\$0.36	\$182,336	\$4,391	2.4%
CLEANING PAYROLL																			
5100-4010	Housekeeper	\$1,144	\$0	\$0	(\$1,144)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-4020	Other Cleaning Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL CLEANING PAYROLL		\$1,144	\$0	\$0	(\$1,144)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
GROUNDS PAYROLL																			
5100-5010	Porter/Groundskeeper	\$1,478	\$4,466	\$6,073	\$1,117	\$2,896	\$3,040	\$2,938	\$2,903	\$3,021	\$3,021	\$3,111	\$3,111	\$37,177	\$105	\$0.08	\$36,431	(\$746)	-2.0%
5100-5020	Other Grounds Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL GROUNDS PAYROLL		\$1,478	\$4,466	\$6,073	\$1,117	\$2,896	\$3,040	\$2,938	\$2,903	\$3,021	\$3,021	\$3,111	\$3,111	\$37,177	\$105	\$0.08	\$36,431	(\$746)	-2.0%
MARKETING PAYROLL																			
5100-6010	Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-6020	Other Marketing Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MARKETING PAYROLL		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
SECURITY PAYROLL																			
5100-7010	Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-7020	Other Security Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL SECURITY PAYROLL		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ALLIANCE
RESIDENTIAL COMPANY

Alliance Residential Budget Template
Standard Chart of Accounts

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
5400-0030	Ck Processing - Maintenance	\$246	\$235	\$228	\$336	\$101	\$403	\$235	\$0	\$235	\$235	\$235	\$235	\$2,726	\$8	\$0.01	\$3,058	\$332	10.9%
5400-0040	Ck Processing - Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5400-0050	Ck Processing - Grounds	\$62	\$90	\$67	\$101	\$34	\$50	\$67	\$0	\$67	\$67	\$67	\$67	\$739	\$2	\$0.00	\$874	\$135	15.4%
5400-0060	Ck Processing - Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5400-0070	Ck Processing - Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5400-0080	Ck Processing - Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5400-0090	Other Check Processing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL CHECK PROCESSING FEES		\$524	\$540	\$466	\$643	\$203	\$743	\$496	\$406	\$526	\$526	\$526	\$526	\$6,127	\$17	\$0.01	\$6,844	\$717	10.5%

PAYROLL TAXES

5450-0010	Administrative - FICA	\$392	\$960	\$654	\$842	\$894	\$590	\$715	\$763	\$792	\$792	\$816	\$816	\$9,026	\$25	\$0.02	\$9,553	\$527	5.5%
5450-0020	Administrative - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$47	\$5	\$5	\$5	\$5	\$3	\$69	\$0	\$0.00	\$224	\$155	69.0%
5450-0030	Administrative - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$499	\$43	\$37	\$37	\$38	\$27	\$680	\$2	\$0.00	\$1,736	\$1,056	60.8%
5450-0040	Leasing - FICA	\$665	\$770	\$492	\$321	\$93	\$743	\$444	\$402	\$134	\$134	\$134	\$134	\$4,465	\$13	\$0.01	\$1,598	(\$2,867)	-179.4%
5450-0050	Leasing - FUTA	\$16	\$0	\$0	\$0	\$0	\$24	\$35	\$32	\$0	\$0	\$0	\$0	\$107	\$0	\$0.00	\$0	(\$107)	-100.0%
5450-0060	Leasing - SUTA	\$169	\$0	\$0	\$0	\$0	\$252	\$371	\$333	\$0	\$0	\$0	\$0	\$1,125	\$3	\$0.00	\$0	(\$1,125)	-100.0%
5450-0070	Maintenance - FICA	\$708	\$1,548	\$1,153	\$1,167	\$1,076	\$1,368	\$1,187	\$1,278	\$1,284	\$1,284	\$1,319	\$1,319	\$14,689	\$41	\$0.03	\$15,468	\$779	5.0%
5450-0080	Maintenance - FUTA	\$9	\$10	\$0	\$0	\$0	\$0	\$84	\$81	\$0	\$0	\$0	\$0	\$185	\$1	\$0.00	\$392	\$207	52.9%
5450-0090	Maintenance - SUTA	\$99	\$101	\$0	\$0	\$0	\$0	\$892	\$848	\$0	\$0	\$0	\$0	\$1,941	\$5	\$0.00	\$3,038	\$1,097	36.1%
5450-0100	Cleaning - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	(\$0)	-100.0%
5450-0110	Cleaning - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0120	Cleaning - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0130	Grounds - FICA	\$176	\$330	\$238	\$178	\$255	\$56	\$212	\$219	\$231	\$231	\$238	\$238	\$2,604	\$7	\$0.01	\$2,787	\$183	6.6%
5450-0140	Grounds - FUTA	\$6	\$6	\$0	\$0	\$0	\$0	\$15	\$16	\$0	\$0	\$0	\$0	\$44	\$0	\$0.00	\$112	\$68	60.9%
5450-0150	Grounds - SUTA	\$67	\$62	\$0	\$0	\$0	\$0	\$158	\$174	\$0	\$0	\$0	\$0	\$461	\$1	\$0.00	\$868	\$407	46.9%
5450-0160	Marketing - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0170	Marketing - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0180	Marketing - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0190	Security - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0200	Security - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0210	Security - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0220	Garage - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$40)	(\$40)	(\$0)	(\$0.00)	(\$81)	(\$41)	-50.1%
5450-0230	Garage - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0240	Garage - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0250	Other Payroll Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41	\$41	\$0	\$0.00	\$81	\$40	49.9%
TOTAL PAYROLL TAXES		\$2,308	\$3,787	\$2,537	\$2,508	\$2,318	\$3,033	\$4,659	\$4,194	\$2,483	\$2,483	\$2,549	\$2,537	\$35,396	\$100	\$0.07	\$35,776	\$380	1.1%

INSURANCE BENEFITS

5500-0010	Administrative	\$940	\$940	\$940	\$940	\$940	\$940	\$994	\$997	\$1,286	\$1,286	\$1,289	\$1,289	\$12,778	\$36	\$0.03	\$15,459	\$2,681	17.3%
5500-0020	Leasing	\$475	\$937	\$937	\$475	\$475	\$475	\$979	\$990	\$0	\$0	\$0	\$0	\$5,740	\$16	\$0.01	\$0	(\$5,740)	-100.0%
5500-0030	Maintenance	\$2,337	\$2,337	\$2,348	\$2,348	\$2,348	\$2,348	\$3,437	\$3,445	\$1,997	\$1,997	\$2,002	\$2,002	\$28,948	\$82	\$0.06	\$23,978	(\$4,970)	-20.7%
5500-0040	Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5500-0050	Grounds	\$470	\$920	\$920	\$920	\$920	\$920	\$974	\$974	\$726	\$726	\$727	\$729	\$9,924	\$28	\$0.02	\$8,719	(\$1,205)	-13.8%
5500-0060	Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5500-0070	Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5500-0080	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5500-0090	Other Insurance Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5500-0100	Insurance Plan Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL INSURANCE BENEFITS		\$4,221	\$5,133	\$5,144	\$4,682	\$4,682	\$4,682	\$6,383	\$6,405	\$4,009	\$4,009	\$4,018	\$4,020	\$57,389	\$162	\$0.12	\$48,156	(\$9,233)	-19.2%

401K CONTRIBUTION

5550-0010	Administrative	\$174	\$178	\$159	\$252	\$82	\$251	\$165	\$191	\$88	\$88	\$91	\$91	\$1,810	\$5	\$0.00	\$1,061	(\$749)	-70.6%
5550-0020	Leasing	\$12	\$31	\$35	\$48	\$17	\$47	\$46	\$61	\$0	\$0	\$0	\$0	\$299	\$1	\$0.00	\$0	(\$299)	-100.0%
5550-0030	Maintenance	\$167	\$187	\$189	\$290	\$93	\$331	\$252	\$292	\$129	\$129	\$132	\$132	\$2,322	\$7	\$0.00	\$1,550	(\$772)	-49.8%
5550-0040	Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5550-0050	Grounds	\$0	\$0	\$0	\$19	\$0	\$0	\$22	\$22	\$26	\$26	\$26	\$26	\$167	\$0	\$0.00	\$310	\$143	46.0%
5550-0060	Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5550-0070	Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5550-0080	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5550-0090	Other 401K Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$150	\$150	\$150	\$600	\$2	\$0.00	\$1,800	\$1,200	66.7%
5550-0100	401K Administration Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL 401K CONTRIBUTION		\$353	\$396	\$383	\$610	\$192	\$629	\$484	\$566	\$392	\$392	\$399	\$399	\$5,198	\$15	\$0.01	\$4,721	(\$477)	-10.1%

WORKERS COMPENSATION

5600-0010	Administrative	\$966	\$689	\$488	\$629	\$163	\$720	\$441	\$828	\$714	\$714	\$736	\$736	\$7,825	\$22	\$0.02	\$8,617	\$792	9.2%
5600-0020	Leasing	\$0	\$537	\$343	\$224	\$65	\$500	\$306	\$0	\$149	\$149	\$149	\$149	\$2,572	\$7	\$0.01	\$1,783	(\$789)	-44.3%
5600-0030	Maintenance	\$683	\$1,031	\$791	\$775	\$179	\$1,113	\$715	\$0	\$1,186	\$1,186	\$1,217	\$1,217	\$10,094	\$29	\$0.02	\$14,287	\$4,193	29.3%
5600-0040	Cleaning	\$0	\$0	\$0	\$0	\$0	\$107	\$0	(\$107)	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
5600-0050	Grounds	\$121	\$231	\$166	\$132	\$69	\$100	\$134	\$107	\$208	\$208	\$215	\$215	\$1,906	\$5	\$0.00	\$2,514	\$608	24.2%
5600-0060	Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5600-0070	Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5600-0080	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$36)	(\$36)	\$0	(\$0.00)	(\$73)	(\$37)	-50.1%
5600-0090	Other Workmens Compensation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$500	\$500	\$500	\$2,000	\$6	\$0.00	\$6,000	\$4,000	66.7%
TOTAL WORKERS COMPENSATION		\$1,771	\$2,488	\$1,787	\$1,761	\$476	\$2,540	\$1,595	\$828	\$2,758	\$2,758	\$2,817	\$2,781	\$24,360	\$69	\$0.05	\$33,128	\$8,768	26.5%
PAYROLL OTHER																			
5650-0010	Temporary Labor - Admin	(\$33)	\$457	\$0	\$0	\$652	\$264	\$0	\$0	\$0	\$0	\$2,000	\$2,000	\$5,340	\$15	\$0.01	\$12,000	\$6,660	55.5%
5650-0020	Temporary Labor - Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0030	Temporary Labor - Maint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0040	New Hire Expense - Admin	\$510	\$0	\$0	\$500	\$0	\$510	\$0	\$0	\$0	\$0	\$0	\$0	\$1,520	\$4	\$0.00	\$485	(\$1,035)	-213.4%
5650-0050	New Hire Expense - Maint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$485	\$0	\$0	\$0	\$485	\$1	\$0.00	\$970	\$485	50.0%
5650-0060	New Hire Expense - Other	\$0	\$0	\$8	\$0	\$0	\$0	\$200	\$0	\$200	\$0	\$250	\$200	\$858	\$2	\$0.00	\$850	(\$8)	-1.0%
5650-0070	Other Payroll - Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0080	Other Payroll - Maint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0090	Employee Gifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0100	Corner Store Payroll Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0110	Employee Relocation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0120	Utility Allowance - Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0130	Utility Allowance - Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0140	Utility Allowance - Maint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0150	Education Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL PAYROLL OTHER		\$477	\$457	\$8	\$500	\$652	\$774	\$200	\$0	\$685	\$0	\$2,250	\$2,200	\$8,203	\$23	\$0.02	\$14,305	\$6,102	42.7%
TOTAL PAYROLL		\$38,388	\$62,524	\$46,139	\$43,985	\$40,300	\$50,750	\$48,832	\$48,135	\$45,934	\$45,249	\$48,693	\$48,596	\$567,523	\$1,603	\$1.15	\$565,997	(\$1,526)	(\$0)
LANDSCAPING																			
6000-0010	Landscape Contract	\$3,700	\$3,700	\$4,000	\$3,700	\$3,700	\$3,700	\$3,218	\$3,997	\$3,570	\$3,570	\$3,570	\$3,570	\$43,995	\$124	\$0.09	\$42,840	(\$1,155)	-2.7%
6000-0020	Flowers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0030	Mulch	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0040	Landscape Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0050	Plants & Plant Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0060	Replacement Plants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0070	Landscape Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0080	Other Landscaping	\$130	\$105	\$403	(\$13)	\$650	\$105	\$167	\$0	\$0	\$350	\$400	\$0	\$2,296	\$6	\$0.00	\$2,300	\$4	0.2%
6000-0090	Snow Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0100	Contract Common Area Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0110	Other Contracted Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0120	Landscaping Repairs	\$0	\$132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132	\$0	\$0.00	\$0	(\$132)	-100.0%
6000-0130	Irrigation/Sprinkler Repairs	\$4	(\$5)	\$942	\$50	\$501	(\$344)	\$371	\$474	\$350	\$350	\$0	\$350	\$3,043	\$9	\$0.01	\$2,800	(\$243)	-8.7%
6000-0140	Pool Contract/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0150	Pool/Jacuzzi Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0160	Lake Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL LANDSCAPING		\$3,834	\$3,932	\$5,344	\$3,737	\$4,851	\$3,461	\$3,756	\$4,471	\$3,920	\$4,270	\$3,970	\$3,920	\$49,466	\$140	\$0.10	\$47,940	(\$1,526)	-3.2%
UTILITY EXPENSE																			
6100-0010	Electricity	(\$303)	\$2,505	\$733	\$1,049	\$873	\$854	\$1,208	\$1,232	\$1,542	\$1,542	\$1,542	\$1,542	\$14,320	\$40	\$0.03	\$18,504	\$4,184	22.6%
6100-0020	Electricity - Resident Submeter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0030	Electricity - Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0040	Electricity - Vacant	\$0	\$0	\$83	\$115	\$23	\$36	\$20	\$12	\$261	\$261	\$247	\$232	\$1,290	\$4	\$0.00	\$3,002	\$1,712	57.0%
6100-0050	Electricity - Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0060	Electricity - Hot Water Heater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0080	Gas	\$0	\$136	(\$70)	\$1	\$4	\$28	\$17	\$70	\$23	\$23	\$23	\$23	\$280	\$1	\$0.00	\$279	(\$1)	-0.4%
6100-0090	Gas - Resident Submeter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0100	Gas - Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0110	Gas - Vacant	\$0	\$0	\$22	\$26	\$6	\$10	\$13	\$0	\$56	\$56	\$53	\$50	\$291	\$1	\$0.00	\$642	\$351	54.7%
6100-0120	Gas - Pool & Spa	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0140	Oil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0150	Water	\$1,096	\$423	\$1,034	\$746	\$701	\$758	(\$181)	\$1,968	\$984	\$984	\$984	\$984	\$10,482	\$30	\$0.02	\$11,811	\$1,329	11.2%
6100-0160	Water - Resident Submeter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0170	Water - Vacant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0180	Water - Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0200	Water - Chilled Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0210	Water - Steam Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0220	Sewer	\$7,023	\$6,942	\$8,460	\$7,852	\$7,379	\$7,616	\$7,601	\$7,438	\$7,326	\$7,326	\$7,326	\$7,326	\$89,614	\$253	\$0.18	\$87,912	(\$1,702)	-1.9%
6100-0230	Sewer - Resident Submeter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0240	Sewer - Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
6100-0250	Sewer - Vacant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0270	Utility - A/C Servicing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0280	Trash Removal	\$84	\$313	\$249	\$32	\$546	\$73	(\$27)	\$316	\$210	\$210	\$210	\$210	\$2,425	\$7	\$0.00	\$2,520	\$95	3.8%
6100-0290	Trash Recycling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0300	Trash Amenity Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0310	Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0320	Utilities - Corporate Apartment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0330	Illuminar Electric - Occupied	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0340	Green Consumption Track Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0350	Reimbursed Electricity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0360	Reimbursed Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0370	Reimbursed Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0375	Reimbursed Water	\$0	\$0	\$0	\$0	\$0	\$0	(\$32)	\$0	\$0	\$0	\$0	\$0	(\$32)	(\$0)	(\$0.00)	\$0	\$32	100.0%
6100-0380	Reimbursed Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0390	Reimbursed Trash Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0400	Reimbursed Vacant Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0410	Reimbursed Electrical EV Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0420	Illuminar Electric - Occupied Reimb	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0430	Contract Utility Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL UTILITY EXPENSE		\$7,900	\$10,319	\$10,510	\$9,820	\$9,532	\$9,376	\$8,620	\$11,035	\$10,402	\$10,402	\$10,385	\$10,367	\$118,671	\$335	\$0.24	\$124,670	\$5,999	4.8%
MARKETING																			
6300-0010	Advertising-Print	\$1,098	\$103	\$79	\$177	\$157	\$273	\$186	\$79	\$190	\$190	\$190	\$190	\$2,910	\$8	\$0.01	\$2,280	(\$630)	-27.6%
6300-0020	Advertising-Product. Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0030	Apt. Magazines/Guides	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0040	Business Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0050	Marketing - Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0060	Marketing - Radio	\$0	\$150	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$1	\$0.00	\$250	\$0	0.0%
6300-0070	Marketing Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0080	Content/Branding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0090	Yellow Pages Ad	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0100	Direct Mail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0110	Postage/Stationery/Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0120	Forms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0130	Brochures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0140	Building Brochures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0150	Collaterals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0160	Vaultware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0170	Lead Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0180	Miracle Maker	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0190	Lead2Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0200	LevelOne	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0210	Advertising Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0220	Dues, Memberships & Sub.	\$0	\$0	\$0	\$0	\$994	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$994	\$3	\$0.00	\$994	\$0	0.0%
6300-0230	Resident Functions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0240	Gifts/Tickets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0250	Marketing-Gift Certificates	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0260	Marketing-Prizes/Awards Prem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0270	Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0280	Marketing Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0290	Billboards/Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0300	Temporary Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0310	Permanent Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0320	Banners/Flags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0330	Seasonal Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0340	Marketing Promotions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0342	Alliance Resident Works	\$575	\$575	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$592	\$7,071	\$20	\$0.01	\$6,480	(\$591)	-9.1%
6300-0344	Graphic Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0346	PPC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0350	Promotional Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0360	Promotions - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0370	Locator/Broker Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0380	Other Locator Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0390	Prospect Refreshments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0400	Resident Referrals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0410	Resident Move In Gifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0420	Resident Retention	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0430	Community Newsletter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0440	Lease Renewal Program	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
6300-0450	Special Programs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0460	Model Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0470	Model Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0480	Model Accessories	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0490	Clubhouse Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0500	Condo Marketing Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0510	Furniture Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0520	Country Club	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0530	Country Club - Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0540	Other Mktg. - Non Adv.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0542	SEO Program	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0544	Reputation Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0550	Shopper Reports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0560	Employer Call Program	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0570	Fitness program	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0580	Fitness program - Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0590	Activity Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0600	Business Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0610	Video Library	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0620	Marketing Research	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0630	Specialty Items	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MARKETING		\$1,673	\$828	\$671	\$769	\$1,743	\$965	\$778	\$671	\$782	\$782	\$782	\$782	\$11,225	\$32	\$0.02	\$10,004	(\$1,221)	-12.2%

ADMINISTRATIVE																			
6400-0010	Telephone	\$558	\$3,414	\$1,690	\$4,905	\$4,359	\$4,584	\$569	\$8,275	\$2,505	\$2,505	\$2,505	\$2,505	\$38,376	\$108	\$0.08	\$30,060	(\$8,316)	-27.7%
6400-0020	Cell Phone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0030	Pagers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0040	Answering Service	(\$15)	\$342	\$99	\$0	\$198	\$114	\$303	\$99	\$85	\$85	\$85	\$85	\$1,480	\$4	\$0.00	\$1,020	(\$460)	-45.1%
6400-0050	Internet Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0060	Common Area TV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0070	Office Supplies	(\$152)	\$503	(\$39)	\$246	\$12	\$458	\$407	\$213	\$200	\$200	\$200	\$200	\$2,450	\$7	\$0.00	\$2,585	\$135	5.2%
6400-0075	Misc Office Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0080	Office Equipment	(\$380)	\$957	\$643	\$0	\$336	\$822	\$228	\$68	\$125	\$700	\$125	\$125	\$3,748	\$11	\$0.01	\$3,800	\$52	1.4%
6400-0090	Office Equipment Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0100	Office & Equipment	\$0	\$0	\$0	\$0	\$121	(\$121)	\$0	\$245	\$0	\$0	\$0	\$0	\$245	\$1	\$0.00	\$0	(\$245)	-100.0%
6400-0110	Office Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0120	Postage	\$10	\$397	\$274	\$253	\$423	\$236	\$192	\$78	\$270	\$690	\$270	\$270	\$3,361	\$9	\$0.01	\$3,655	\$294	8.1%
6400-0130	Express Mail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0140	Misc Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0150	Furniture Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0160	Furniture Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0170	Printing	\$3	(\$160)	\$0	\$0	\$9	\$44	\$7	\$79	\$105	\$0	\$0	\$45	\$132	\$0	\$0.00	\$300	\$168	56.0%
6400-0180	Copier Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0190	Forms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$115	\$115	100.0%
6400-0200	Licenses	\$336	\$0	\$0	\$0	\$0	\$71	\$301	\$0	\$350	\$0	\$0	\$350	\$1,408	\$4	\$0.00	\$1,400	(\$8)	-0.6%
6400-0202	Kingsley Survey	\$0	\$0	\$0	\$188	\$0	\$0	\$0	\$0	\$0	\$181	\$0	\$0	\$368	\$1	\$0.00	\$822	\$454	55.2%
6400-0210	Dues & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0220	Courtesy Patrol	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0230	Training & Education	\$1,075	\$190	\$1,886	\$325	\$125	\$125	\$135	\$0	\$135	\$135	\$135	\$235	\$4,501	\$13	\$0.01	\$3,320	(\$1,181)	-35.6%
6400-0240	Training Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0250	Eviction/Legal Fees	\$1,105	\$1,118	\$1,116	\$0	\$1,105	\$3,511	\$1,105	\$1,169	\$1,500	\$1,500	\$2,000	\$1,200	\$16,429	\$46	\$0.03	\$17,350	\$921	5.3%
6400-0260	Credit Bureau Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0270	Credit Check	\$570	\$110	\$768	(\$450)	\$812	\$576	\$450	\$340	\$545	\$545	\$593	\$577	\$5,437	\$15	\$0.01	\$6,606	\$1,169	17.7%
6400-0280	Shopper Reports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0290	Recruitment - Mkt/Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0300	Recruitment - Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0310	Bank Charges/Credit Card Fees	\$0	\$0	\$0	\$0	\$0	\$0	(\$69)	\$229	\$100	\$100	\$100	\$100	\$560	\$2	\$0.00	\$1,200	\$640	53.4%
6400-0312	Yard CHECKScan	\$0	\$0	\$0	\$0	\$0	\$0	\$876	\$0	\$0	\$0	\$0	\$0	\$876	\$2	\$0.00	\$825	(\$51)	-6.2%
6400-0320	Employee Recognition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$300	\$300	100.0%
6400-0330	Employee Meetings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0340	Corporate Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0350	Client Gifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0360	Travel & Entertainment	\$0	\$297	\$0	\$0	\$0	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$310	\$1	\$0.00	\$1,185	\$875	73.8%
6400-0370	Airfare	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0380	Lodging	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0390	Rental Car	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0400	Meals - Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0410	Meals - Non Travel	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39	\$0	\$0.00	\$0	(\$39)	-100.0%
6400-0420	Entertainment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
6400-0430	Other Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0440	Administrative Other	\$140	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$562	\$2	\$0.00	\$1,200	\$638	53.2%
6400-0450	Charitable Contrib. Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0460	Political Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0470	Computer Expense	\$0	\$0	\$75	\$0	\$0	\$0	\$0	\$77	\$2	\$0	\$0	\$0	\$77	\$0	\$0.00	\$0	(\$77)	-100.0%
6400-0480	Computer Software	\$573	\$896	\$196	\$339	\$396	\$396	\$618	\$200	\$360	\$537	\$360	\$360	\$5,231	\$15	\$0.01	\$6,063	\$832	13.7%
6400-0482	Yardi Maintenance Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$4,944	\$0	\$0	\$0	\$0	\$0	\$4,944	\$14	\$0.01	\$4,500	(\$444)	-9.9%
6400-0484	Yardi PAYscan	\$53	\$0	\$292	\$256	\$54	\$47	\$1,463	\$39	\$200	\$200	\$200	\$200	\$3,003	\$8	\$0.01	\$2,404	(\$599)	-24.9%
6400-0486	LRO Revenue Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0488	Cloud Based Budget Solution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$800	\$2	\$0.00	\$1,200	\$400	33.3%
6400-0490	Computer Software Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0500	Computer Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0510	Computer Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0520	Computer Networks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0530	Computer-Service Bureau	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0540	Computer-Data Processing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0550	Computer-R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0560	Gov Licenses Fees/Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0570	Inspection Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0580	Green Property Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0590	Apt Association Dues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0600	Temporary Help	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0610	Homeowner's Assoc. Dues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0620	Office Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0630	Accounting Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0640	Mobility Plan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0650	Hauling & Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0660	Renter's Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0670	Vehicle R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0680	Vehicle Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0690	Vehicle Ins & Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0700	Interest - Car Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0710	Interest - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0720	Culture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0730	Leadership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0740	Maintenance Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0750	Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0760	Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0770	Rent Control-Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0780	Office Mgmt: Reimb Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0790	Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0800	Uniforms - Administrative	\$0	\$33	\$0	\$800	\$17	\$0	\$0	\$17	\$0	\$600	\$0	\$0	\$1,469	\$4	\$0.00	\$1,404	(\$65)	-4.6%
6400-0805	Uniforms- Leasing	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$2	\$0.00	\$925	\$125	13.5%
6400-0810	Uniforms- Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0815	Other Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL ADMINISTRATIVE		\$3,915	\$8,120	\$7,000	\$7,662	\$7,967	\$10,876	\$11,528	\$11,052	\$6,580	\$8,077	\$6,673	\$7,152	\$96,604	\$273	\$0.20	\$92,239	(\$4,365)	-4.7%

MAINTENANCE																			
6500-0010	Building & Structure	\$932	\$1,475	\$1,273	\$116	\$443	\$268	\$581	(\$70)	\$475	\$475	\$475	\$475	\$6,918	\$20	\$0.01	\$5,500	(\$1,418)	-25.8%
6500-0020	Building & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0030	Building & Maintenance Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0040	Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0050	Gutter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0060	Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0070	General Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0080	General Property Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0090	Corridors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0100	Exterior Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0110	Amenities R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0120	Concrete Repair - Yacht	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0130	Ceiling/Interior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0140	Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0150	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0160	Garage R & M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0170	Garage Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0180	Garage Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0190	Garage Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0200	Roadway	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0210	Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
6500-0220	Parking & Garage Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0230	Parking & Garage Stripping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0240	Parking & Garage Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0250	Parking Lot Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0260	Interior Painting Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0270	Interior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0280	Exterior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0290	Exterior Painting Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0300	Exterior Painting Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0310	Elevator Maintenance Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0320	Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0330	Elevator Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0340	Elevator Inspection Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0350	Elevator Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0360	Electrical	\$2,786	\$2,918	\$2,918	\$2,920	\$2,093	\$1,889	\$1,490	\$1,534	\$1,800	\$1,800	\$1,800	\$1,800	\$25,747	\$73	\$0.05	\$21,600	(\$4,147)	-19.2%
6500-0370	Electrical Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0380	Electrical Supplies	\$0	(\$17)	\$0	\$0	\$0	\$17	\$0	\$187	\$0	\$0	\$0	\$0	\$187	\$1	\$0.00	\$0	(\$187)	-100.0%
6500-0390	Utility Metering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0400	Plumbing	\$1,661	\$826	\$5,457	\$1,827	\$404	\$2,157	\$630	\$1,402	\$1,800	\$1,800	\$2,300	\$1,800	\$22,064	\$62	\$0.04	\$23,600	\$1,536	6.5%
6500-0410	Plumbing Supplies	\$0	\$0	\$0	(\$86)	\$0	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0420	Plumbing Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0430	HVAC	(\$23)	(\$26)	\$139	\$602	\$453	\$732	\$448	\$973	\$550	\$500	\$800	\$150	\$5,298	\$15	\$0.01	\$5,900	\$602	10.2%
6500-0440	HVAC Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0450	HVAC Maint. Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0460	HVAC R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0470	HVAC Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0480	HVAC Suite	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0490	Water Heater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0500	Water Extraction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0510	Water Damage - Carpentry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0520	Water Damage - Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0530	Building Music Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0540	Ceiling Fans	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0550	Tenant Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0560	Vacant Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0570	Environmental Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0580	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0590	Signage Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0600	Misc. Supplies	(\$226)	\$335	\$137	\$76	\$68	\$143	\$150	(\$58)	\$350	\$350	\$350	\$350	\$2,025	\$6	\$0.00	\$4,200	\$2,175	51.8%
6500-0610	Housekeeping	\$445	\$1,685	\$346	\$793	\$610	\$256	\$531	\$287	\$450	\$450	\$450	\$450	\$6,753	\$19	\$0.01	\$5,400	(\$1,353)	-25.0%
6500-0620	Cleaning Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0630	Cleaning Supplies - Interior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0640	Power Wash / Steam Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0650	Window Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0660	Utility Vehicle Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0670	Vehicle Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0680	Small Equipment	\$35	\$96	\$38	\$111	\$69	\$216	\$1,911	\$579	\$200	\$500	\$200	\$200	\$4,156	\$12	\$0.01	\$4,800	\$644	13.4%
6500-0690	Pest Control	\$772	\$1,533	\$0	\$856	\$750	\$49	\$1,313	\$0	\$750	\$750	\$1,250	\$750	\$8,772	\$25	\$0.02	\$11,000	\$2,228	20.3%
6500-0700	Misc. Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0710	Swimming Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0720	Swimming Pool Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0730	Swimming Pool Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0740	Swimming Pool Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0750	Swimming Pool FF&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0760	Fountain Repairs/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0770	Playground Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0780	Playground Maintenance Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0790	Public Area R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0800	Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0810	Pond R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0820	Vandalism	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0830	Grounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0840	Courtesy Patrol	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0850	Security Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0860	Security Monitoring Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0870	Security R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0880	Security Fees & Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0890	Security Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0900	Security Vehicle	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0910	System Key Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
6500-0920	Security - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0930	Security Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0940	Misc. Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0950	Contract Cable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0960	Contract Housing Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0970	Maintenance Guarantee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0980	Mold Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0990	Snow Removal/Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1000	Misc. Snow Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1010	Windows	\$62	\$91	\$260	(\$45)	\$227	\$698	\$645	\$145	\$155	\$330	\$55	\$155	\$2,777	\$8	\$0.01	\$2,160	(\$617)	-28.6%
6500-1020	Drapes/Blinds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1030	Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1040	Keys	\$1,010	\$507	\$768	\$1,945	(\$75)	\$645	\$708	(\$26)	\$600	\$600	\$600	\$600	\$7,883	\$22	\$0.02	\$7,200	(\$683)	-9.5%
6500-1050	Locks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1060	Fire Extinguisher, 1st Aid	(\$115)	\$1,171	(\$545)	\$1,000	\$0	\$0	\$568	\$2,878	\$0	\$152	\$2,800	\$0	\$7,908	\$22	\$0.02	\$3,555	(\$4,353)	-122.4%
6500-1070	Sprinkler System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1080	Fire Damage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1090	Misc Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1100	Fuels & Lubricants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1110	Alarm Expense	\$124	\$115	\$226	\$35	\$0	\$4	\$170	\$0	\$35	\$200	\$35	\$35	\$980	\$3	\$0.00	\$1,080	\$100	9.3%
6500-1120	Maint Travel & Mileage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1130	Computer Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1140	Clubroom R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1150	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1160	Plumbing Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1170	Tenant Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1180	Service Desk	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1190	Gate Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1200	Access Gate & Surveillance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1210	Lift Station Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1220	Interior Plant Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1230	Carpentry Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1240	Handyman Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1250	R&M Contract Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1260	Misc Contract Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1270	Maintenance Other	(\$2,352)	\$5,131	\$766	\$5,273	\$1,300	\$1,807	(\$101)	\$444	\$490	\$490	\$1,990	\$490	\$15,727	\$44	\$0.03	\$11,630	(\$4,097)	-35.2%
6500-1280	Maintenance-Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1290	Unit Refurbishment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1300	Direct Rooms Ex+A2pense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1310	Direct Food & Beverage Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1320	Direct Telecommunications Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1330	FF&E Reserve Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1340	Retail Common Allocation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1350	FLS Reg Tests & Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1360	Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1370	Appliance Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1380	Countertop/Kitchen Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1390	Bathroom Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1400	Mirror Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1410	Glass Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1420	Glass/Screen/Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1450	Misc. Rubbish Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1460	Safety Tool Equip/Rep/Sup	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$560	\$560	100.0%
6500-1470	Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1480	Appliance Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1490	Carpet Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1500	Carpet Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1510	Carpet Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1520	Vinyl/Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1530	Misc R&M - Interior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1540	Misc R&M - Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1550	Uniforms - Maintenance	\$634	\$4	\$40	\$0	\$929	\$315	\$0	\$0	\$0	\$0	\$0	\$0	\$1,922	\$5	\$0.00	\$1,462	(\$460)	-31.4%
6500-1555	Uniforms- Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1560	Uniforms- Grounds	\$0	\$0	\$18	\$0	\$0	\$315	\$118	\$0	\$0	\$0	\$0	\$0	\$452	\$1	\$0.00	\$1,109	\$657	59.3%
6500-1565	Uniforms- Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1570	Uniforms- Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MAINTENANCE		\$5,744	\$15,843	\$11,841	\$15,425	\$7,270	\$9,597	\$9,162	\$8,275	\$7,655	\$8,397	\$13,105	\$7,255	\$119,568	\$338	\$0.24	\$110,756	(\$8,812)	-8.0%

REDECORATING

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
6600-0010	Redec-General Cleaning	\$0	\$0	\$0	\$0	\$0	\$1,451	\$1,451	\$1,451	\$1,129	\$1,129	\$1,451	\$1,451	\$9,513	\$27	\$0.02	\$14,028	\$4,515	32.2%
6600-0020	Redec-Cleaning Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0030	Trash Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0040	Redec-Painting Supplies	\$302	\$4,232	\$2,620	\$2,425	\$1,317	\$1,142	\$929	\$986	\$2,100	\$2,100	\$2,700	\$2,700	\$23,551	\$67	\$0.05	\$26,100	\$2,549	9.8%
6600-0050	Redec-Painting Contract	(\$1,400)	\$7,200	\$11,200	\$0	\$7,300	(\$3,700)	\$6,170	\$3,700	\$4,640	\$4,640	\$5,966	\$5,966	\$51,682	\$146	\$0.10	\$57,671	\$5,989	10.4%
6600-0060	Redec-Paint & Décor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0070	Redec-Rehab	\$2,685	\$2,885	\$3,911	\$2,730	\$2,260	\$3,440	\$1,220	\$1,115	\$1,200	\$1,200	\$600	\$1,200	\$24,446	\$69	\$0.05	\$20,000	(\$4,446)	-22.2%
6600-0080	Redec-Drapes/Blinds	\$0	\$183	\$2,116	\$293	\$903	\$442	\$170	\$219	\$606	\$606	\$779	\$479	\$6,796	\$19	\$0.01	\$7,031	\$236	3.3%
6600-0090	Redec-Window Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0100	Redec-Window Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0110	Redec-Carpet/Tile	\$500	\$500	\$500	\$500	\$500	(\$400)	\$515	\$50	\$380	\$380	\$380	\$380	\$4,185	\$12	\$0.01	\$4,560	\$375	8.2%
6600-0120	Redec-Carpet Repair	\$0	\$0	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$3,850	\$11	\$0.01	\$4,620	\$770	16.7%
6600-0130	Redec-Carpet Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$0)	(\$0)	\$0	\$0	\$0	\$0	\$0.00	\$4	\$4	93.0%
6600-0140	Redec-Carpet Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0150	Redec-Vinyl Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0160	Redec-Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0170	Redec-Bathroom	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0180	Redec-Appliance Repair	\$0	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$2,750	\$8	\$0.01	\$3,000	\$250	8.3%
6600-0190	Redec-Kitchen	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0200	Redec-Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0210	Redec-Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0220	Redec-Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0230	Redec-Doors/Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0240	Redec-Countertops	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0250	Redec-Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0260	Redec-Vacant Unit Prep	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0270	Redec-Vacant Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0280	Redec-Carpenter Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0290	Redec-Janitorial Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0300	Redec-Handyman Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0310	Redec-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL REDECORATING		\$2,087	\$15,250	\$20,982	\$6,583	\$12,914	\$3,009	\$11,089	\$8,156	\$10,690	\$10,690	\$12,512	\$12,812	\$126,773	\$358	\$0.26	\$137,014	\$10,241	7.5%
RETAIL EXPENSE																			
6700-0010	Retail Administrative Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0020	Retail Electricity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0030	Retail Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0040	Retail Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0050	Retail Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0060	Retail Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0070	Retail Trash Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0080	Retail Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0090	Retail Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0100	Retail Window Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0110	Retail Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0120	Retail Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0130	Retail Parking Lot Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0140	Retail Parking Lot Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0150	Retail HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0160	Retail Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0170	Retail Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0180	Retail Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0190	Retail Snow Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0200	Retail Roof Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0210	Retail Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0220	Retail Fire Protection System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0230	Retail Machinery & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0240	Retail Merchant Dues/Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0250	Retail Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0260	Retail Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0270	Retail Real Estate Tax Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0280	Retail Insurance Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL RETAIL EXPENSE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
MANAGEMENT FEES																			
7000-0010	Management Fees - #1	\$15,114	\$14,132	\$14,033	\$14,105	\$14,121	\$14,150	\$14,452	\$14,537	\$14,299	\$14,292	\$14,326	\$14,330	\$171,890	\$486	\$0.35	\$170,829	(\$1,061)	-0.6%
7000-0020	Management Fees - #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7000-0030	Management Fees - #3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7000-0040	Incentive Mgt Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
7000-0050	Asset Management Fees - #1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7000-0060	Asset Management Fees - #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7000-0070	Management Fees - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MANAGEMENT FEES		\$15,114	\$14,132	\$14,033	\$14,105	\$14,121	\$14,150	\$14,452	\$14,537	\$14,299	\$14,292	\$14,326	\$14,330	\$171,890	\$486	\$0.35	\$170,829	(\$1,061)	-0.6%
INSURANCE																			
7100-0010	Property Insurance	(\$787)	\$16,672	\$16,612	\$16,612	\$17,750	\$18,778	\$17,750	\$17,750	\$16,360	\$16,360	\$16,360	\$16,360	\$186,577	\$527	\$0.38	\$196,320	\$9,743	5.0%
7100-0020	General Liability Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0030	Excess Liability Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0040	Casualty Loss Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0050	Boiler Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0060	Earthquake Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0070	Auto Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0080	Home Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0090	Other Insurance	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$30,829	\$87	\$0.06	\$35,912	\$5,083	14.2%
7100-0100	Insurance Claims	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0110	Insurance Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL INSURANCE		\$1,782	\$19,241	\$19,181	\$19,181	\$20,319	\$21,347	\$20,319	\$20,319	\$18,929	\$18,929	\$18,929	\$18,929	\$217,406	\$614	\$0.44	\$232,232	\$14,826	6.4%
TAXES																			
7200-0010	Real Estate Taxes	\$10,361	\$10,361	\$10,361	\$10,361	\$10,361	\$12,904	\$10,785	\$10,785	\$9,584	\$9,584	\$9,584	\$9,584	\$124,612	\$352	\$0.25	\$115,007	(\$9,605)	-8.4%
7200-0020	Real Estate Taxes - Prior Year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0030	Real Estate Taxes - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0040	Real Estate Taxes - Service Base	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0050	Real Estate Taxes - Service Savings Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0060	Real Estate Taxes - Appeal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0070	Real Estate Taxes - Refunds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0080	Personal Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0090	Supplemental Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0100	Taxes Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0110	Taxes - Inspection Fees/Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0120	Taxes - License & Fees - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0130	Taxes - Trust Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0140	Federal Income Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0150	State Income Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0160	Franchise Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0170	Sales Tax Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0180	Business License Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0190	City Business Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0200	City Parking Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL TAXES		\$10,361	\$10,361	\$10,361	\$10,361	\$10,361	\$12,904	\$10,785	\$10,785	\$9,584	\$9,584	\$9,584	\$9,584	\$124,612	\$352	\$0.25	\$115,007	(\$9,605)	-8.4%
PROFESSIONAL SERVICES																			
7300-0010	Accounting Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0020	Partnership Accounting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0030	Audit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0040	Partnership Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0050	Eviction Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0060	Other Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0070	Tax Consulting Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0080	Tax Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0090	Appraisal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0100	Employment Recruiting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0110	Loan Servicing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0120	Professional Serv. Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$100	\$100	100.0%
7300-0130	Apt. Assoc. Dues & Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0140	Police Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0150	Franchise Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0160	Special Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0170	Miscellaneous Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0180	Organizational Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0190	Dead Deal Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0200	Pursuit Costs - General	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0210	Pursuit Costs - M & E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0220	Green Consulting Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0230	Consultant-Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0240	Consultant-Code	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0250	Consultant-Financial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0260	Consultant-Space Plan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
7300-0270	Consultant-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0280	Consultant-Engineers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL PROFESSIONAL SERVICES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$100	\$100	100.0%
NON-ROUTINE MAINTENANCE																			
7400-0010	Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0030	Bathroom Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0040	Bathroom Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0050	Glass/Mirror Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0060	Carpeting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0070	Vinyl	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0080	Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0090	Plumbing - Interior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0100	Interiors - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0110	Corp/Guest Suite	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0120	Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0130	Engineer/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0140	Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0150	Building & Structures	\$16,946	\$11,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,682	\$81	\$0.06	\$15,030	(\$13,652)	-90.8%
7400-0160	Infrastructure Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0170	Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0180	Chimneys	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0190	Carports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0200	Common Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0210	Computer Hardware/Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0230	Drapes/Blinds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0240	Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0250	Clubhouse & Fitness Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0260	Exercise Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0270	Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0280	Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0290	HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0300	Water Heater Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0310	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0320	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0330	Furniture & Office Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0340	Office Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0350	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0360	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0370	Heavy Equip/Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0380	Interior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0390	Emergency Repairs & Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0400	Kitchen Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0410	Hardware Fixture/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0420	Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0430	Landscaping - Trees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0440	Landscaping - Rocks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0450	Paving & Landscape	(\$4,810)	\$5,090	\$9,965	\$0	\$200	(\$200)	\$33,980	(\$242)	\$0	\$0	\$0	\$0	\$43,983	\$124	\$0.09	\$54,122	\$10,139	18.7%
7400-0460	Survey/Seepage Consulting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0470	Tree Trimming Seasonal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0480	Carpentry Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0490	Carpentry-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0500	Deck & Staircases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0510	Lighting Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0520	Flooring-Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0530	Flooring- Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0540	Flooring- Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0550	Linolium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0560	Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0570	Molding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0580	Masonry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0590	Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0600	Screen Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0610	Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0620	Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0630	Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0640	Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0650	Pool Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0660	Pool/Spa	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
7400-0670	Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0680	Fountains	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0690	Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0700	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0710	Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0720	Land Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0730	Motor Vehicles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0740	Seasonal Décor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0750	Promotional Videos	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0760	Capital Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0770	Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0780	Fire Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0790	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0800	Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0810	Security Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0830	Owner's Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0840	Other Non-Routine Service	(\$3,377)	\$3,296	\$5,684	\$229	\$150	\$152,130	\$3,756	\$450	\$0	\$0	\$0	\$0	\$162,319	\$459	\$0.33	\$217,000	\$54,681	25.2%
7400-0850	Other Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0860	Association Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0870	Non Routine - Ins. Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0880	Prior Year Incentive Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0890	Other Capital Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL NON-ROUTINE MAINTENANCE		\$8,760	\$20,122	\$15,649	\$229	\$350	\$151,930	\$37,737	\$208	\$0	\$0	\$0	\$0	\$234,985	\$664	\$0.48	\$286,152	\$51,167	17.9%
TOTAL OPERATING EXP		\$99,558	\$180,672	\$161,711	\$131,856	\$129,728	\$288,366	\$177,057	\$137,644	\$128,774	\$130,672	\$138,958	\$133,726	\$1,838,723	\$5,194	\$3.73	\$1,892,940	\$54,218	2.9%
NET OPERATING INCOME		\$470,629	\$393,163	\$401,919	\$438,510	\$440,885	\$272,938	\$408,982	\$449,475	\$450,718	\$448,821	\$441,628	\$450,921	\$5,068,586	\$14,318	\$10.28	\$4,940,204	\$128,382	3%
NON-OPERATING EXPENSES																			
PARTNERSHIP INCOME																			
8100-0010	Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8100-0020	Purchase Discount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL PARTNERSHIP INCOME		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
PARTNERSHIP EXPENSE																			
8200-0010	Bank Service Charges-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0020	Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0030	HOA Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0040	Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0050	State Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0060	Audit, Acctg and Tax Prep	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0070	Bookkeeping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0080	Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0090	Supervisory Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0100	Admin Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0110	Consulting Partnership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0120	Branding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0130	Business Solutions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0140	Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0150	Travel Partnership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0160	Interest Income - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0170	Partnership Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0180	Partnership Non-Routine Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0190	Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0200	Other Partnership Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL PARTNERSHIP EXPENSE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
DEBT SERVICES																			
8300-0010	Debt Service - 1st	\$128,471	\$128,471	\$124,327	\$124,327	\$128,471	\$128,471	\$128,471	\$120,183	\$128,471	\$124,327	\$128,471	\$124,327	\$1,516,790	\$4,285	\$3.08	\$1,516,788	(\$2)	0.0%
8300-0020	Debt Service - 2nd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0030	Debt Service - 3rd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0040	Debt Service - Principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0050	Other Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0060	Int Exp-Other Notes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0070	General Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0080	Prepayment Penalty	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0090	Oth Lease Pymts - Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0100	Oth Lease Pymts - Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
8300-0110	Mezzanine Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0120	Letter of Credit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0130	Contingent Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0140	Financing Expense (Income)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0150	Title Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0160	Sale Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0170	Condominium Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0180	Defrtd Finance Amort Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0190	Ground Lease Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0200	Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0210	Re-Marketing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0220	Extension Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0230	Administration Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0240	Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0250	Credit Enhancement Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0260	Issuer Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL DEBT SERVICES		\$128,471	\$128,471	\$124,327	\$124,327	\$128,471	\$128,471	\$128,471	\$120,183	\$128,471	\$124,327	\$128,471	\$124,327	\$1,516,790	\$4,285	\$3.08	\$1,516,788	(\$2)	0.0%
NON-ROUTINE IMPROVEMENTS																			
8400-0010	Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0020	Bathroom Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0030	Bathroom Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0040	Glass/Mirror Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0050	Carpeting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0060	Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0070	Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0080	Doors & Hardware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0090	Interiors - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0100	Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0110	Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0120	Construction Relate Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0130	Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0140	Chimneys	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0150	Carports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0160	Common Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0170	Computer Hardware/Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0180	Drapes/Blinds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0190	Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0200	Exercise Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0210	Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0220	HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0230	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0240	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0250	Furniture & Office Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0260	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0270	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0280	Monument	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0290	Heavy Equip/Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0300	Interior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0310	Emergency Repairs & Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0320	Kitchen Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0330	Hardware Fixture/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0340	Landscaping - Trees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0350	Landscaping - Rocks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0360	Paving & Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0370	Tree Trimming Seasonal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0380	Carpentry-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0390	Deck & Staircases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0400	Exterior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0410	Lighting Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0420	Flooring-Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0430	Flooring- Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0440	Linolium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0450	Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0460	Molding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0470	Carpentry Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0480	Masonry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0490	Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0500	Screen Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
8400-0510	Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0520	Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0530	Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0540	Pool Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0550	Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0560	Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0570	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0580	Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0590	Land Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0600	Golf Cart	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0610	Seasonal Décor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0620	Promotional Videos	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0630	Capital Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0640	Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0650	Fire Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0660	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0670	Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0680	Security Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0690	Other Non-Routine Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0700	Other Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0710	Association Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0720	Non Routine - Ins. Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0730	Prior Year Incentive Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL NON-ROUTINE IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
NON-ROUTINE CAPITAL EXPENDITURES																			
8500-0010	Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0030	Bathroom Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0040	Bathroom Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0050	Glass/Mirror Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0060	Carpeting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0070	Vinyl	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0080	Other Flooring Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0090	Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0100	Plumbing - Interior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0110	Ceiling Fans	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0120	Interiors - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0130	Model Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0140	Corp/Guest Suite	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0150	Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0160	Engineer/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0170	Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0180	Building & Structures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0190	Infrastructure Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0200	Foundations & Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0210	Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0220	Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0230	Siding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0240	Stairs & Landings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0250	Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0260	Bldg Improvements - Contra	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0270	Exterior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0280	Retng Wall & Erosion Rep	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0290	Asbestos Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0300	Boiler	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0310	Fence Repair/Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0320	Sprinkler System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0330	Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0340	Monument	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0350	Stucco	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0360	Water Submeters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0370	Misc Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0380	Balconies & Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0390	Chimneys	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0400	Carports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0410	Common Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0420	Common Area Carpet Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0430	Common Area Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0440	Computer Hardware/Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK

2021 STANDARD BUDGET

REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
8500-0460	Drapes/Blinds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0470	Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0480	Clubhouse & Fitness Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0490	Exercise Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0500	Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0520	HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0540	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0550	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0560	Furniture & Office Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0570	Office Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0580	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0590	Laundry Retrofit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0600	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0610	Heavy Equip/Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0620	Interior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0630	Emergency Repairs & Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0640	Kitchen Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0650	Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0660	Countertops	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0670	Dishwashers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0680	Compactor Installation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0690	Disposals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0700	Microwaves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0710	Ovens	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0720	Ranges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0730	Hoods	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0740	Refrigerators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0750	Hardware Fixture/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0760	Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0770	Landscaping - Trees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0780	Landscaping - Rocks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0790	Paving & Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0800	Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0810	Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0820	Tree Trimming Seasonal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0830	Miscellaneous Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0840	Carpentry Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0850	Carpentry-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0860	Deck & Staircases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0870	Lighting Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0880	Flooring-Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0890	Flooring- Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0900	Flooring- Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0910	Linolium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0920	Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0930	Painting & Staining	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0940	Molding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0950	Masonry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0960	Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0970	Screen Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0980	Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0990	Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1000	Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1010	Asphalt Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1020	Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1030	Pool Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1040	Pool/Spa	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1050	Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1060	Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1070	Fountains	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1080	Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1090	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1100	Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1110	Land Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1120	Motor Vehicles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1130	Seasonal Décor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1140	Promotional Videos	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1150	Capital Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1160	Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1170	Fire Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
8500-1180	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1190	Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1200	Security Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1220	Owner's Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1230	Other Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1240	Other Non-Routine Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1250	Other Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1260	Association Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1270	Non Routine - Ins. Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1280	Prior Year Incentive Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1290	Other Capital Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1300	Other Capital - Contra	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1310	ADA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1320	LPS - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1330	Non - Recurring Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1340	Accrued Capital Asset	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1350	Lease-Up Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1360	Construction Related Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL NON-ROUTINE CAPITAL EXPENDITURES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
DEPRECIATION EXPENSE																			
8600-0010	Depreciation - Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0020	Depreciation - Land Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0030	Depreciation - Land Major Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0040	Depreciation - Building & Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0050	Depreciation - Building Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0060	Depreciation - Model/Special	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0070	Depreciation - Building Major Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0080	Depreciation - Building Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0090	Depreciation - Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0100	Depreciation - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0110	Depreciation - Furniture & Fixture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0120	Depreciation - Paving & Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0130	Depreciation - Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0140	Depreciation - Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0150	Depreciation - Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0160	Depreciation - Carpet Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0170	Depreciation - Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0180	Depreciation - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0190	Depreciation - Office Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0200	Depreciation - Computer Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0210	Depreciation - Vehicles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0220	Depreciation - Seasonal Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0230	Depreciation - Other Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0240	Depreciation - Marketing Campaign	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0250	Depreciation - Financing Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL DEPRECIATION EXPENSE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
AMORTIZATION																			
8700-0010	Amortization Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0020	Amortization - Loan Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0030	Amortization - Deferred Lease Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0040	Amortization - Leasing Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0050	Amortization - Deferred Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0060	Amortization - Financing Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0080	Amortization - Organizational Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0090	Amortization - Start-Up Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL AMORTIZATION		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
EXTRAORDINARY ITEMS																			
8800-0010	Extraordinary Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0020	Ground Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0030	Ground Rent Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0040	Closing Costs: Purchase/Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0050	Disposition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0060	Gain/Loss on Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0070	Gain/Loss from Disposal of Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0080	Gain/Loss Transfer Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0090	Unrealized Gain/Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
8800-0100	Unrealized Gain/Loss - Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0110	Unrealized Loss on Interest Rate Cap	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0120	Unrealized gain/loss on instruments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0130	Net Book Value of Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0140	Net Book Value of Sale/ACC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0150	Realized Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0160	Unrealized Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0170	Gross Cost of Assets Sold	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0180	Gross Costs Assts Sold/Dispose	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0190	Sales Commission	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0200	Leasing Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0210	Impairment Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0220	Casualty Loss Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0230	Amort-Above/Below Market Leases Acquired	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0240	Non Oper - Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0250	Non Oper - Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0270	Non Oper - Appraisal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0280	Non Oper - Advisor Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0290	Non Oper - Advisor Fees - Prior Year Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0300	Non Oper - Consulting Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0310	Non Oper - Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0320	Non Oper - Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0330	Non Oper - Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0340	Non Oper - Other Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0350	Non Oper - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0370	Non Oper- Bank Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0380	Non Oper- Mgmt Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0390	Non Oper - Income Tax Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0400	Capital Placement Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0410	Capitalization of Op Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0420	Construction Monitoring Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0430	FASB 133 Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0440	Environmental issues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0450	Radon expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0460	Int Exp-Security Deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0470	EQ Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0480	Insurance Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0490	Sundry Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0500	Concession Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0510	Hospitality Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0520	Shared Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0530	Shared Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0540	Shared Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0550	Shared HOA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0560	Shared Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0570	Hedge Mark to market Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0580	Corner Store Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0590	Corner Store Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0600	Corner Store Mgmt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0610	Corner Store Other Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0620	Prior Year Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0630	Prior Year Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL EXTRAORDINARY ITEMS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
NET INCOME		\$342,158	\$264,692	\$277,592	\$314,182	\$312,413	\$144,466	\$280,510	\$329,292	\$322,247	\$324,494	\$313,157	\$326,594	\$3,551,797	\$10,033	\$7.20	\$3,423,416	\$128,381	4%
CAPITAL ASSETS																			
1500-0010	Land	\$0	\$0	\$0	\$210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210	\$1	\$0.00	\$0	(\$210)	-100.0%
1500-0020	Land Additional Basis	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0030	Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0040	Land Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0050	Land Improvement 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0060	Land Improvement 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0070	Land Improvement - Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0080	Land Improvement - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0090	Retng Wall & Erosion Rep	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0100	Fence Repair/Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0110	Swimming Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0120	Pool Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
1500-0130	Pool Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0140	Pool Plastering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0150	Pool Coping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0160	Pool Decking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0170	Asphalt/Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0180	Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0190	Parking Lot Seal Coat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0210	Land Held for Investment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0220	Land Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0230	Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0240	Building Additional Basis	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0250	Buildings - Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0260	Building - Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0270	Buildings - Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0280	Bldgs-Exterior/Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0290	Bldgs-Parking Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0300	Bldgs-Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0310	Bldgs-HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0320	Bldgs-Sustainability Initiative+A22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0330	Buildings-Apartment Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0340	Bldgs-Apartment Units-Acq	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0350	Bldgs Apartments Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0360	Buildings-Apartment Units-Common Areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0370	Bldgs-Apartment CAM-Acq	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0380	Bldg Apt CAM Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0390	Building Improvements - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$2,000	\$0	\$0	\$17,000	\$48	\$0.03	\$465,000	\$448,000	96.3%
1500-0400	Building Improvements - Non Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0410	Building Improvements - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0420	Building Improvements - Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0430	Building Improvements - Acq. Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0440	Asbestos Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0450	Bldg Improv - Fire Protect	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0460	Building Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0530	Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0540	Exterior Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0550	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0560	Foundations & Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0570	Fire Protection/Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0580	Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0590	HVAC	\$86,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,800	\$245	\$0.18	\$0	(\$86,800)	-100.0%
1500-0600	Unit HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0610	Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0620	Painting & Staining	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0630	Common Area Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0640	Exterior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0650	Mail Boxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0660	Waterproofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0670	Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0680	Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0690	Siding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0700	Stairs & Landings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0710	Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0720	Capital Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0730	Exercise Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0740	Clubhouse Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0750	Interior Replacements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0760	Model Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0770	Maintenance Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0780	Office Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0790	ADA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0800	Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0810	Recreation Facilities - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$32,000	\$32,000	100.0%
1500-0820	Security System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0830	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0840	Furniture (indoor)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0850	Furniture (Outdoor)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0860	FF&E - Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0870	FF&E - Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0880	FF&E - Apartment Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0890	FF&E-Apartment Common Are	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
1500-0900	FF&E-Other (Autos)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0910	FF&E - Non Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0920	FF&E - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0930	Machinery & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0940	Leasehold Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0950	Computer Hardware	\$0	\$0	\$0	\$503	\$0	\$0	\$4,815	(\$1,926)	\$0	\$0	\$0	\$0	\$3,392	\$10	\$0.01	\$2,600	(\$792)	-30.5%
1500-0960	Computer Equipment - Non Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0970	Computer Equipment - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0980	Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0990	Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1010	Non Depreciable Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1080	Capitalized Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1090	Intangible Asset	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1100	T/E-Leasing Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1110	T/E Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1120	Acquisition Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1130	Impairment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1140	Personal Property at Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1150	Asset Disposal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1160	Leasing Commission	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1170	Special Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1180	Retirement-Loan Cap Rate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1190	Autos/Trucks	\$4,291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,291	\$12	\$0.01	\$0	(\$4,291)	-100.0%
1500-1200	Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	\$0	\$15,000	\$0	\$0	\$17,000	\$48	\$0.03	\$50,000	\$33,000	66.0%
1500-1210	Tenant Improvements - Misc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1220	Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1230	Improvements - Non Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1240	Improvements - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1250	Apartment Interiors	\$17,421	\$25,190	\$23,924	\$21,979	\$38,143	\$8,815	\$13,070	\$22,634	\$19,345	\$15,070	\$15,070	\$19,345	\$240,006	\$678	\$0.49	\$215,440	(\$24,566)	-11.4%
1500-1260	Balconies & Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1270	Blinds & Drapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1280	Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1290	Countertops	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1300	Doors & Hardware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1310	Dishwashers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1320	Disposals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1330	Microwaves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1340	Ovens	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1350	Ranges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1360	Hoods	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1370	Refrigerators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1380	Lighting Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1390	Reglazing Tub Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1400	Washers/Dryers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1410	Water Heaters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1450	Other Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1460	Unit Carpet Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1470	Unit Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1480	Ceiling Fans	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1490	Carpet/Plank - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1500	Vinyl - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1510	Other Flooring Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1520	Appliance - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1530	Computers & Related Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1540	Loan Costs - Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1550	Non Budget Capital Items	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1560	Other Capital	\$0	\$0	\$0	\$0	\$4,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,210	\$12	\$0.01	\$27,000	\$22,790	84.4%
1500-1570	Other Capital - Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1580	Loan Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1590	Other Capital, Value Add	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1600	Deferred Financing Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1610	Loan Cap Rate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1620	Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1630	Loan Disposal/Retirement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1640	Loan Hedge Premiums	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1650	Franchise Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1660	Asset Acquisition Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$372,909)	(\$372,909)	(\$1,053)	(\$0.76)	\$0	\$372,909	100.0%
TOTAL CAPITAL ASSETS		\$108,512	\$25,190	\$23,924	\$22,692	\$42,353	\$8,815	\$17,885	\$22,708	\$34,345	\$32,070	\$15,070	(\$353,564)	\$0	\$0	\$0.00	\$792,040	\$792,040	100.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
RETAINED EARNINGS																			
3000-0010	Contributions 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
3000-0470	Distributions 1	\$150,013	\$151,013	\$150,013	\$132,297	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$1,750,000	\$4,944	\$3.55	\$1,750,000	\$0	0.0%
TOTAL RETAINED EARNINGS		\$150,013	\$151,013	\$150,013	\$132,297	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$1,750,000	\$4,944	\$3.55	\$1,750,000	\$0	0.0%
OTHER CURRENT ASSETS																			
1400-0180	Other Current Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL OTHER CURRENT ASSETS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TAX ESCROW																			
1400-0190	Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL TAX ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
INSURANCE ESCROW																			
1400-0200	Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL INSURANCE ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
INTEREST ESCROW																			
1400-0210	Interest Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL INTEREST ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
MORTGAGE INSURANCE PREM RESERVE																			
1400-0220	Mortgage Insurance Prem Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MORTGAGE INSURANCE PREM RESERVE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
REPLACEMENT RESERVE																			
1400-0240	Capital Reserve	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$890,664	\$2,516	\$1.81	\$890,664	\$0	0.0%
TOTAL REPLACEMENT RESERVE		\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$890,664	\$2,516	\$1.81	\$890,664	\$0	0.0%
WIP																			
1600-0010	WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0020	WIP - Contra Operating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0030	WIP - Redev Hard Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0040	WIP - Redev Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0050	WIP - Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0060	WIP - Sale Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0070	WIP - Period Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0080	WIP - Period Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0090	WIP - Management Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0100	WIP - Redev Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0110	Lobby/Leasing Office/Hallway Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0120	Replace Trash Compactors w/Recycle Drawers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0130	Condo Ready	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0150	Phase 1 of 3 Balcony Posts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0160	Cabinet Facings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0170	A/C Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0180	Landry hook up retrofit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0190	Upgrade floor units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0200	Reseal and Restripe parking lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0210	Clubhouse Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0220	Pool Deck Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0230	Fitness Center Facelift	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0240	Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0250	Fitness Ctr & Maintenance Shop Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0251	Fitness Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0252	Leasing Office Relocation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0253	Fitness Ctr & Equipment & Relocation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0260	Stainless Steel Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0270	Cabinet Facings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0300	Exterior Wood Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0310	Carport Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0320	Spa Project	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL WIP		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
LONG TERM LIABILITIES																			
2300-0010	Mortgage Note Payable #1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
2300-0020	Mortgage Note Payable #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
2300-0050	Long-Term Notes Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

PRESTON PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
2300-0060	Note Payable Principal Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
2300-0170	Mortgage Note Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
2300-0180	Mezzanine Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
2300-0210	Construction Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL LONG TERM LIABILITIES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
NET CASH FLOW		\$9,411	\$14,267	\$29,433	\$84,971	\$50,005	(\$84,404)	\$42,570	\$86,529	\$67,847	\$72,369	\$78,032	\$460,103	\$911,133	\$2,574	\$1.85	(\$9,288)	\$920,421	9909.8%

PRESTON PARK
2021 STANDARD BUDGET
MARKET RENT



Unit Type	Sq. Ft.	No. of Units	% Mix	Prior Month	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
1. pp.alo	1,150	2	0.6%	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$29,184
2. pp.am	1,150	2	0.6%	\$1,362	\$1,362	\$1,362	\$1,362	\$1,362	\$1,362	\$1,362	\$1,362	\$1,362	\$1,362	\$1,362	\$1,362	\$1,362	\$32,688
3. pp.as8	1,150	3	0.8%	\$1,229	\$1,229	\$1,229	\$1,229	\$1,229	\$1,229	\$1,229	\$1,229	\$1,229	\$1,229	\$1,229	\$1,229	\$1,229	\$44,244
4. pp.asup	1,150	3	0.8%	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$65,304
5. pp.avl	1,150	2	0.6%	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$785	\$18,840
6. pp.bl	1,278	7	2.0%	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$1,012	\$85,008
7. pp.bm	1,278	64	18.1%	\$1,598	\$1,598	\$1,598	\$1,598	\$1,598	\$1,598	\$1,598	\$1,598	\$1,598	\$1,598	\$1,598	\$1,598	\$1,598	\$1,227,264
8. pp.bmrm	1,278	3	0.8%	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$2,383	\$85,788
9. pp.bs8	1,278	7	2.0%	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$1,255	\$105,420
10. pp.bsup	1,278	8	2.3%	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$193,440
11. pp.bvl	1,278	6	1.7%	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$57,672
12. pp.cl	1,323	12	3.4%	\$1,007	\$1,007	\$1,007	\$1,007	\$1,007	\$1,007	\$1,007	\$1,007	\$1,007	\$1,007	\$1,007	\$1,007	\$1,007	\$145,008
13. pp.cm	1,323	96	27.1%	\$1,606	\$1,606	\$1,606	\$1,606	\$1,606	\$1,606	\$1,606	\$1,606	\$1,606	\$1,606	\$1,606	\$1,606	\$1,606	\$1,850,112
14. pp.cs8	1,323	6	1.7%	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$1,324	\$95,328
15. pp.csup	1,323	4	1.1%	\$1,846	\$1,846	\$1,846	\$1,846	\$1,846	\$1,846	\$1,846	\$1,846	\$1,846	\$1,846	\$1,846	\$1,846	\$1,846	\$88,608
16. pp.cvl	1,323	4	1.1%	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$809	\$38,832
17. pp.dl	1,572	9	2.5%	\$1,130	\$1,130	\$1,130	\$1,130	\$1,130	\$1,130	\$1,130	\$1,130	\$1,130	\$1,130	\$1,130	\$1,130	\$1,130	\$122,040
18. pp.dm	1,572	88	24.9%	\$2,041	\$2,041	\$2,041	\$2,041	\$2,041	\$2,041	\$2,041	\$2,041	\$2,041	\$2,041	\$2,041	\$2,041	\$2,041	\$2,155,296
19. pp.ds8	1,572	16	4.5%	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$398,592
20. pp.dsup	1,572	4	1.1%	\$2,463	\$2,463	\$2,463	\$2,463	\$2,463	\$2,463	\$2,463	\$2,463	\$2,463	\$2,463	\$2,463	\$2,463	\$2,463	\$118,224
21. pp.dvl	1,572	6	1.7%	\$896	\$896	\$896	\$896	\$896	\$896	\$896	\$896	\$896	\$896	\$896	\$896	\$896	\$64,512

PRESTON PARK
2021 STANDARD BUDGET
MARKET RENT



22.	pp.dl80	1,572	2	0.6%	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$1,604	\$38,496
23.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
32.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
33.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
34.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
35.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
36.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
37.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
38.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
39.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
41.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
42.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
43.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
44.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
45.					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals		493,116	354	100%	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$7,059,900

PRESTON PARK
2021 STANDARD BUDGET
MARKET RENT



Amenity Description	No. of Units	Prior Month	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Total
1.															\$0
2.															\$0
3.															\$0
4.															\$0
5.															\$0
6.															\$0
7.															\$0
8.															\$0
9.															\$0
10.															\$0
11.															\$0
12.															\$0
13.															\$0
14.															\$0
15.															\$0
16.															\$0
17.															\$0
18.															\$0
19.															\$0
20.															\$0
21.															\$0
22.															\$0
23.															\$0
24.															\$0
25.															\$0
26.															\$0
27.															\$0
28.															\$0
29.															\$0
30.															\$0
31.															\$0
32.															\$0
33.															\$0
34.															\$0
35.															\$0
36.															\$0
37.															\$0
38.															\$0
39.															\$0
40.															\$0
41.															\$0
42.															\$0
43.															\$0
44.															\$0
45.															\$0
46.															\$0
47.															\$0
48.															\$0
49.															\$0

PRESTON PARK
2021 STANDARD BUDGET
MARKET RENT



50.								\$0
51.								\$0
52.								\$0
53.								\$0
54.								\$0
55.								\$0
56.								\$0
57.								\$0
58.								\$0
59.								\$0
60.								\$0
61.								\$0
62.								\$0
63.								\$0
64.								\$0
65.								\$0
66.								\$0
67.								\$0
68.								\$0
69.								\$0
70.								\$0
71.								\$0
72.								\$0
73.								\$0
74.								\$0
75.								\$0
76.								\$0
77.								\$0
78.								\$0
79.								\$0
80.								\$0
81.								\$0
82.								\$0
83.								\$0
84.								\$0
85.								\$0
86.								\$0
87.								\$0
88.								\$0
89.								\$0
90.								\$0
91.								\$0
92.								\$0
93.								\$0
94.								\$0
95.								\$0
96.								\$0
97.								\$0
98.								\$0
99.								\$0
100.								\$0
101.								\$0

**PRESTON PARK
2021 STANDARD BUDGET
MARKET RENT**



102.								\$0
103.								\$0
104.								\$0
105.								\$0
106.								\$0
107.								\$0
108.								\$0
109.								\$0
110.								\$0
111.								\$0
112.								\$0
113.								\$0
114.								\$0
115.								\$0
116.								\$0
117.								\$0
118.								\$0
Totals		\$0	\$0	\$0	\$0	\$0	\$0	\$0

PRESTON PARK
2021 STANDARD BUDGET
RENTAL INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	per unit	per sq ft	2020 Projected
Rental Revenue																
Gross Market Potential	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$7,059,900	\$19,943	\$14.32	\$6,925,302
Market Gain/Loss to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Actual Potential Rent	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$7,059,900	\$19,943	\$14.32	\$6,925,302
Vacancy Loss	(\$7,751)	(\$7,295)	(\$7,295)	(\$7,751)	(\$8,207)	(\$8,207)	(\$8,207)	(\$8,207)	(\$8,207)	(\$8,207)	(\$7,751)	(\$7,295)	(\$94,385)	(\$267)	(\$0.19)	(\$51,678)
Vacancy Loss Collected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Non Rev Producing Units	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$14,592)	(\$41)	(\$0.03)	(\$14,592)
Models	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Employee Units	(\$4,170)	(\$4,170)	(\$4,170)	(\$4,170)	(\$4,170)	(\$4,170)	(\$4,170)	(\$4,170)	(\$4,170)	(\$4,170)	(\$4,170)	(\$4,170)	(\$50,041)	(\$141)	(\$0.10)	(\$50,041)
Office, Laundry, Maintenance Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Courtesy Office Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Guest Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Guest Housing Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Recurring Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Other Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Free Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Referral Rent Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Previously Collected Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Future Rent Collected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Net Delinquency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Other Month Rent/Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Other Month Rent/Past Due - Affordable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Rent Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Rent Adjustments - Affordable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Prior Year Income Accrual Adj	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Rents Collected by Prior Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Less: Writeoffs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Write Off Rent Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Base Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Base Rent - Section 8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Base Rent - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Base Rent - CPI Increase	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL RENTAL REVENUE	\$575,188	\$575,643	\$575,643	\$575,188	\$574,732	\$574,732	\$574,732	\$574,732	\$574,732	\$574,732	\$575,188	\$575,643	\$6,900,882	\$19,494	\$13.99	\$6,808,991

Gross Market Potential Budget 2021	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
Gross Market Potential	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$588,325	\$7,059,900
Average Rent per Unit (Weighted)	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662	\$1,662
% Incr. (Decrease) from Prior Month	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 %
Avg. Monthly Rent Incr. (Decrease)/Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
YTD Average Rent Incr. (Decrease)/Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Projected 2020	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Total
Gross Market Potential	\$556,975	\$568,075	\$570,907	\$570,135	\$570,510	\$571,702	\$561,462	\$584,475	\$585,710	\$584,667	\$584,667	\$584,667	\$588,325	\$6,925,302
Average Rent per Unit (Weighted)		\$1,605	\$1,613	\$1,611	\$1,612	\$1,615	\$1,586	\$1,651	\$1,655	\$1,652	\$1,652	\$1,652	\$1,662	\$1,630
% Incr. (Decrease) from Prior Month		1.99%	0.50 %	(0.14 %)	0.07 %	0.21 %	(1.79 %)	4.10 %	0.21 %	(0.18 %)	0.00 %	0.00 %	0.63 %	5.63 %
Avg. Monthly Rent Incr. (Decrease)/Unit		\$31	\$8	(\$2)	\$1	\$3	(\$29)	\$65	\$3	(\$3)	\$0	\$0	\$10	\$89
YTD Average Rent Incr. (Decrease)/Unit		\$31	\$39	\$37	\$38	\$42	\$13	\$78	\$81	\$78	\$78	\$78	\$89	\$89

PRESTON PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4200-0050 Resident Fees Average														
Deposit (Non-Refundable)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
Total Resident Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4200-0060 Application Fees Average														
Applicant Denials + Cancellations	3	0	0	0	0	0	0	0	0	0	0	0	0	35
100% Application Fees	\$48	\$659	\$517	\$517	\$374	\$422	\$374	\$422	\$422	\$469	\$469	\$612	\$564	\$5,822
														\$0
														\$0
Total Application Fees		\$659	\$517	\$517	\$374	\$422	\$374	\$422	\$422	\$469	\$469	\$612	\$564	\$5,822
2020 Projected		\$490	\$686	\$441	\$392	\$94	\$270	\$495	\$540	\$544	\$544	\$686	\$639	\$5,821
4200-0070 Credit Report Fees Average														
Credit Report Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
Total Credit Report Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4200-0080 Credit Report Expenses Average														
Credit Report Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
Total Credit Report Expenses		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

PRESTON PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4200-0090 Lease Reservation Fee	Average												
Lease Reservation Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
Total Lease Reservation Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0100 Carport Income	\$/Unit	No. Units											
			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Parking - Reserved	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Parking Structure	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Parking - Covered	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
Total Carport Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0110 Garage Income	\$/Unit	No. Units											
			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Detached Garages	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Attached Garages	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
Total Garage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

4200-0160 Storage Income													
% Full	\$/Unit	No. Units											
100% Storage	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Storage Income			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0180 Damage Fees													
		Avg. Fee											
100% Damages Fees	\$250	\$2,500	\$2,000	\$2,000	\$1,500	\$1,500	\$1,250	\$1,500	\$1,500	\$1,750	\$1,750	\$2,250	\$21,750
													\$0
													\$0
Total Damage Fees		\$2,500	\$2,000	\$2,000	\$1,500	\$1,500	\$1,250	\$1,500	\$1,500	\$1,750	\$1,750	\$2,250	\$21,750
2020 Projected		\$2,810	\$6,329	(\$3,857)	\$1,438	\$496	\$1,469	\$339	\$1,997	\$1,750	\$1,750	\$2,250	\$19,021

Comments

Refelcts \$250 in average move out damage fees and follows anticipated move out schedule.

4200-0190 Cleaning Fees													
		Avg. Fee											
100% Cleaning Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
Total Cleaning Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

4200-0230 Termination Fees \$/Unit

Cancellation Fee	\$250	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
		\$250	\$0	\$250	\$0	\$250	\$250	\$0	\$250	\$0	\$250	\$0	\$1,500
		(\$250)		(\$250)		(\$250)		(\$250)		(\$250)		(\$250)	(\$1,500)
													\$0
													\$0
													\$0
													\$0
Total Termination Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0270 MTM Premium \$/Unit

100% MTM Premiums	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total MTM Premium		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0280 Short Term Lease Premium \$/Unit

Short Term Premiums	\$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
													\$0
													\$0
													\$0
Total Short Term Lease Premium		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

4200-0300 Transfer Fees **\$/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
Total Transfer Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0340 Pet Fees **\$/Pet** **Avg # of Pets**

		6	0	0	0	0	0	0	0	0	0	0	72
Small Dog - Rent	\$25	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
		0	0	0	0	0	0	0	0	0	0	0	0
Large Dog - Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		4	0	0	0	0	0	0	0	0	0	0	48
Cat - Rent	\$25	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
		0	0	0	0	0	0	0	0	0	0	0	0
Small Dog - Non-Refund Dep	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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	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
Total Pet Fees		\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
2020 Projected		\$325	\$325	\$325	\$325	\$325	\$325	\$400	\$375	\$325	\$325	\$325	\$4,025

Comments

Pet fees continue to decline as pets leave the community and are not replaced.

4200-0360 NSF **\$/Res.** **No.**

1	0	0	0	0	0	0	0	0	0	0	0	0	16

PRESTON PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
100% NSF Fees	\$25	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$399
														\$0
														\$0
Total NSF		\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$399
2020 Projected		\$25	\$0	\$25	\$75	\$0	\$25	\$75	\$25	\$38	\$38	\$38	\$38	\$400

Comments

Late Fees split from NSF Fees. Budget assumes 1.33 per month @ \$25 each.

4200-0370 Late Fees		\$/Res.	No.											
			16	0	0	0	0	0	0	0	0	0	0	186
100% Late Fees	\$50	0		\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$9,300
														\$0
														\$0
Total Late Fees				\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$9,300
2020 Projected				\$400	\$1,050	\$500	\$750	\$550	\$750	\$1,050	\$1,000	\$779	\$779	\$9,167

Comments

Late Fees split from NSF Fees; assumes 15.5 late fees paid per month at \$50 each.

4200-0550 Maid Service		\$/Res.	No.											
			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
Total Maid Service				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL OTHER RESIDENT INCOME	\$4,218	\$3,575	\$3,575	\$2,933	\$2,980	\$2,683	\$2,980	\$2,980	\$3,278	\$3,278	\$3,920	\$3,873	\$40,271

PRESTON PARK
2021 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4300-0010 Miscellaneous Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4300-0030 Clubhouse Income													
	Cost/	Qty											
		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
													\$0
Total Clubhouse Income			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4300-0060 Interest Income													
	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$59,884
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Interest Income	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$59,884
2020 Projected	\$7,798	\$4,979	\$4,685	\$4,342	\$3,829	\$4,767	\$4,922	\$4,602	\$4,990	\$4,990	\$4,990	\$4,990	\$59,884
Comments													
Interest income based on 2020 actuals.													
TOTAL MISCELLANEOUS INCOME	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$4,990	\$59,884

PRESTON PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
ADMINISTRATIVE PAYROLL													
5100-1010 Regional Manager	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$632	\$632	\$7,401
5100-1020 Sr. Business Manager	\$4,392	\$4,392	\$4,392	\$4,392	\$4,392	\$4,392	\$4,392	\$4,392	\$4,392	\$4,392	\$4,524	\$4,524	\$52,972
5100-1030 Business Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1040 Assistant Business Manager	\$5,673	\$5,673	\$5,673	\$5,673	\$5,673	\$5,673	\$5,673	\$5,673	\$5,673	\$5,673	\$5,843	\$5,843	\$68,414
5100-1050 Activity Director	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1060 Assistant Activity Director	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1070 Bookkeeper	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1080 Concierge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1090 Lifeguard	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1100 Other Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total ADMINISTRATIVE PAYROLL	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,679	\$10,999	\$10,999	\$128,788
2020 Projected	\$6,008	\$11,425	\$8,202	\$8,703	\$7,534	\$9,084	\$8,683	\$8,378	\$10,355	\$10,355	\$10,665	\$10,665	\$110,057

Comments

All payroll split 60% Preston and 40% Abrams.

LEASING PAYROLL													
5100-2010 Leasing Manager	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,317	\$2,317	\$27,125
5100-2020 Leasing Consultant	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,856	\$1,912	\$1,912	\$22,383
5100-2030 Other Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total LEASING PAYROLL	\$4,105	\$4,105	\$4,105	\$4,105	\$4,105	\$4,105	\$4,105	\$4,105	\$4,105	\$4,105	\$4,228	\$4,228	\$49,508
2020 Projected	\$6,478	\$10,291	\$6,436	\$3,393	\$5,030	\$6,341	\$6,560	\$5,540	\$4,197	\$4,197	\$4,323	\$4,323	\$67,112

Comments

All payroll split 60% Preston and 40% Abrams.

PRESTON PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
MAINTENANCE PAYROLL													
5100-3010 Director of Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-3020 Sr. Service Supervisor	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,036	\$3,127	\$3,127	\$36,610
5100-3030 Service Supervisor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-3040 Assistant Service Supervisor	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,249	\$2,317	\$2,317	\$27,125
5100-3050 Service Technician	\$10,283	\$10,283	\$10,283	\$10,283	\$10,283	\$10,283	\$10,283	\$10,283	\$10,283	\$10,283	\$10,591	\$10,591	\$124,007
5100-3060 Painter-In-House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-3070 Other Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total MAINTENANCE PAYROLL	\$15,567	\$15,567	\$15,567	\$15,567	\$15,567	\$15,567	\$15,567	\$15,567	\$15,567	\$15,567	\$16,034	\$16,034	\$187,743
2020 Projected	\$9,902	\$19,623	\$11,590	\$16,772	\$14,762	\$14,232	\$14,615	\$15,065	\$15,119	\$15,119	\$15,573	\$15,573	\$177,945

Comments

All payroll split 60% Preston and 40% Abrams.

CLEANING PAYROLL													
5100-4010 Housekeeper	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-4020 Other Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total CLEANING PAYROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$1,144	\$0	\$0	(\$1,144)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
GROUNDS PAYROLL													
5100-5010 Porter/Groundskeeper	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,205	\$3,205	\$37,531
5100-5020 Other Grounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total GROUNDS PAYROLL	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,112	\$3,205	\$3,205	\$37,531
2020 Projected	\$1,478	\$4,466	\$6,073	\$1,117	\$2,896	\$3,040	\$2,938	\$2,903	\$3,021	\$3,021	\$3,111	\$3,111	\$37,177

Comments

All payroll split 60% Preston and 40% Abrams.

MARKETING PAYROLL													
5100-6010 Marketing Associate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-6020 Other Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total MARKETING PAYROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

SECURITY PAYROLL													
5100-7010 Security Associate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-7020 Other Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total SECURITY PAYROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
GARAGE STAFF PAYROLL													
5100-8010 Garage Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-8020 Other Garage Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total GARAGE STAFF PAYROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

OVERTIME													
5200-0010 Administrative	\$723	\$723	\$723	\$723	\$723	\$723	\$723	\$723	\$723	\$723	\$744	\$744	\$8,716
5200-0020 Leasing	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$539	\$539	\$6,307
5200-0030 Maintenance	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,735	\$1,735	\$20,310
5200-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0050 Grounds	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$102	\$102	\$1,195
5200-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0090 Other Overtime													\$0
Total OVERTIME	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,029	\$3,120	\$3,120	\$36,529
2020 Projected	\$3,724	\$3,916	\$3,511	\$4,440	\$1,555	\$5,652	\$2,219	\$3,850	\$2,388	\$2,388	\$2,459	\$2,459	\$38,560

Comments

PRESTON PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
BONUS													
5250-0010 Administrative - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0020 Administrative - Commissions													\$0
5250-0030 Administrative - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0040 Administrative - Other			\$0										\$0
5250-0050 Leasing - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0060 Leasing - Commissions													\$0
5250-0070 Leasing - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0080 Leasing - Other													\$0
5250-0090 Maintenance - Monthly													\$0
5250-0100 Maintenance - Commissions													\$0
5250-0110 Maintenance - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0120 Maintenance - Other													\$0
5250-0130 Cleaning - Monthly													\$0
5250-0140 Cleaning - Commissions													\$0
5250-0150 Cleaning - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0160 Cleaning - Other													\$0
5250-0170 Grounds - Monthly													\$0
5250-0180 Grounds - Commissions													\$0
5250-0190 Grounds - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0200 Grounds - Other													\$0
5250-0210 Marketing - Monthly													\$0
5250-0220 Marketing - Commissions													\$0
5250-0230 Marketing - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0240 Marketing - Other													\$0
5250-0250 Security - Monthly													\$0
5250-0260 Security - Commissions													\$0
5250-0270 Security - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0280 Security - Other													\$0
5250-0290 Garage - Monthly													\$0
5250-0300 Garage - Commissions													\$0
5250-0310 Garage - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0320 Garage - Other			(\$528)									(\$528)	(\$1,056)
5250-0330 Other Bonuses	\$0	\$0	\$531	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$531	\$1,062
Total BONUS	\$0	\$0	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	\$6
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
HOUSING													
5300-0010 Administrative	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0020 Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0030 Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0050 Grounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0090 Other Housing													\$0
Total HOUSING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

CHECK PROCESSING FEES													
5400-0010 Ck Processing - Administrative	\$157	\$235	\$157	\$157	\$157	\$157	\$157	\$235	\$157	\$157	\$157	\$157	\$2,038
5400-0020 Ck Processing - Leasing	\$67	\$101	\$67	\$67	\$67	\$67	\$67	\$101	\$67	\$67	\$67	\$67	\$874
5400-0030 Ck Processing - Maintenance	\$235	\$353	\$235	\$235	\$235	\$235	\$235	\$353	\$235	\$235	\$235	\$235	\$3,058
5400-0040 Ck Processing - Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0050 Ck Processing - Grounds	\$67	\$101	\$67	\$67	\$67	\$67	\$67	\$101	\$67	\$67	\$67	\$67	\$874
5400-0060 Ck Processing - Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0070 Ck Processing - Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0080 Ck Processing - Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0090 Other Check Processing													\$0
Total CHECK PROCESSING FEES	\$526	\$790	\$526	\$526	\$526	\$526	\$526	\$790	\$526	\$526	\$526	\$526	\$6,843
2020 Projected	\$524	\$540	\$466	\$643	\$203	\$743	\$496	\$406	\$526	\$526	\$526	\$526	\$6,127

Comments

PRESTON PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
PAYROLL TAXES													
Social Security	\$2,079	\$2,079	\$2,079	\$2,079	\$2,079	\$2,079	\$2,079	\$2,079	\$2,079	\$2,079	\$2,133	\$2,134	\$25,055
Medicare	\$486	\$486	\$486	\$486	\$486	\$486	\$486	\$486	\$486	\$486	\$499	\$499	\$5,860
Federal Unemployment	\$235	\$219	\$154	\$71	\$17	\$5	\$5	\$5	\$5	\$5	\$5	\$2	\$728
State Unemployment	\$1,820	\$1,697	\$1,194	\$552	\$134	\$38	\$38	\$38	\$38	\$38	\$39	\$14	\$5,642
5450-0010 Administrative - FICA	\$817	\$817	\$817	\$817	\$817	\$817	\$817	\$817	\$817	\$817	\$841	\$841	\$9,852
5450-0020 Administrative - FUTA	\$85	\$70	\$22	\$11	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$2	\$224
5450-0030 Administrative - SUTA	\$662	\$539	\$167	\$86	\$38	\$38	\$38	\$38	\$38	\$38	\$39	\$14	\$1,736
5450-0040 Leasing - FICA	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$128	\$1,531
5450-0050 Leasing - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0060 Leasing - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0070 Maintenance - FICA	\$1,321	\$1,321	\$1,321	\$1,321	\$1,321	\$1,321	\$1,321	\$1,321	\$1,321	\$1,321	\$1,356	\$1,356	\$15,920
5450-0080 Maintenance - FUTA	\$125	\$125	\$108	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$392
5450-0090 Maintenance - SUTA	\$965	\$965	\$835	\$273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,038
5450-0100 Cleaning - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0110 Cleaning - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0120 Cleaning - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0130 Grounds - FICA	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$245	\$245	\$2,871
5450-0140 Grounds - FUTA	\$25	\$25	\$25	\$25	\$12	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112
5450-0150 Grounds - SUTA	\$193	\$193	\$193	\$193	\$96	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$868
5450-0160 Marketing - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0170 Marketing - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0180 Marketing - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0190 Security - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0200 Security - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0210 Security - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0220 Garage - FICA	\$0	\$0	(\$40)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$40)	(\$81)
5450-0230 Garage - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0240 Garage - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0250 Other Payroll Taxes	\$0	\$0	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41	\$81
Total PAYROLL TAXES	\$4,558	\$4,420	\$3,852	\$3,127	\$2,655	\$2,546	\$2,546	\$2,546	\$2,546	\$2,546	\$2,615	\$2,587	\$36,544
2020 Projected	\$2,308	\$3,787	\$2,537	\$2,508	\$2,318	\$3,033	\$4,659	\$4,194	\$2,483	\$2,483	\$2,549	\$2,537	\$35,396

Comments

PRESTON PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
INSURANCE BENEFITS													
Health Insurance	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$5,970	\$71,635
Life Insurance	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$62	\$62	\$727
LTD/STD	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$246	\$246	\$2,875
5500-0010 Administrative	\$1,296	\$1,296	\$1,292	\$1,287	\$1,287	\$1,287	\$1,287	\$1,287	\$1,287	\$1,287	\$1,290	\$1,290	\$15,475
Reverse Administrative Benefits	(\$848)	(\$848)	(\$852)	(\$857)	(\$857)	(\$857)	(\$857)	(\$857)	(\$857)	(\$857)	(\$857)	(\$857)	(\$10,261)
5500-0020 Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Leasing Benefits													\$0
5500-0030 Maintenance	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,005	\$2,005	\$24,008
Reverse Maintenance Benefits	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$14,592)
5500-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Cleaning Benefits													\$0
5500-0050 Grounds	\$727	\$727	\$727	\$727	\$727	\$727	\$727	\$727	\$727	\$727	\$728	\$730	\$8,732
Reverse Grounds Benefits	(\$182)	(\$181)	(\$181)	(\$181)	(\$181)	(\$181)	(\$181)	(\$181)	(\$181)	(\$181)	(\$181)	(\$179)	(\$2,171)
5500-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Marketing Benefits													\$0
5500-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Security Benefits													\$0
5500-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Garage Benefits													\$0
5500-0090 Other Insurance Benefits													\$0
5500-0100 Insurance Plan Costs													\$0
Total INSURANCE BENEFITS	\$4,023	\$4,023	\$4,019	\$4,014	\$4,014	\$4,014	\$4,014	\$4,014	\$4,014	\$4,014	\$4,024	\$4,026	\$48,215
2020 Projected	\$4,221	\$5,133	\$5,144	\$4,682	\$4,682	\$4,682	\$6,383	\$6,405	\$4,009	\$4,009	\$4,018	\$4,020	\$57,389

Comments

Reversed 40% for Abrams.

PRESTON PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
401K CONTRIBUTION													
5550-0010 Administrative	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$91	\$93	\$93	\$1,095
5550-0020 Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0030 Maintenance	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$132	\$136	\$136	\$1,596
5550-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0050 Grounds	\$26	\$26	\$26	\$26	\$26	\$26	\$26	\$26	\$26	\$26	\$27	\$27	\$319
5550-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0090 Other 401K Contribution	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	May-00	\$150	\$150	\$150	\$1,800
5550-0100 401K Administration Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total 401K CONTRIBUTION	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$407	\$407	\$4,810
2020 Projected	\$353	\$396	\$383	\$610	\$192	\$629	\$484	\$566	\$392	\$392	\$399	\$399	\$5,198

Comments

WORKERS COMPENSATION													
5600-0010 Administrative	\$737	\$737	\$737	\$737	\$737	\$737	\$737	\$737	\$737	\$737	\$759	\$759	\$8,886
5600-0020 Leasing	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$1,714
5600-0030 Maintenance	\$1,219	\$1,219	\$1,219	\$1,219	\$1,219	\$1,219	\$1,219	\$1,219	\$1,219	\$1,219	\$1,251	\$1,251	\$14,693
5600-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5600-0050 Grounds	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$221	\$221	\$2,590
5600-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5600-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5600-0080 Garage	\$0	\$0	(\$36)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$36)	(\$73)
5600-0090 Other Workmens Compensation	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	May-01	\$500	\$500	\$500	\$6,000
Total WORKERS COMPENSATION	\$2,813	\$2,813	\$2,777	\$2,813	\$2,813	\$2,813	\$2,813	\$2,813	\$2,813	\$2,813	\$2,874	\$2,838	\$33,810
2020 Projected	\$1,771	\$2,488	\$1,787	\$1,761	\$476	\$2,540	\$1,595	\$828	\$2,758	\$2,758	\$2,817	\$2,781	\$24,360

Comments

PRESTON PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
PAYROLL OTHER													
5650-0010 Temporary Labor - Admin	\$2,000	\$2,000				\$2,000	\$2,000				\$2,000	\$2,000	\$12,000
5650-0020 Temporary Labor - Leasing													\$0
5650-0030 Temporary Labor - Maint													\$0
5650-0070 Other Payroll - Admin													\$0
5650-0080 Other Payroll - Maint													\$0
5650-0090 Employee Gifts													\$0
5650-0100 Corner Store Payroll Expense													\$0
5650-0110 Employee Relocation													\$0
5650-0120 Utility Allowance - Admin													\$0
5650-0130 Utility Allowance - Leasing													\$0
5650-0140 Utility Allowance - Maint													\$0
5650-0150 Education Reimbursement													\$0
Total PAYROLL OTHER	\$2,000	\$2,000	\$0	\$0	\$0	\$2,000	\$2,000	\$0	\$0	\$0	\$2,000	\$2,000	\$12,000
2020 Projected	(\$33)	\$457	\$0	\$0	\$652	\$264	\$0	\$0	\$0	\$0	\$2,000	\$2,000	\$5,340

Comments

Allows for temporary coverage for office and maintenance. POP decrease due to temp coverage while ABM was out on maternity leave and while Compliance position was being filled.

PRESTON PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
NEW HIRE EXPENSE													
5650-0040 New Hire Expense - Admin													
Manager Hire Screenir \$510	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Manager Screenir \$485	0	1	0	0	0	0	0	0	0	0	0	0	1
		\$485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$485
													\$0
5650-0050 New Hire Expense - Maint													
Manager Hire Screenir \$510	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Manager Screenir \$485	0	0	0	1	0	0	0	0	1	0	0	0	2
		\$0	\$0	\$485	\$0	\$0	\$0	\$0	\$485	\$0	\$0	\$0	\$970
													\$0
5650-0060 New Hire Expense - Other													
Manager Screening \$510	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Manager Screenir \$485	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevate Associate Coaching Program \$200		\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$600
LinkedIn Outreach Program \$250		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$250
													\$0
													\$0
													\$0
Total NEW HIRE EXPENSE		\$485	\$0	\$685	\$0	\$0	\$0	\$0	\$685	\$0	\$250	\$200	\$2,305
2020 Projected		\$510	\$0	\$8	\$500	\$0	\$510	\$200	\$0	\$685	\$0	\$250	\$2,863

Comments

Allows for costs associated with new hires.

TOTAL PAYROLL SUMMARY	\$51,298	\$50,938	\$48,754	\$47,373	\$46,901	\$48,792	\$48,792	\$47,056	\$47,477	\$46,792	\$50,283	\$50,174	\$584,631

ALLIANCE
RESIDENTIAL COMPANY

Printed: 6/29/2020 2:19 PM 121

PRESTON PARK
2021 STANDARD BUDGET
PAYROLL DETAILS

								2020			2021 After May Increase						Housing Allowance			Bonus			Total Comp. Package
Associate	Position	State	Alloc. to Prop.	Health Ins.?	Full-Time?	Hire Date	End Date	Annual Salary	Hourly Rate	% Incrs.	Annual Salary	Hourly Rate	OT Rate	Hrs/ Week	OT Hrs /Wk	Annl OT Costs	Unit Type	Amnity	% Dscnt	Annual Cost	Bonus Poten.	% of Poten	Amount
Cleaning Staff Compensation																							
				Yes																			
				Yes																			
				Yes																			
				Yes																			
				Yes																			
Total Cleaning Staff Compensation																							
Grounds Staff Compensation																							
Francisco	Porter/Groundskeeper	CA	60%	Yes	Yes	6/30/2021		\$13.91		3.00%	\$14.33	\$21.49	24.00	1.00	\$569								\$18,351
Esther	Porter/Groundskeeper	CA	60%	Yes	Yes	6/30/2021		\$15.45		3.00%	\$15.91	\$23.87	24.00	1.00	\$633								\$20,382
				Yes																			
				Yes																			
				Yes																			
Total Grounds Staff Compensation										3.00%			48	2	\$1,202								\$38,733
Marketing Staff Compensation																							
				Yes																			
				Yes																			
				Yes																			
				Yes																			
				Yes																			
Total Marketing Staff Compensation																							
Security Staff Compensation																							
				Yes																			
				Yes																			
				Yes																			
				Yes																			
				Yes																			
Total Security Staff Compensation																							
Garage Staff Compensation																							
				Yes																			
				Yes																			
				Yes																			
				Yes																			
				Yes																			
Total Garage Staff Compensation																							
TOTAL ALLOCATED SALARIES														312.00	41.50	\$36,733							\$440,302

PRESTON PARK
2021 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6000-0010 Landscape Contract													
													\$0
Monthly Contract	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$46,195
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Landscape Contract	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$46,195
2020 Projected	\$3,700	\$3,700	\$4,000	\$3,700	\$3,700	\$3,700	\$3,218	\$3,997	\$3,570	\$3,570	\$3,570	\$3,570	\$43,995

Comments
Monthly service contract assuming a 5% increase.

6000-0080 Other Landscaping													
													\$0
													\$0
Monument Sign Refresh		\$450			\$450			\$450			\$450		\$1,800
													\$0
Emergency tree Removal			\$400							\$400			\$800
													\$0
													\$0
													\$0
													\$0
Total Other Landscaping	\$0	\$450	\$400	\$0	\$450	\$0	\$0	\$450	\$0	\$400	\$450	\$0	\$2,600
2020 Projected	\$130	\$105	\$403	(\$13)	\$650	\$105	\$167	\$0	\$0	\$350	\$400	\$0	\$2,296

Comments
Budget assumes a monument sign refresh, emergency tree removal and plant replacements.

PRESTON PARK
2021 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6000-0130 Irrigation/Sprinkler Repairs													
													\$0
Irrigation Repairs	\$350		\$350	\$350		\$500	\$350		\$350	\$350		\$350	\$2,950
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Irrigation/Sprinkler Repairs	\$350	\$0	\$350	\$350	\$0	\$500	\$350	\$0	\$350	\$350	\$0	\$350	\$2,950
2020 Projected	\$4	(\$5)	\$942	\$50	\$501	(\$344)	\$371	\$474	\$350	\$350	\$0	\$350	\$3,043
Comments													
Includes irrigation repairs, batteries, valves, and sprinkler heads.													
TOTAL LANDSCAPING EXPENSE	\$4,200	\$4,300	\$4,600	\$4,200	\$4,300	\$4,350	\$4,200	\$4,300	\$4,200	\$4,600	\$4,300	\$4,200	\$51,745

PRESTON PARK
2021 STANDARD BUDGET
UTILITIES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

6100-0010 Electricity

													\$0
Electricity	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$15,179
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electricity	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$1,265	\$15,179
2020 Projected	(\$303)	\$2,505	\$733	\$1,049	\$873	\$854	\$1,208	\$1,232	\$1,542	\$1,542	\$1,542	\$1,542	\$14,320

Comments
Monthly billing for Community Center, Leasing Office and Community Lighting.

6100-0030 Electricity - Model

Average Cost per Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electricity - Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
UTILITIES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0040 Electricity - Vacant													
Average Cost per Vacant	\$13	\$111	\$104	\$104	\$111	\$117	\$117	\$117	\$117	\$117	\$111	\$104	\$1,346
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electricity - Vacant	\$111	\$104	\$104	\$111	\$117	\$117	\$117	\$117	\$117	\$117	\$111	\$104	\$1,346
2020 Projected	\$0	\$0	\$83	\$115	\$23	\$36	\$20	\$12	\$261	\$261	\$247	\$232	\$1,290

Comments

Monthly billing for vacant units.

6100-0080 Gas													
													\$0
Gas	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$279
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$279
2020 Projected	\$0	\$136	(\$70)	\$1	\$4	\$28	\$17	\$70	\$23	\$23	\$23	\$23	\$280

Comments

Allows for monthly billing for Gas in Community Center and Leasing Office.

PRESTON PARK
2021 STANDARD BUDGET
UTILITIES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0100 Gas - Model													
Average Cost per Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas - Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6100-0110 Gas - Vacant													
Average Cost per Vacant	\$3	\$26	\$24	\$24	\$26	\$27	\$27	\$27	\$27	\$27	\$26	\$24	\$311
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas - Vacant	\$26	\$24	\$24	\$26	\$27	\$27	\$27	\$27	\$27	\$27	\$26	\$24	\$311
2020 Projected	\$0	\$0	\$22	\$26	\$6	\$10	\$13	\$0	\$56	\$56	\$53	\$50	\$291

Comments

Monthly billing for vacant units. Follows the anticipated move out schedule.

PRESTON PARK
2021 STANDARD BUDGET
UTILITIES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0150 Water													
													\$0
	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$11,811
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Water	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$984	\$11,811
2020 Projected	\$1,096	\$423	\$1,034	\$746	\$701	\$758	(\$181)	\$1,968	\$984	\$984	\$984	\$984	\$10,482

Comments
Assumes community irrigation and water for the Leasing Office and Community Center.

6100-0220 Sewer													
													\$0
MCWD	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
													\$0
MRWPCR	\$7,316	\$7,316	\$7,316	\$7,316	\$7,316	\$7,316	\$7,316	\$7,316	\$7,316	\$7,316	\$7,316	\$7,316	\$87,792
													\$0
													\$0
													\$0
													\$0
Total Sewer	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$7,816	\$93,792
2020 Projected	\$7,023	\$6,942	\$8,460	\$7,852	\$7,379	\$7,616	\$7,601	\$7,438	\$7,326	\$7,326	\$7,326	\$7,326	\$89,614

Comments
Allows for monthly Sewer for the Leasing Office, Community Center and Vacant units. MRWP fees are accrued each month and paid bi-monthly.

PRESTON PARK
2021 STANDARD BUDGET
UTILITIES



Description			Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0280 Trash Removal Start Month															
			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%
Valet Waste Monthly Fee			\$12.95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rubicon Trash			Jan	\$500	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500
									(\$500)						(\$500)
Dump Fee				\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$2,832
															\$0
															\$0
															\$0
Total Trash Removal				\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$2,832
2020 Projected				\$84	\$313	\$249	\$32	\$546	\$73	(\$27)	\$316	\$210	\$210	\$210	\$2,425

Comments

Trash dumping fees for turn units and trash for Community Center and Leasing Office.

6100-0350 Reimbursed Electricity															
			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%
Electric			Community \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
															\$0
															\$0
															\$0
															\$0
															\$0
															\$0
Total Reimbursed Electricity				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
UTILITIES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0360 Reimbursed Gas													
Gas	Community \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Reimbursed Gas		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6100-0370 Reimbursed Utilities													
Pest Control	Community \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0
Cable	Community \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0
Valet Waste	Community \$0.00	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0	0.00% \$0
Conservice Monthly Billing Fee	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conservice Reimbursement													\$0
													\$0
													\$0
													\$0
													\$0
Total Reimbursed Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
UTILITIES



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0375 Reimbursed Water														
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Water		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	(\$32)	\$0	\$0	\$0	\$0	\$0	(\$32)

Comments

6100-0380 Reimbursed Sewer														
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Sewer		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
UTILITIES



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0390 Reimbursed Trash Removal														
Trash Removal	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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Trash Removal		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments														
TOTAL UTILITIES		\$10,460	\$10,452	\$10,452	\$10,460	\$10,468	\$10,468	\$10,468	\$10,468	\$10,468	\$10,468	\$10,460	\$10,452	\$125,549

PRESTON PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0010 Advertising-Print													
													\$0
Illustratus	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$240	\$240	\$243	\$2,910
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising-Print	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$240	\$240	\$243	\$2,910
2020 Projected	\$1,098	\$103	\$79	\$177	\$157	\$273	\$186	\$79	\$190	\$190	\$190	\$190	\$2,910

Comments
Assumes newsletter printing expense.

6300-0050 Marketing - Internet													
URL (Property Website) \$20													\$0
Website Development \$5000-25000													\$0
Monthly Website Updates (Hourly) \$90													\$0
Website Hosting (Monthly) \$50													\$0
Social Media Page Set up \$150													\$0
Social Media Management (Monthly) \$900													\$0
Custom Social Media Management \$1,500													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing - Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0060 Marketing - Radio													
Music License \$250	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing - Radio	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250
2020 Projected	\$0	\$150	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$250

Comments

Assumes \$250 music license fee in January.

6300-0070 Marketing Consultant													
Marketing Plan \$2,000													\$0
Target Audience Persona \$3,000													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0080 Content/Branding													
Branding (Logo/Colors/Collateral, etc. \$20,000)													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Content/Branding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0210 Advertising Other													
Digital Banner Ads \$2,000													\$0
E-mail Marketing \$2,500													\$0
Social Ads \$900													\$0
Zillow Boost Ads \$500-\$1000													\$0
Yelp Ads (Monthly) \$500													\$0
Yelp Profile Page \$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$192
Other Paid Media Varies													\$0
													\$0
Remove Yelp	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$192)
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

All Yelp and Reputation.com fees cancelled in 2017

PRESTON PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0220 Dues, Memberships & Sub.													
													\$0
													\$0
CAA membership				\$994									\$994
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Dues, Memberships & Sub.	\$0	\$0	\$0	\$994	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$994
2020 Projected	\$0	\$0	\$0	\$0	\$994	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$994

Comments
Annual CAA Membership \$994 In November.

6300-0230 Resident Functions													
													\$0
Resident functions	\$500			\$500			\$500			\$500			\$2,000
													\$0
Remove Resident Functions	(\$500)			(\$500)			(\$500)			(\$500)			(\$2,000)
													\$0
													\$0
													\$0
													\$0
Total Resident Functions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Includes quarterly resident functions for Breakfast on the Go and Fun Food Fridays.

PRESTON PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0280 Marketing Supplies													
SiteTablet: iPad App (Monthly) \$30													\$0
SiteTablet: iPad App Setup \$50													\$0
Parcel Alert (Monthly) \$100													\$0
Parcel Alert Setup \$216													\$0
Lobby Display (Monthly) \$50													\$0
Lobby Display Setup \$108													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0290 Billboards/Signs													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Billboards/Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ALLIANCE
RESIDENTIAL COMPANY

Comments
Allows for property brochures and 3D floorplans - design and printing included.

[illegible]

Comments
Assumes Alliance Resident Works.

PRESTON PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0344 Graphic Design Cost/Hr.													
Creative Collateral Elements (Hourly) \$90													\$0
Total Graphic Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0346 PPC													
PPC Set Up \$300													\$0
PPC Monthly \$50-\$3000													\$0
Total PPC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0360 Promotions - Other													
Winter Campaign \$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Summer Campaign \$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Promotions - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0420 Resident Retention													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Retention	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0540 Other Mktg. - Non Adv.													
Property Photography	Varies												\$0
Modern Message	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Modern Message Gift Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Featured Property on LiveatAlliance	\$50												\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Mktg. - Non Adv.		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

6300-0542 SEO Program

SEO Set Up	\$300												\$0
Monthly Standard SEO Service	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enhanced Monthly SEO Service	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total SEO Program		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0544 Reputation Management

Reputation.com	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$540
		(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$540)
Total Reputation Management		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0550 Shopper Reports

Video Shops	\$175	\$0	\$175	\$0	\$0	\$175	\$0	\$0	\$175	\$0	\$0	\$175	\$0	\$700
Phone Shops	\$25													\$0
			(\$175)			(\$175)			(\$175)			(\$175)		(\$700)
														\$0
														\$0
														\$0
														\$0
														\$0
Total Shopper Reports		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL MARKETING	\$835	\$835	\$835	\$1,829	\$835	\$835	\$1,085	\$835	\$835	\$832	\$832	\$835	\$11,258

PRESTON PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0010 Telephone Per Month													
													\$0
Office Telephone/Fax - Local & Long Dista	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$28,800
Telephone Maintenance (Maynard Group)	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,100
Cellular Phones (AT&T)	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
Suddenlink Internet	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$1,680
													\$0
													\$0
													\$0
Total Telephone	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$2,965	\$35,580
2020 Projected	\$558	\$3,414	\$1,690	\$4,905	\$4,359	\$4,584	\$569	\$8,275	\$2,505	\$2,505	\$2,505	\$2,505	\$38,376

Comments
Includes monthly telephone charges, alarm lines, local and long distance, internet services for Leasing Office & Community Center, and Cellular phones for Office/Maintenance Staff (On Call).

6400-0020 Cell Phone Per Month													
3G Services through AT&T	\$29.99												\$0
Mobile Device	\$80.00												\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Cell Phone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0040 Answering Service													
Enterprise	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$110	\$1,485
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Answering Service	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$110	\$1,485
2020 Projected	(\$15)	\$342	\$99	\$0	\$198	\$114	\$303	\$99	\$85	\$85	\$85	\$85	\$1,480

Comments

Property Answering Service

6400-0050 Internet Service		Per Month											
Inspire - WiFi Common Area Only	\$235.00												\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Internet Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0070 Office Supplies Cost/													
P&P Manuals (New Properties)	\$370												\$0
P&P Manuals (Existing Properties)	\$185	\$185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185
													\$0
	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$400	\$200	\$200	\$2,600
													\$0
													\$0
													\$0
													\$0
Total Office Supplies	\$385	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$400	\$200	\$200	\$2,785
2020 Projected	(\$152)	\$503	(\$39)	\$246	\$12	\$458	\$407	\$213	\$200	\$200	\$200	\$200	\$2,450

Comments
Includes office supplies including paper, binders, pens, folders, labels, note pads, etc..

6400-0080 Office Equipment													
													\$0
Copier Lease	\$190		\$190		\$190		\$190		\$190	\$190	\$190	\$190	\$1,520
Copier Toner	\$175			\$175			\$175			\$175			\$700
Copier Maintenance	\$400			\$400			\$400			\$400			\$1,600
													\$0
													\$0
													\$0
													\$0
Total Office Equipment	\$765	\$0	\$190	\$575	\$190	\$0	\$765	\$0	\$190	\$765	\$190	\$190	\$3,820
2020 Projected	(\$380)	\$957	\$643	\$0	\$336	\$822	\$228	\$68	\$125	\$700	\$125	\$125	\$3,748

Comments
Copier Lease, Toner Service, and Maintenance Service.

PRESTON PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0120 Postage	Cost/	Qty/Unit											
A/P Invoicing	\$0.48	0.18		\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$775
													\$0
Stamps				\$80	\$80	\$80	\$80	\$80	\$80	\$500	\$80	\$80	\$1,380
Federal Express Charges				\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
													\$0
													\$0
													\$0
													\$0
Total Postage				\$270	\$270	\$270	\$270	\$270	\$270	\$690	\$270	\$270	\$3,655
2020 Projected				\$10	\$397	\$274	\$253	\$423	\$236	\$192	\$78	\$270	\$3,361

Comments

Postage for property use, includes Federal Express charges to PHX and Bridgebank, and annual BMR mailing.

6400-0170 Printing															Cost/
A/P Check Re-Order	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$180	
Business Cards	\$60						\$60							\$60	
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	
Total Printing		\$0	\$0	\$45	\$0	\$0	\$105	\$0	\$0	\$45	\$0	\$0	\$45	\$240	
2020 Projected		\$3	(\$160)	\$0	\$0	\$9	\$44	\$7	\$79	\$105	\$0	\$0	\$45	\$132	

Comments

Assumes business card order twice per year.

PRESTON PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0190 Forms Cost													
Clement - Labor Law Poster \$115	\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115
Blue Moon -License Not Texas \$175													0
Blue Moon 500 Clicks \$46													0
Blue Moon 1000 Click \$76													0
Blue Moon 2500 Click \$170													0
Blue Moon 5000 Click \$317													0
Blue Moon (TX Only) Unlimited \$797													0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Forms	\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
Allows for labor law posters.													

6400-0200 Licenses Cost													
Vehicle Registration Fees			\$350	\$700	\$700	\$700							\$0
													\$2,450
													\$0
													\$0
													\$0
													\$0
													\$0
Total Licenses	\$0	\$0	\$350	\$700	\$700	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$2,450
2020 Projected	\$336	\$0	\$0	\$0	\$0	\$71	\$301	\$0	\$350	\$0	\$0	\$350	\$1,408
Comments													
Allows for 4 vehicle registration fees.													

PRESTON PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0202 Kingsley Survey		Cost												
Kingsley Survey (Quarterly)	\$180.54	\$181	\$0	\$0	\$181	\$0	\$0	\$181	\$0	\$0	\$181	\$0	\$0	\$722
Kingsley Survey Renewal Fee (Annual)	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$100
														\$0
														\$0
														\$0
Total Kingsley Survey		\$181	\$0	\$0	\$181	\$0	\$0	\$281	\$0	\$0	\$181	\$0	\$0	\$822
2020 Projected		\$0	\$0	\$0	\$188	\$0	\$0	\$0	\$0	\$0	\$181	\$0	\$0	\$368

Comments

Assumes quarterly expense for Kingsley survey.

6400-0230 Training & Education		Cost/												
Training	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$3,300
Professional Designation - BM/ABM	\$850													\$0
Professional Designation - SS	\$300													\$0
First Aid/CPR Certification/Safety Meeting:	\$200													\$0
Virtual Headsets	\$25													\$0
Hands Free Ear Piece	\$170													\$0
Webcams	\$55													\$0
Travel	Varies													\$0
Empower-U: Management Principles Meet	\$750													\$0
Dale Carnegie Sales Advantage	\$50													\$0
Dale Carnegie Leadership	\$50													\$0
Motivator Meeting	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$400
				(\$100)			(\$100)			(\$100)				(\$300)
Reverse Training														\$0
Annual Training Event							\$1,500							\$1,500
														\$0
														\$0
Total Training & Education		\$275	\$275	\$275	\$275	\$275	\$1,775	\$275	\$275	\$275	\$275	\$275	\$375	\$4,900
2020 Projected		\$1,075	\$190	\$1,886	\$325	\$125	\$125	\$135	\$0	\$135	\$135	\$135	\$235	\$4,501

Comments

Cost includes BM to training event in PHX and Alliance University training courses.

PRESTON PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0270 Credit Check													
Applicant Denials + Cancellations	3	0	0	0	0	0	0	0	0	0	0	0	35
100% Employee Verification Yes	\$8	\$111	\$87	\$87	\$63	\$71	\$63	\$71	\$71	\$79	\$79	\$103	\$95
100% Resident Verification Yes	\$8	\$111	\$87	\$87	\$63	\$71	\$63	\$71	\$71	\$79	\$79	\$103	\$95
100% Resident Screening On-Site Cr	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Prospect Screenings	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$362	\$362	\$362	\$362	\$362	\$3,770
													\$0
													\$0
													\$0
Total Credit Check	\$502	\$454	\$454	\$406	\$422	\$406	\$422	\$504	\$520	\$520	\$568	\$552	\$5,731
2020 Projected	\$570	\$110	\$768	(\$450)	\$812	\$576	\$450	\$340	\$545	\$545	\$593	\$577	\$5,437

Comments

Budget follows anticipated move in/occupancy schedule for prospect screenings.

6400-0310 Bank Charges/Credit Card Fees

Credit Card Transaction Fees	\$0.37													\$0
Bank Fee - Operating Account Yes	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880
Bank Fee - Depository Account Yes	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Bank Fee - Rehab Account No	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bank Fee - Security Deposit Ac Yes	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
														\$0
Reverse Fees - Bridgebank	(\$540)	(\$650)	(\$540)	(\$540)	(\$540)	(\$440)	(\$440)	(\$440)	(\$440)	(\$440)	(\$440)	(\$440)	(\$440)	(\$5,890)
														\$0
														\$0
														\$0
Total Bank Charges/Credit Card Fees	\$0	(\$110)	\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$590
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	(\$69)	\$229	\$100	\$100	\$100	\$100	\$100	\$560

Comments

Allows for bank fees associated with the security deposit account.

PRESTON PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0312 Yardi CHECKscan													
Check Scanner Equipment	\$850												\$0
Yardi Check Scanning Agreement	\$825	\$0	\$0	\$0	\$0	\$0	\$825	\$0	\$0	\$0	\$0	\$0	\$825
							\$50						\$50
Total Yardi CHECKscan	\$0	\$0	\$0	\$0	\$0	\$0	\$875	\$0	\$0	\$0	\$0	\$0	\$875
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$876	\$0	\$0	\$0	\$0	\$0	\$876

Comments

Assumes \$825 for the annual Yardi check scanning agreement.

6400-0320 Employee Recognition	Cost/	# of People											
Associate Recognition/Tenure/Applause	\$300		\$300	\$0	\$0	\$300	\$0	\$0	\$300	\$0	\$0	\$300	\$0
													\$1,200
													\$0
			(\$300)			(\$300)					(\$300)		(\$900)
													\$0
													\$0
													\$0
													\$0
													\$0
Total Employee Recognition	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$300
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0360 Travel & Entertainment	Cost/	# of People											
Team Spirit Day / Fun Day	\$50	5.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Holiday Party / Regional Award	\$350	15.00	\$0	\$0	\$0	\$0	\$5,250	\$0	\$0	\$0	\$0	\$0	\$5,250
Managers Workshop - Busines	\$1,185	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$1,185
Managers Workshop - Service	\$1,185	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$1,185
			0	0	0	0	0	0	0	0	0	0	0
Mileage Reimbursement	\$0.535		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
Remove Holiday Party							(\$5,250)						(\$5,250)
Reduce Travel Expense									(\$1,185)				(\$1,185)
													\$0
													\$0
Total Travel & Entertainment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,185
2020 Projected	\$0	\$297	\$0	\$0	\$0	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$310

Comments

Includes travel Fees associated with BM to PHX for Annual Training.

PRESTON PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0440 Administrative Other													
													\$0
Mileage	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$100	\$700
													\$0
													\$0
Checkpoint	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$714
													\$0
Total Administrative Other	\$160	\$60	\$160	\$60	\$160	\$60	\$160	\$60	\$160	\$60	\$160	\$160	\$1,414
2020 Projected	\$140	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$100	\$100	\$100	\$562

Comments

Mileage for personal vehicle use on property.

6400-0480 Computer Software													
	# of	Cost/											
Computer Maintenance	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Email Account (based on Headcount + 1)	\$10	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,920
Additional E-mail Accounts	0	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Logmein Rescue	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$0	\$35
Antivirus Software	\$40												\$0
iPad Air 4G	\$690												\$0
Logitech C310 Webcam	\$55												\$0
Single Sign-On / Okta	0	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Paperless Cloud Storage (Quarterly)	\$0.50	\$177	\$0	\$0	\$177	\$0	\$0	\$177	\$0	\$0	\$177	\$0	\$708
SharePoint License	0	\$0											\$0
Desktop Agent	0	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
Outside IT Services			\$500						\$500				\$1,000
													\$0
													\$0
													\$0
													\$0
													\$0
Total Computer Software		\$537	\$860	\$360	\$537	\$360	\$360	\$572	\$860	\$360	\$537	\$360	\$6,063
2020 Projected		\$573	\$896	\$196	\$339	\$396	\$396	\$618	\$200	\$360	\$537	\$360	\$5,231

Comments

Assumes \$200/mo for computer maintenance, \$160/mo for email accounts, \$500 biannually for outside IT service and \$176/quarter for cloud storage. Annual Yardi License fee moved to Yardi License Agreement.

6400-0482 Yardi Maintenance Agreement

YARDI Annual Maintenance Fee	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500	\$0	\$0	\$0	\$0	\$4,500
								\$500					\$500

PRESTON PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
Total Yardi Maintenance Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$4,944	\$0	\$0	\$0	\$0	\$0	\$4,944

Comments

Annual Yardi License fee moved to Yardi License Agreement.

6400-0484 Yardi PAYscan

YARDI Invoice Scanning - License	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
													\$0
													\$0
Total Yardi PAYscan		\$250	\$250	\$250	\$250	\$250	\$254	\$250	\$250	\$250	\$250	\$250	\$3,004
2020 Projected		\$53	\$0	\$292	\$256	\$54	\$1,463	\$39	\$200	\$200	\$200	\$200	\$3,003

Comments

Yardi invoice scanning.

6400-0486 LRO Revenue Management

LRO Rainmaker Set-up Fee	\$2,500												\$0
LRO Rainmaker (Monthly per Unit)	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRO Rainmaker Auto Comp Update	\$0.25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yieldstar Set-up Fee	\$5,000												\$0
Yieldstar Licensing and Pricing Advisory	\$3.20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
Total LRO Revenue Management		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0488 Cloud Based Budget Solution

Adaptive Budget License	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$800
													\$0
Total Cloud Based Budget Solution		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$800
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$800

Comments

Assumes cloud based budget solution.

6400-0800 Uniforms - Administrative

PRESTON PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$1,050	\$0	\$0	\$0	\$0	\$0	\$1,050
Office Associate - Winter Apparel	\$400	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Dry cleaning - CA, OR & NV only	Min. Wage	\$19	\$29	\$19	\$19	\$19	\$19	\$29	\$19	\$19	\$19	\$19	\$253
	0	0	0	2	0	0	0	0	0	0	0	0	2
Name Tags (Replacement)	\$25	\$0	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50
		(\$1,219)	(\$29)	(\$19)	(\$19)	(\$20)	(\$19)	(\$1,069)	(\$29)	(\$19)	(\$19)	(\$19)	(\$2,499)
			\$675				\$675						\$1,350
													\$0
Total Uniforms - Administrative	\$0	\$675	\$50	\$0	(\$1)	\$0	\$675	\$0	\$0	\$0	\$0	\$0	\$1,404
2020 Projected	\$0	\$33	\$0	\$800	\$17	\$0	\$0	\$17	\$0	\$600	\$0	\$0	\$1,469

Comments

Allows for winter and summer apparel for 3 office associates @ 60% and for 2 name tags.

6400-0805 Uniforms- Leasing

Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$700	\$0	\$0	\$0	\$0	\$700
Office Associate - Winter Apparel	\$400	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Dry cleaning - CA, OR & NV only	Min. Wage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	1	0	0	0	0	0	0	0	0	1
Name Tags (Replacement)	\$25	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
		(\$800)						(\$700)					(\$1,500)
			\$450					\$450					\$900
													\$0
Total Uniforms- Leasing	\$0	\$450	\$25	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$925
2020 Projected	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800

Comments

Allows for winter and summer apparel for 2 office associates % 60% and for 1 name tag.

6400-0810 Uniforms- Marketing

Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Associate - Winter Apparel	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dry cleaning - CA, OR & NV only	Min. Wage	\$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
Name Tags (Replacement)	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
Total Uniforms- Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0815 Other Uniforms

PRESTON PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
Office Associate - Summer Apparel	\$350													\$0
Office Associate - Winter Apparel	\$400													\$0
Dry cleaning - CA, OR & NV only	Min. Wage													\$0
	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
														\$0
														\$0
														\$0
Total Other Uniforms		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0250 Eviction/Legal Fees

														\$0
Monthly Retainer		\$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
Eviction Attorney				\$1,475				\$1,475						\$2,950
														\$0
														\$0
														\$0
														\$0
														\$0
Total Eviction/Legal Fees		\$1,200	\$1,200	\$2,675	\$1,200	\$1,200	\$1,200	\$2,675	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$17,350
2020 Projected		\$1,105	\$1,118	\$1,116	\$0	\$1,105	\$3,511	\$1,105	\$1,169	\$1,500	\$1,500	\$2,000	\$1,200	\$16,429

Comments

POP increase due to monthly retainer costs.

TOTAL ADMINISTRATIVE EXPENSE		\$7,614	\$7,673	\$8,394	\$7,743	\$7,116	\$8,516	\$16,028	\$8,443	\$6,660	\$8,067	\$6,663	\$7,577	\$100,493

PRESTON PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-0010 Building & Structure													
													\$0
Garage Door Repairs	\$420	\$320	\$420	\$420	\$320	\$420	\$420	\$420	\$420	\$420	\$420	\$420	\$4,840
													\$0
Other Supplies	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$2,424
													\$0
													\$0
													\$0
													\$0
Total Building & Structure	\$622	\$522	\$622	\$622	\$522	\$622	\$622	\$622	\$622	\$622	\$622	\$622	\$7,264
2020 Projected	\$932	\$1,475	\$1,273	\$116	\$443	\$268	\$581	(\$70)	\$475	\$475	\$475	\$475	\$6,918

Comments

Repairs include garage door service, garage door replacement, installation of garage door opernes, minor sheetrock and related supplies.

6500-0400 Plumbing

													\$0
Supplies	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$22,800
													\$0
Vendor Services		\$500			\$500			\$500			\$500		\$2,000
													\$0
													\$0
													\$0
													\$0
Total Plumbing	\$1,900	\$2,400	\$1,900	\$1,900	\$2,400	\$1,900	\$1,900	\$2,400	\$1,900	\$1,900	\$2,400	\$1,900	\$24,800
2020 Projected	\$1,661	\$826	\$5,457	\$1,827	\$404	\$2,157	\$630	\$1,402	\$1,800	\$1,800	\$2,300	\$1,800	\$22,064

Comments

Includes plumbing supplies including toilet seats, low flow aerators, faucets, caulking, etc. Further, includes vendor services \$500 and under.

PRESTON PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-0610 Housekeeping													
													\$0
													\$0
Cleaning/Trash Supplies	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$7,164
													\$0
													\$0
													\$0
													\$0
													\$0
Total Housekeeping	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$597	\$7,164
2020 Projected	\$445	\$1,685	\$346	\$793	\$610	\$256	\$531	\$287	\$450	\$450	\$450	\$450	\$6,753

Comments
Assumes supplies for cleaning the Leasing Office and Community Center including trash removal devices and bags.

6500-0690 Pest Control													
													\$0
Monthly Pest Control Contract	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$675	\$8,100
													\$0
Additional Supplies		\$500			\$500			\$500			\$500		\$2,000
													\$0
													\$0
													\$0
													\$0
Total Pest Control	\$675	\$1,175	\$675	\$675	\$1,175	\$675	\$675	\$1,175	\$675	\$675	\$1,175	\$675	\$10,100
2020 Projected	\$772	\$1,533	\$0	\$856	\$750	\$49	\$1,313	\$0	\$750	\$750	\$1,250	\$750	\$8,772

Comments
Assumes Monthly Pest Control Contract as well as additional supplies/repellant.

PRESTON PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-1010 Windows													
													\$0
Windows (Glass)	\$350			\$350			\$250			\$250			\$1,200
Interior Doors	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$660
Screen Material	\$125		\$125	\$125		\$125	\$125		\$125	\$125		\$125	\$1,000
													\$0
													\$0
													\$0
													\$0
Total Windows	\$530	\$55	\$180	\$530	\$55	\$180	\$430	\$55	\$180	\$430	\$55	\$180	\$2,860
2020 Projected	\$62	\$91	\$260	(\$45)	\$227	\$698	\$645	\$145	\$155	\$330	\$55	\$155	\$2,777

Comments

Allows for window and door supplies.

6500-1060 Fire Extinguisher, 1st Aid														
Personal Protective Equipment	\$65	\$0	\$152	\$0	\$0	\$0	\$152	\$0	\$0	\$0	\$152	\$0	\$0	\$455
														\$0
Backflow Testing and Repairs			\$2,500			\$2,000					\$2,500			\$7,000
Fire Extinguisher Testing														\$0
Smoke Alarms/Cabon Detectors			\$300			\$300					\$300			\$900
														\$0
														\$0
														\$0
Total Fire Extinguisher, 1st Aid	\$0	\$2,952	\$0	\$0	\$2,300	\$152	\$0	\$0	\$0	\$152	\$2,800	\$0		\$8,355
2020 Projected	(\$115)	\$1,171	(\$545)	\$1,000	\$0	\$0	\$568	\$2,878	\$0	\$152	\$2,800	\$0		\$7,908

Comments

Allows for annual backflow testing and supplies for smoke alarm repairs.

PRESTON PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

6500-1110 Alarm Expense

													\$0
Quarterly Monitoring Expense	\$200	\$35	\$35	\$200	\$35	\$35	\$200	\$35	\$35	\$200	\$35	\$35	\$1,080
													\$0
													\$0
													\$0
													\$0
													\$0
Total Alarm Expense	\$200	\$35	\$35	\$200	\$35	\$35	\$200	\$35	\$35	\$200	\$35	\$35	\$1,080
2020 Projected	\$124	\$115	\$226	\$35	\$0	\$4	\$170	\$0	\$35	\$200	\$35	\$35	\$980

Comments

Assumes quarterly monitoring @ \$200/quarter and additional services at \$35 per visit.

6500-1270 Maintenance Other

													\$0
Vehicle Maintenance		\$2,500			\$2,500			\$2,500			\$2,500		\$10,000
Vehicle Gas	\$260	\$260	\$260	\$260	\$260	\$260	\$260	\$260	\$260	\$260	\$260	\$260	\$3,120
Handi Trac	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080
Mini mobile Rental	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$2,280
													\$0
													\$0
													\$0
Total Maintenance Other	\$540	\$3,040	\$540	\$540	\$3,040	\$540	\$540	\$3,040	\$540	\$540	\$3,040	\$540	\$16,480
2020 Projected	(\$2,352)	\$5,131	\$766	\$5,273	\$1,300	\$1,807	(\$101)	\$444	\$490	\$490	\$1,990	\$490	\$15,727

Comments

Includes maintenance of vehicles, gas for all vehicles, handitrac monthly billing, and storage rental of container.

PRESTON PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-1460 Safety Tool Equip/Rep/Sup													
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
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Safety Tool Equip/Rep/Sup		\$0	\$0	\$0	\$0	\$0	\$0	\$560	\$0	\$0	\$0	\$0	\$560
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Includes one emergency supply kit in February.

6500-1550 Uniforms - Maintenance													
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$2,450	\$0	\$0	\$0	\$0	\$2,450	\$0	\$0	\$0	\$4,900
Uniform Purchase - Hat	\$15	\$0	\$0	\$105	\$0	\$0	\$0	\$0	\$105	\$0	\$0	\$0	\$210
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700
	0	0	2	0	0	0	0	2	0	0	0	0	4
Name Tags (New Assoc. & Replacement)	\$15	\$0	\$30	\$0	\$0	\$0	\$0	\$30	\$0	\$0	\$0	\$0	\$60
		\$1,416		(\$3,720)				\$1,316	(\$2,920)				(\$3,908)
													\$0
													\$0
													\$0
Total Uniforms - Maintenance		\$0	\$1,446	(\$465)	\$0	\$0	\$0	\$1,346	(\$365)	\$0	\$0	\$0	\$1,962
2020 Projected		\$634	\$4	\$40	\$0	\$929	\$315	\$0	\$0	\$0	\$0	\$0	\$1,922

Comments
Includes uniforms for all maintenance staff @ 60% and 4 name tags.

PRESTON PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-1555 Uniforms- Cleaning														
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Hat	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Winter Jacket	\$100	\$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	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
Total Uniforms- Cleaning		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6500-1560 Uniforms- Grounds														
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$700	\$0	\$0	\$0	\$0	\$700	\$0	\$0	\$0	\$0	\$1,400
Uniform Purchase - Hat	\$15	\$0	\$0	\$30	\$0	\$0	\$0	\$0	\$30	\$0	\$0	\$0	\$0	\$60
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	(\$565)				\$0	(\$665)					(\$1,230)
														\$0
														\$0
														\$0
Total Uniforms- Grounds		\$0	\$0	\$365	\$0	\$0	\$0	\$0	\$65	\$0	\$0	\$0	\$0	\$430
2020 Projected		\$0	\$0	\$18	\$0	\$0	\$315	\$118	\$0	\$0	\$0	\$0	\$0	\$452

Comments

Includes Porter maintenance uniform @ 60%.

PRESTON PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-1565 Uniforms- Security														
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Hat	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Winter Jacket	\$100	\$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	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
Total Uniforms- Security		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6500-1570 Uniforms- Garage														
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Hat	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Winter Jacket	\$100	\$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	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
Total Uniforms- Garage		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-0360 Electrical													
													\$0
Supplies	\$2,000	\$1,850	\$2,000	\$2,000	\$1,850	\$2,000	\$1,850	\$2,000	\$1,850	\$2,000	\$1,850	\$2,000	\$23,250
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electrical	\$2,000	\$1,850	\$2,000	\$2,000	\$1,850	\$2,000	\$1,850	\$2,000	\$1,850	\$2,000	\$1,850	\$2,000	\$23,250
2020 Projected	\$2,786	\$2,918	\$2,918	\$2,920	\$2,093	\$1,889	\$1,490	\$1,534	\$1,800	\$1,800	\$1,800	\$1,800	\$25,747

Comments
Supplies include circuit boards, breakers, switches, switch plates, outlets, exterior lighting, interior loghting, batteries, phone jacks, cable outlets. Further, includes vendor services under \$500.

6500-0430 HVAC													
													\$0
Parts and Repairs			\$400		\$400		\$400		\$400		\$500		\$2,100
													\$0
Furnace filters			\$150			\$150			\$150			\$150	\$600
Contracted Repairs/Cleanings		\$800			\$800			\$800			\$800		\$3,200
													\$0
													\$0
													\$0
Total HVAC	\$0	\$800	\$550	\$0	\$1,200	\$150	\$400	\$800	\$550	\$500	\$800	\$150	\$5,900
2020 Projected	(\$23)	(\$26)	\$139	\$602	\$453	\$732	\$448	\$973	\$550	\$500	\$800	\$150	\$5,298

Comments
Includes contracted repairs, filters, and parts.

PRESTON PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-0600 Misc. Supplies													
													\$0
	\$175	\$175	\$175	\$250	\$175	\$175	\$250	\$175	\$175	\$175	\$175	\$175	\$2,250
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Misc. Supplies	\$175	\$175	\$175	\$250	\$175	\$175	\$250	\$175	\$175	\$175	\$175	\$175	\$2,250
2020 Projected	(\$226)	\$335	\$137	\$76	\$68	\$143	\$150	(\$58)	\$350	\$350	\$350	\$350	\$2,025

Comments
Budget assumes following supplies: nuts, bolts, screws, towel rods, toilet paper holders, racks, etc.

6500-0680 Small Equipment													
													\$0
Miscellaneous Tools	\$500	\$200	\$500	\$500	\$200	\$500	\$500	\$200	\$200	\$500	\$200	\$200	\$4,200
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Small Equipment	\$500	\$200	\$500	\$500	\$200	\$500	\$500	\$200	\$200	\$500	\$200	\$200	\$4,200
2020 Projected	\$35	\$96	\$38	\$111	\$69	\$216	\$1,911	\$579	\$200	\$500	\$200	\$200	\$4,156

Comments
Budget includes cost of general maintenance equipment and purchase of tools under \$500.

PRESTON PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-1040 Keys													
													\$0
Keys/Locks	\$650	\$650	\$650	\$650	\$650	\$750	\$650	\$650	\$650	\$650	\$650	\$650	\$7,900
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Keys	\$650	\$650	\$650	\$650	\$650	\$750	\$650	\$650	\$650	\$650	\$650	\$650	\$7,900
2020 Projected	\$1,010	\$507	\$768	\$1,945	(\$75)	\$645	\$708	(\$26)	\$600	\$600	\$600	\$600	\$7,883
Comments													
TOTAL MAINTENANCE EXPENSE	\$8,389	\$15,897	\$8,324	\$8,464	\$14,199	\$8,276	\$9,960	\$12,009	\$7,974	\$8,941	\$14,399	\$7,724	\$124,555

PRESTON PARK
2021 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6600-0010 Redec-General Cleaning Cost/Turn													
% of Turnovers Handled by Staff	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	
General Cleaning for Turnovers \$322	\$805	\$644	\$644	\$483	\$483	\$403	\$483	\$483	\$564	\$564	\$725	\$725	\$7,006
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-General Cleaning	\$805	\$644	\$644	\$483	\$483	\$403	\$483	\$483	\$564	\$564	\$725	\$725	\$7,006
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$1,451	\$1,451	\$1,451	\$1,129	\$1,129	\$1,451	\$1,451	\$9,513

Comments
Includes general cleaning of unit turns, Leasing Office and Community Center.

6600-0040 Redec-Painting Supplies Cost/Turn													
Paint Supplies for Turnovers \$300	\$3,000	\$2,400	\$2,400	\$1,800	\$1,800	\$1,500	\$1,800	\$1,800	\$2,100	\$2,100	\$2,700	\$2,700	\$26,100
	(\$200)	(\$200)	(\$200)	(\$200)	(\$200)	(\$200)	(\$200)	(\$200)					(\$1,600)
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Painting Supplies	\$2,800	\$2,200	\$2,200	\$1,600	\$1,600	\$1,300	\$1,600	\$1,600	\$2,100	\$2,100	\$2,700	\$2,700	\$24,500
2020 Projected	\$302	\$4,232	\$2,620	\$2,425	\$1,317	\$1,142	\$929	\$986	\$2,100	\$2,100	\$2,700	\$2,700	\$23,551

Comments
Budget includes paint supplies for unit turns and occupied unit repairs repairs.

PRESTON PARK
2021 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6600-0050 Redec-Painting Contract Cost/Turn													
% of Turnovers Handled by Staff	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	38.00%	
Paint Contract for Turnovers \$1,020	\$6,324	\$5,059	\$5,059	\$3,794	\$3,794	\$3,162	\$3,794	\$3,794	\$4,427	\$4,427	\$5,691	\$5,691	\$55,016
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Painting Contract	\$6,324	\$5,059	\$5,059	\$3,794	\$3,794	\$3,162	\$3,794	\$3,794	\$4,427	\$4,427	\$5,691	\$5,691	\$55,016
2020 Projected	(\$1,400)	\$7,200	\$11,200	\$0	\$7,300	(\$3,700)	\$6,170	\$3,700	\$4,640	\$4,640	\$5,966	\$5,966	\$51,682

Comments
Includes contracted paint services/repairs.

6600-0080 Redec-Drapes/Blinds Cost/Turn													
Drapes for Turnovers \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Blinds for Turnovers \$86	\$865	\$692	\$692	\$519	\$519	\$432	\$519	\$519	\$605	\$605	\$778	\$778	\$7,524
	(\$200)										(\$300)		(\$500)
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Drapes/Blinds	\$665	\$692	\$692	\$519	\$519	\$432	\$519	\$519	\$605	\$605	\$778	\$478	\$7,024
2020 Projected	\$0	\$183	\$2,116	\$293	\$903	\$442	\$170	\$219	\$606	\$606	\$779	\$479	\$6,796

Comments
Includes replacement of blinds in turn units and occupied spaces.

PRESTON PARK
2021 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	
6600-0130 Redec-Carpet Cleaning Cost/Turn														
Carpet Cleaning for Turnovers	\$160	\$1,601	\$1,281	\$1,281	\$961	\$961	\$801	\$961	\$961	\$1,121	\$1,121	\$1,441	\$1,441	\$13,933
Carpet Cleaning for Lease Renewals	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
		(\$1,602)	(\$1,282)	(\$1,282)	(\$961)	(\$961)	(\$801)	(\$961)	(\$961)	(\$1,122)	(\$1,122)	(\$1,442)	(\$1,442)	(\$13,939)
														\$0
														\$0
														\$0
														\$0
Total Redec-Carpet Cleaning		(\$1)	(\$1)	(\$1)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$1)	(\$1)	(\$1)	(\$1)	(\$6)
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$0)	(\$0)	\$0	\$0	\$0

Comments

Do not use this category. Carpet Cleans under Redec - Carpet/Tile

6600-0160 Redec-Vinyl Replacement														Cost/Turn	
Tile for Turnovers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
															\$0
															\$0
															\$0
															\$0
															\$0
															\$0
															\$0
Total Redec-Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6600-0070 Redec-Rehab													
													\$0
Reglaze bathtubs/counters	\$2,000	\$1,200	\$2,000	\$2,000	\$1,200	\$2,000	\$1,200	\$1,200	\$1,200	\$1,200		\$1,200	\$16,400
Medicine cabinets/mirrors		\$600			\$600			\$600			\$600		\$2,400
Resurface cabinets		\$4,000						\$4,000					\$8,000
													\$0
													\$0
													\$0
													\$0
Total Redec-Rehab	\$2,000	\$5,800	\$2,000	\$2,000	\$1,800	\$2,000	\$1,200	\$5,800	\$1,200	\$1,200	\$600	\$1,200	\$26,800
2020 Projected	\$2,685	\$2,885	\$3,911	\$2,730	\$2,260	\$3,440	\$1,220	\$1,115	\$1,200	\$1,200	\$600	\$1,200	\$24,446

Comments
Budget includes vendor service to reglaze bathtubs, countertops, and reface cabinets/replace doors in 2 homes. Also includes replacement of mirrors and medicine cabinets.

6600-0110 Redec-Carpet/Tile													
													\$0
													\$0
Carpet Cleanings	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$4,560
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Carpet/Tile	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$380	\$4,560
2020 Projected	\$500	\$500	\$500	\$500	\$500	(\$400)	\$515	\$50	\$380	\$380	\$380	\$380	\$4,185

Comments
Assumes 3 full carpet cleanings per month.

PRESTON PARK
2021 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6600-0120 Redec-Carpet Repair													
													\$0
Repairs by carpet/vinyl vendor	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$4,620
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Carpet Repair	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$4,620
2020 Projected	\$0	\$0	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$385	\$3,850

Comments
Costs include carpet repairs, vinyl repairs, padding replacement, and service after leaks.

6600-0180 Redec-Appliance Repair													
													\$0
Appliance repairs/service/parts	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Appliance Repair	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
2020 Projected	\$0	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$2,750

Comments
Budget assumes repairs in lieu of replacements.

TOTAL REDECORATING EXPENSE	\$13,608	\$15,409	\$11,609	\$9,411	\$9,211	\$8,312	\$8,611	\$13,211	\$9,910	\$9,910	\$11,509	\$11,809	\$132,520

PRESTON PARK
2021 STANDARD BUDGET
RETAIL EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6700-0010 Retail Administrative Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail Administrative Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6700-0020 Retail Electricity													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail Electricity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

PRESTON PARK
2021 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7000-0010 Management Fees - #1													
Include Water Reimbursement Yes													
Monthly Management Fee 2.50%	\$14,610	\$14,605	\$14,605	\$14,578	\$14,568	\$14,560	\$14,568	\$14,568	\$14,575	\$14,575	\$14,602	\$14,613	\$175,026
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Management Fees - #1	\$14,610	\$14,605	\$14,605	\$14,578	\$14,568	\$14,560	\$14,568	\$14,568	\$14,575	\$14,575	\$14,602	\$14,613	\$175,026
2020 Projected	\$15,114	\$14,132	\$14,033	\$14,105	\$14,121	\$14,150	\$14,452	\$14,537	\$14,299	\$14,292	\$14,326	\$14,330	\$171,890

Comments

7000-0020 Management Fees - #2													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Management Fees - #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7000-0030 Management Fees - #3													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Management Fees - #3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

7000-0040 Incentive Mgt Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Incentive Mgt Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7000-0050 Asset Management Fees - #1													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Asset Management Fees - #1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

7000-0060 Asset Management Fees - #2													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Asset Management Fees - #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7000-0070 Management Fees - Other													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Management Fees - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL MANAGEMENT FEES	\$14,610	\$14,605	\$14,605	\$14,578	\$14,568	\$14,560	\$14,568	\$14,568	\$14,575	\$14,575	\$14,602	\$14,613	\$175,026

PRESTON PARK
2021 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

7100-0010 Property Insurance

													\$0
Property	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$186,815
													\$0
													\$0
													\$0
													\$0
Total Property Insurance	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$15,568	\$186,815
2020 Projected	(\$787)	\$16,672	\$16,612	\$16,612	\$17,750	\$18,778	\$17,750	\$17,750	\$16,360	\$16,360	\$16,360	\$16,360	\$186,577

Comments

Based on policy (03/15/2020-03/15/2021).

Hide

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

7100-0090 Other Insurance

													\$0
Flood	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$1,216	\$14,594
Other	\$311	\$311	\$311	\$311	\$311	\$311	\$311	\$311	\$311	\$311	\$311	\$311	\$3,737
													\$0
													\$0
													\$0
Total Other Insurance	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$1,528	\$18,331
2020 Projected	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$2,569	\$30,829

Comments

Based on policy (03/15/2020-03/15/2021)). Includes deductible if vehicle is in incident on property.

PRESTON PARK
2021 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7100-0110 Insurance Deductible													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Insurance Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL INSURANCE EXPENSE	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$17,095	\$205,146

PRESTON PARK
2021 STANDARD BUDGET
TAXES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7200-0010 Real Estate Taxes													
													\$0
													\$0
	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$129,415
													\$0
													\$0
													\$0
													\$0
													\$0
Total Real Estate Taxes	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$10,785	\$129,415
2020 Projected	\$10,361	\$10,361	\$10,361	\$10,361	\$10,361	\$12,904	\$10,785	\$10,785	\$9,584	\$9,584	\$9,584	\$9,584	\$124,612

Comments
Based on 2019/2020 tax estimate.

7200-0100 Taxes Other													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Taxes Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ALLIANCE
RESIDENTIAL COMPANY

Alliance Residential Budget Template
Standard Chart of Accounts

PRESTON PARK
2021 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE

De scr ipti				Oct-20
	Jul-20	Aug-20	Sep-20	

7300-0030 Audit Fees

Total Audit Fees	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0

Comments

7300-0070 Tax Consulting Fees

Total Tax Consulting Fees	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE

De scr ipti				
	Jul-20	Aug-20	Sep-20	Oct-20

7300-0120 Professional Serv. Other

Lease/Addenda Review/Up	\$100	\$0	\$0	\$0	\$0
Total Professional Serv. Other	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0

Comments

7300-0220 Green Consulting Fees

IREM Certified Sustainable	\$320			
Onsite Energy Audit	\$4000-\$5500			
EV Charging Stations	\$12,000			
Water Bottle Refill Station	\$800-\$1600			
Total Green Consulting Fees	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE

De scr ipti				
	Jul-20	Aug-20	Sep-20	Oct-20
TOTAL PROFESSIONAL SERVICES EXPE	\$0	\$0	\$0	\$0

Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21
\$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	\$0	\$0	\$0	\$0	\$0	\$0	

Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21
\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0
		(\$100)					
\$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	\$0	\$0	\$0	\$0	\$0	\$0

Nov-20Dec-20		Jan-21Feb-21Mar-21			Apr-21May-21Jun-21		
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

2021
Total

\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0

\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0

2021
Total

\$100
(\$100)
\$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

2021
Total

\$0

ALLIANCE
RESIDENTIAL COMPANY

[illegible]

Comments
Includes all supplies for annual inspections.

PRESTON PARK
2021 STANDARD BUDGET
NON-ROUTINE MAINTENANCE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

7400-0450 Paving & Landscape

													\$0
Tree Trimming for Building/Fire Clearanc			\$5,000					\$10,000					\$15,000
													\$0
Replanting				\$5,000									\$5,000
													\$0
Concrete repairs								\$25,000					\$25,000
													\$0
Gpher treatment	\$10,500	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$24,250
Total Paving & Landscape	\$10,500	\$1,250	\$6,250	\$6,250	\$1,250	\$1,250	\$1,250	\$36,250	\$1,250	\$1,250	\$1,250	\$1,250	\$69,250
2020 Projected	(\$4,810)	\$5,090	\$9,965	\$0	\$200	(\$200)	\$33,980	(\$242)	\$0	\$0	\$0	\$0	\$43,983

Comments

7400-0840 Other Non-Routine Service

													\$0
Extraordinary Maintenance			\$15,000					\$15,000					\$30,000
Backflow cages									\$5,000				\$5,000
Mailbox replacements					\$35,000								\$35,000
Garage spring replacements							\$60,000						\$60,000
Lighting additions						\$20,000							\$20,000
													\$0
													\$0
Total Other Non-Routine Service	\$0	\$0	\$15,000	\$0	\$35,000	\$20,000	\$60,000	\$15,000	\$5,000	\$0	\$0	\$0	\$150,000
2020 Projected	(\$3,377)	\$3,296	\$5,684	\$229	\$150	\$152,130	\$3,756	\$450	\$0	\$0	\$0	\$0	\$162,319

Comments

TOTAL NON-ROUTINE MAINTENANCE	\$10,500	\$24,480	\$21,250	\$6,250	\$36,250	\$21,250	\$61,250	\$51,250	\$6,250	\$1,250	\$1,250	\$1,250	\$242,480

PRESTON PARK
2021 STANDARD BUDGET
DEBT SERVICE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

8300-0010 Debt Service - 1st

													\$0
													\$0
	\$124,327	\$128,471	\$128,471	\$124,327	\$128,471	\$124,327	\$128,471	\$128,471	\$116,039	\$128,471	\$124,327	\$128,471	\$1,512,646
													\$0
													\$0
													\$0
													\$0
													\$0
Total Debt Service - 1st	\$124,327	\$128,471	\$128,471	\$124,327	\$128,471	\$124,327	\$128,471	\$128,471	\$116,039	\$128,471	\$124,327	\$128,471	\$1,512,646
2020 Projected	\$128,471	\$128,471	\$124,327	\$124,327	\$128,471	\$128,471	\$128,471	\$120,183	\$128,471	\$124,327	\$128,471	\$124,327	\$1,516,790

Comments
Based on 2020 actuals.

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL DEBT SERVICE	\$124,327	\$128,471	\$128,471	\$124,327	\$128,471	\$124,327	\$128,471	\$128,471	\$116,039	\$128,471	\$124,327	\$128,471	\$1,512,646

PRESTON PARK
2021 STANDARD BUDGET
NON-ROUTINE IMPROVEMENTS



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
8400-0010 Appliances													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
8400-0020 Bathroom Remodeling													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Bathroom Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL NON-ROUTINE IMPROVEMENTS													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

PRESTON PARK
2021 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
1500-1250 Apartment Interiors													
Dishwasher \$350	2	2	2	2	2	2	2	2	2	2	2	2	24
	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$8,400
Refrigerator \$650	2	2	2	2	2	2	2	2	2	2	2	2	24
	\$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
Stove \$450	2	2	2	2	2	2	2	2	2	2	2	2	24
	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$10,800
Microwave \$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	\$0
Garbage Disposal \$100	1	1	1	1	1	1	1	1	1	1	1	1	12
	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Ice Maker \$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	\$0
Hot Water Heater \$600	2	2	2	2	2	2	2	2	2	2	2	2	24
	\$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
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	\$0	\$0
Washer \$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	\$0
Carpet \$3,525	3	3	3	3	3	3	3	3	3	3	3	3	36
	\$10,575	\$10,575	\$10,575	\$10,575	\$10,575	\$10,575	\$10,575	\$10,575	\$10,575	\$10,575	\$10,575	\$10,575	\$126,900
Vinyl \$1,975	3	3	3	3	3	3	3	3	3	3	3	3	36
	\$5,925	\$5,925	\$5,925	\$5,925	\$5,925	\$5,925	\$5,925	\$5,925	\$5,925	\$5,925	\$5,925	\$5,925	\$71,100
Rangehood \$75													\$0
	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Heater Replacement			\$4,250			\$4,250			\$4,250			\$4,250	\$17,000
Windows			\$500	\$500	\$500	\$500	\$500						\$2,500
													\$0
													\$0
													\$0
													\$0
Total Apartment Interiors	\$20,850	\$20,850	\$25,600	\$21,350	\$21,350	\$25,600	\$21,350	\$20,850	\$25,100	\$20,850	\$20,850	\$25,100	\$269,700
2020 Projected	\$17,421	\$25,190	\$23,924	\$21,979	\$38,143	\$8,815	\$13,070	\$22,634	\$19,345	\$15,070	\$15,070	\$19,345	\$240,006

Comments

Anticipate replacing 2 water heaters, stoves, rangehoods, refrigerators, and dishwashers per mont. Allows for 1 heater per quarter. Assumes \$15,000 for fire extinguishers in each home. Further, includes carpet and vinyl for turns and repairs in occupied long term residences. Lastly, includes \$2,500 for window replacements as a contingency.

PRESTON PARK
2021 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
1500-0390 Building Improvements - Other													
													\$0
													\$0
													\$0
													\$0
Parking additions								\$765,496					\$765,496
													\$0
Seal Coat Streets								\$200,000					\$200,000
													\$0
Total Building Improvements - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$965,496	\$0	\$0	\$0	\$0	\$965,496
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$2,000	\$0	\$0	\$17,000

Comments

1500-1560 Other Capital													
													\$0
													\$0
													\$0
Parking CM Fee								\$45,930					\$45,930
Seal Coat Street CM Fee								\$12,000					\$12,000
													\$0
													\$0
Total Other Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,930	\$0	\$0	\$0	\$0	\$57,930
2020 Projected	\$0	\$0	\$0	\$0	\$4,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,210

Comments

PRESTON PARK
2021 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
1500-0010 Land													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210

Comments

1500-1200 Landscape													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	\$0	\$15,000	\$0	\$0	\$17,000

Comments

PRESTON PARK
2021 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

1500-0810 Recreation Facilities - Other

													\$0
Playground Upgrades			\$10,000										\$10,000
													\$0
Resident Business Center													\$0
													\$0
													\$0
													\$0
													\$0
Total Recreation Facilities - Other	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Includes removing all playgrounds and adding one in a central location.

1500-0590 HVAC

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$86,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$86,800

Comments

ALLIANCE
RESIDENTIAL COMPANY

Comments

Comments

Printed: 6/29/2020 2:19 PM 195

PRESTON PARK
2021 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
3000-0010 Contributions 1													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Contributions 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
3000-0470 Distributions 1													
													\$0
	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$1,750,000
													\$0
													\$0
													\$0
													\$0
Total Distributions 1	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$1,750,000
2020 Projected	\$150,013	\$151,013	\$150,013	\$132,297	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$1,750,000
Comments													
Owner distribution													
TOTAL RETAINED EARNINGS	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$145,833	\$1,750,000

ALLIANCE
RESIDENTIAL COMPANY

Comments

1400-0190 Tax Escrow

Comments

Printed: 6/29/2020 2:19 PM 197

PRESTON PARK
2021 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
1400-0200 Insurance Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL INSURANCE ESCROW													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1400-0210 Interest Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Interest Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL INTEREST ESCROW													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

PRESTON PARK
2021 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
1400-0220 Mortgage Insurance Prem Reserve													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Insurance Prem Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

1400-0240 Capital Reserve													
													\$0
													\$0
	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$890,664
													\$0
													\$0
													\$0
Total Capital Reserve	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$890,664
2020 Projected	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$890,664

Comments

Annual contribution to the Reserve Fund.

TOTAL CAPITAL RESERVE	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$74,222	\$890,664

PRESTON PARK
2021 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
2300-0010 Mortgage Note Payable #1													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Note Payable #1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

2300-0020 Mortgage Note Payable #2													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Note Payable #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
2300-0050 Long-Term Notes Payable													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Long-Term Notes Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

2300-0060 Note Payable Principal Payment													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Note Payable Principal Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

PRESTON PARK
2021 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
2300-0170 Mortgage Note Payable													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Note Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

2300-0180 Mezzanine Loan													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mezzanine Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ALLIANCE
RESIDENTIAL COMPANY

Alliance Residential Budget Template
Standard Chart of Accounts

Attachment F		
CAPITAL EXPENDITURES - 2020/2021 Preston Park Budget		
PRESTON PARK - REVISED PHYSICAL NEEDS ASSESSMENT (5 Year Look Forward - Alliance Residential Recommendation)		
Project	Detail	2019 - 2020
<u>1410</u>		
Site Lighting Repair / Replacement /Install	Exterior site upgrades	\$ -
Roof	Repair/*Replacement	\$ -
Exterior Paint	*Full Paint	\$ -
Exterior Unit Windows	Replacement	
Exterior Unit Doors	Replacement	
Building Exterior	Dryrot Repairs	\$ -
Fence Repairs/Slat Replacement	Replacement	\$ -
Resident Business Center	FF&E	\$ 12,000
Landscape/ Irrigation	*Replacement / Upgrades	\$ -
Leasing Office / Signage	Upgrades: Wheelchair Access	
Parking	Parking/Island Expansion	\$ 765,496
Playgrounds	Replacement/Upgrades	\$ 10,000
<u>1415</u>		
New Office Computers	Replace existing old computers	\$ -
<u>1416</u>		
One Maintenance Truck		
<u>1420</u>		
Seal Coat Streets	*Seal Coat Streets	\$ 200,000
<u>1425</u>		
Dishwasher	Replacement (assume 10 year life). Represents 24 units	\$ 8,400
Refrigerators	Replacement (assume 15 year life). Represents 24 units	\$ 15,600
Stove/Rangehoods	Replacement (assume 15 year life). Represents 24 units	\$ 12,600
Garbage Disposal	Replacement (assume 10 year life). Represents 12 units	\$ 1,200
Hot Water Heaters	Replacement (assume 15 year life). Represents 24 units	\$ 14,400
Carpet	Replacement (assume 10 year life). Represents 36 units.	\$ 126,900
Vinyl	Replacement (assume 10 year life). Represents 36 units.	\$ 71,100
HVAC Furnace	Replacement (assume 15 year life). Represents 4 units.	\$ 17,000
Windows	Window replacements added as a contingency.	\$ 2,500
		\$ -
<u>1430</u>		
Applicable Construction Management Expenses	Miscellaneous (see * items)	\$ 57,930
Capitol Expenses		\$ 1,312,046

Attachment F							
CAPITAL EXPENDITURES - 2019/2020 Preston Park Budget							
PRESTON PARK - REVISED PHYSICAL NEEDS ASSESSMENT (5 Year Look Forward - Alliance Residential Recommendation)						Updated: 5/5/2020	
		Committed/C ompleted					
Project	Detail	2019-2020	2020 - 2021	2021 - 2022	2022 - 2023	2023-2024	2024-2025
Projected Replacement Reserve Fund Balance		\$ 282,245	\$ 800,000	\$ 375,538	\$ 307,262	\$ 225,386	\$ 836,110
1410							
Site Lighting Repair / Replacement /Install	Exterior site upgrades	\$ 22,000			\$ -	\$ 50,000	
Roof	Repair/*Replacement			\$ 5,000	\$ 5,000	\$ 10,000	\$ 10,000
Exterior Paint	*Full Paint		\$ -	\$ 600,000	\$ 600,000		
Exterior Unit Doors	Replacement			\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Building Exterior	Dry rot Repairs	\$ -	\$ -	\$ 100,000	\$ 2,000	\$ 2,000	\$ 2,000
Fence Repairs/Slat Replacement	Replacement	\$ 2,000	\$ -				
Resident Business Center	FF&E		\$ 12,000				
Landscape/ Irrigation	*Replacement / Upgrades	\$ 15,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 1,000
Leasing Office / Signage	Upgrades: Wheelchair Access	\$ -					
Parking Expansion	Additional Parking Spaces		\$ 765,496				
Playgrounds	Replacement/Upgrades		\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Heater Vent Cleaning/Repairs	Cleaning/Repairing Heater vents	\$ 88,537			\$ 145,000		
1415							
New Office Computers	Replace existing old computers	\$ 3,392	\$ -		\$ 2,600		
1416							
One Maintenance Truck	Needed for hauling etc...	\$ 4,291					
1420							
Seal Coat Streets	* Seal Coat Streets		\$ 200,000				
1425							
Dishwasher	Replacement (assume 10 year life). Represents 24 units	\$ 7,920	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400
Refrigerators	Replacement (assume 15 year life). Represents 24 units	\$ 14,950	\$ 15,600	\$ 15,600	\$ 15,600	\$ 15,600	\$ 15,600
Stove/Range hood	Replacement (assume 15 year life). Represents 24 units	\$ 11,630	\$ 12,600	\$ 13,440	\$ 13,440	\$ 13,440	\$ 13,440
Garbage Disposal	Replacement (assume 10 year life). Represents 12 units	\$ 1,189	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
Hot Water Heaters	Replacement (assume 15 year life). Represents 24 units	\$ 15,920	\$ 14,400	\$ 16,800	\$ 16,800	\$ 16,800	\$ 16,800
Carpet	Replacement (assume 10 year life). Represents 36 units.	\$ 116,920	\$ 126,900	\$ 80,400	\$ 80,400	\$ 80,400	\$ 80,400
Vinyl	Replacement (assume 10 year life). Represents 36 units.	\$ 52,310	\$ 71,100	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
HVAC Furnace	Replacement (assume 15 year life). Represents 4 units.	\$ 16,850	\$ 17,000	\$ 17,100	\$ 17,100	\$ 17,100	\$ 17,100
Windows	Window replacements added as a contingency.		\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Fire Extinguishers		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1430							
Applicable Construction Management Expenses	Miscellaneous (see * items)	\$ -	\$ 57,930	\$ 36,000		\$ -	\$ -
Capital Expenses - uninflated (included as Capital Assets in the Standard Budget)		\$ (372,909)	\$ (1,315,126)	\$ (958,940)	\$ (972,540)	\$ (279,940)	\$ (220,940)
Projected Replacement Reserve Fund Contribution (included as Replacement Reserve in the Standard Budget)		\$890,664	\$890,664	\$890,664	\$890,664	\$890,664	\$890,664
Ending Replacement Reserve Fund Balance - uninflated		\$ 800,000	\$ 375,538	\$ 307,262	\$ 225,386	\$ 836,110	\$ 1,505,834

*Attachment G Preston Park Cash Allocations**Preston Park Cash Balances, 3/31/20*

Accounts	Actual Bank Balance	Suggested Allocation	Excess Available for Reallocation
Operating	349,149	200,000	\$ 149,149
Security Deposit	1,253,884	525,000	\$ 728,884
Reserve	4,947,221	<u>Capital</u> 800,000 <u>Debt</u> 5,025,254	\$ 4,947,221
Total Undesignated Cash for Reallocation			\$ 5,825,254
Total	\$ 6,550,254	6,550,254	

Note that there is a projected 20/21 Operating Surplus of \$964,910 that can be allocated in 21/22 budget cycle

June 30, 2020

Item No. **8f(4)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of July 7, 2020

Chair and Board Members of
Abrams B Non-Profit Corporation

Corporation Board Meeting
of July 7, 2020

**CITY COUNCIL AND ABRAMS B NON-PROFIT CORPORATION
BOARD CONSIDER ADOPTING RESOLUTION NO. 2020-, AND 2020-
(NPC), APPROVING ABRAMS B HOUSING AREA BUDGET FOR FY
2020-21 AND AUTHORIZING FINANCE DIRECTOR TO MAKE
APPROPRIATE ACCOUNTING AND BUDGETARY ENTRIES**

REQUEST:

It is requested that the City Council and Corporation Board consider:

1. Adopting Resolution No. 2020- and Resolution No. 2020- (NPC), approving the approving the Abrams B Housing Area Budget for FY 2020-2021, and;
2. Authorizing Finance Director to make appropriate accounting and budgetary entries.

BACKGROUND:

The City of Marina is the owner of the 194-unit Abrams Park Housing Area. Alliance Residential Company has been retained to provide property management services.

City staff, Council Members Morton and O'Connell, and Tenant's Association representatives have met several times with Alliance Management staff between April and June 2020, to discuss the preparation of the Abrams B Housing Area Budget for FY 2020-21.

ANALYSIS:

The budget package provided for the City Council's consideration includes:

- Alliance Residential Abrams Park FY 2020/2021 Proposed Budget Memo
- Attachment A Abrams Park Income
- Attachment B Market Survey
- Attachment C BMR Rent Calculation Documentation
- Attachment D Abrams Park Expenses
- Attachment E Abrams Park Standard Budget
- Attachment F Abrams Park Capital Budget Projections 2020-2021
- Attachment G Abrams Park Cash Allocations

Information in each of the sections below is intended to highlight each of these pieces of the budget package. Please refer to the attachments themselves for greater details.

Alliance Residential Abrams Park FY 2020/2021 Proposed Budget Memo

This document provides larger capital project accomplishments for the year, summary of revenue/rents, summary of expenses and capital budget spending.

Attachment A Abrams Park Income

Summarizes the performance of the current year revenues and projects revenues for 2020/2021 budget year. Revenue for FY 2019-2020 revenue is projected to end \$12,512 less than budgeted. The decrease in revenue is attributed to the budget and rent increases being implemented two months late last FY. The additional revenue is a result of rent increases and turnover of units to market rate. Net revenue for FY 2019-2020 actual is estimated to close \$37,423 less than budgeted due to higher than expected expenses in utilities and insurance. FY 2020-2021 budget revenue totals \$3,570,866. This is a \$30,362 increase over FY 2019-2020 FY budget, primarily due to turnover of units to market rate. In-place non-income restricted rents for this budget year are proposed with no increases.

In 2010, the City Council adopted a rent formula. As a matter of practice, this Council Policy has been further clarified for In Place, market-rate residents. In Place, market-rate residents (residents who are not on a Below Market Rate program), rent may increase by the lesser of CPI-U for SF/OAK/SJ for February over February annually or 3% but no more than the average of the Monterey County Housing Authority Payment Standard and the HUD Fair Market Rent (FMR) documentation schedule, reduced by an average household amount for Water/Meter, Sewer and Garbage costs in the former Fort Ord community as an equivalent rent. If an individual's current equivalent rent exceeds the averaged FMR, then no increase will be assessed. If an individual's equivalent rent is less than the averaged FMR but exceeds it after the allowable increase is added, then the alternative increase will only be sufficient to meet the averaged FMR.

Attachment B Market Survey

Current market survey for 5 similar apartment communities in Marina, plus a "shadow market" or non-apartment complex comparable units. This survey is used to determine the rents for new market rate move-in tenants. The survey is updated throughout the year to reflect the most recent market rents of the comparable apartment homes in Marina.

Attachment C BMR Rent Calculation Documentation

Current year BMR rent calculations included in the proposed Alliance budget memo for the current 42-Very Low-Income qualifying units and 23-Low Income qualifying units.

Attachment D Abrams Park Expenses

Summary of all operating expenses. FY 2019-2020 is estimated to close with \$24,905 in expenses over budget. The overage is primarily due to higher than expected expenses in utilities and insurance. Proposed FY 2020-2021 operating expenses total \$1,406,563. This is a \$169,551 increase over FY 2019-2020 FY budget, primarily due to increased maintenance expenses including mailbox replacement, lighting upgrades, garage spring replacement, gopher treatments, insurance and utility costs.

Attachment E Abrams Park Standard Budget

This document contains a summary sheet supported by the detailed budget line items. The summary sheet combines the Revenue and Operating Expenses described in the Attachments above, and adds accounting for the City's distribution of \$1,532,220 and the Replacement Reserve (capital project set-aside) of \$545,340. It should be noted that the Abrams B Housing Area debt payment of \$735,000 is paid through the City's distribution with the remainder of \$420,000 being General Fund proceeds.

Attachment F Abrams Park Capital Budget Projections

A five-year projection of capital projects. This sheet also provides accounting for the Capital Reserve. The beginning balance of the Capital Reserve set aside funds is \$1,814,691. The capital expenditures for FY 2020-2021 equal \$2,017,449, with the largest expenditure coming from community-wide window/sliding glass door replacements. Each year there is a \$545,340 set-aside contribution (Replacement Reserve) in the budget. The final Capital Reserve set aside funds for FY 2020-2021 equal \$342,582.

Attachment G Abrams Park Cash Allocations

New this year to the budget package is an accounting of all cash on hand and how it is allocated for the Abrams Park bank accounts. Demonstrated are the actual bank balances for each of the three bank accounts that are maintained by Abrams Park. The operating account is a checking account and used to pay ongoing operating expenses. The Security Deposit account is a trust account where security deposits are held. The policy has been to maintain at least \$1 million in this account. If \$1 million is maintained the account is then eligible to earn interest (bank policy). The final account is a savings account for the property's reserves. One of the important tools this document provides is an allocation of the funds from an all cash starting point and dividing into different pieces of the pie to ensure we have the funds needed to meet obligations. Here the excess cash in the Operating and Security Deposit accounts are distributed to the Reserve account and more specifically to capital projects (\$1,814,691).

ADDITIONAL PROPERTY UPDATES:

Two additional priorities that will be brought before the City Council in August 2020 are a parking permit program and review of performance standards for Alliance Residential (now Greystar). In preparation of the parking permit program implementation in the fall, Alliance residential will begin informing new residents as lease signing of the number of vehicle restrictions that will be coming soon. If adopted in August, it is anticipated that the program will be phased in with an outreach campaign and a grace period until early November.

At the Alliance Residential Management Agreement renewal discussion earlier this year, the Council asked staff to return in with a review of performance standards for Alliance. This was to be done well in advance of the next management agreement renewal in December. This is being scheduled as a separate discussion item in August.

FISCAL IMPACT:

Should the City Council and Corporation Board elect to approve this request for the FY 2020-2021 Budget, the owner distribution as proposed will be \$1,532,220. This owner distribution is used to pay the Abrams B Housing Area debt payment of \$735,000 with the remainder of \$420,000 being General Fund proceeds.

CONCLUSION:

This request is submitted for City Council and NPC Corporation Board consideration and possible action.

Respectfully submitted,

Matt Mogensen
Assistant City Manager
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2020-
RESOLUTION NO. 2020- (NPC)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA AND
THE ABRAMS B NON-PROFIT CORPORATION APPROVING ABRAMS B
HOUSING AREA BUDGET FOR FY 2020-2021 AND AUTHORIZING
FINANCE DIRECTOR TO MAKE APPROPRIATE ACCOUNTING AND
BUDGETARY ENTRIES

WHEREAS, Alliance Residential Company (“Alliance”), now Greystar Real Estate Partners, as the management agent of Abrams B Housing Area, has submitted a draft FY 2020-2021 budget; and

WHEREAS, City staff, Councilmembers O’Connell and Morton, and the Tenant’s Association representatives Paula Pelot and Denise Turley have met several times with Alliance staff over the past several months in preparation of this budget; and

WHEREAS, the staff of Alliance and the City of Marina have worked collectively on preparing a budget to be presented to the City Council and Board of Abrams B Non-Profit Corporation; and

WHEREAS, Alliance submitted a budget letter describing highlights of the proposed Abrams Park Housing Area FY 2020-2021 Budget and accompanied by updated proposed budgets; and

WHEREAS, the rental revenues are used to provide funds for debt service payments on the Abrams Park property purchase; and

WHEREAS, in 2010, the City Council adopted a rent formula. The Council Policy has been further clarified for In Place, market-rate residents as follows: In Place, market-rate residents (residents who are not on a Below Market Rate program), rent may increase by the lesser of CPI-U for SF/OAK/SJ for February over February annually or 3% but no more than the average of the Monterey County Housing Authority Payment Standard and the HUD Fair Market Rent (FMR) documentation schedule, reduced by an average household amount for Water/Meter, Sewer and Garbage costs in the former Fort Ord community as an equivalent rent. If an individual’s current equivalent rent exceeds the averaged FMR, then no increase will be assessed. If an individual’s equivalent rent is less than the averaged FMR but exceeds it after the allowable increase is added, then the alternative increase will only be sufficient to meet the averaged FMR; and

WHEREAS, anticipated Owner revenues for Owner Distributions for FY 2020-2021 will be approximately \$1,532,220. This owner distribution is used to pay the Abrams B Housing Area debt payment of \$735,000 with the remainder of \$420,000 being General Fund proceeds. This funding is available for city staff support for Abrams Park which includes assistance with the affordable housing program, developing a long-term capital improvement program, and help with developing ideas for potential development and expansion of the property; and

WHEREAS, City staff has reviewed the budget package for FY 2020-2020; and

WHEREAS, the City Council of Marina and the Board of the Abrams B Non-Profit Corporation reviewed and considered the proposed budgets.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Marina and the Corporation Board of the Abrams B Non-Profit Corporation do hereby:

1. Approve the Abrams Park Housing Area Budget for FY 2020-2021, and;
2. Authorize the Finance Director to make appropriate accounting and budgetary entries.

PASSED AND ADOPTED, by the City Council of the City of Marina and the Corporation Board of the Abrams B Non-Profit Corporation at a regular meeting duly held on the 7th day of July 2020, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

June 5, 2020

Mr. Layne Long
City Manager
City of Marina
211 Hillcrest Avenue
Marina, California 93933

Re: Abrams Park FY 2020/2021 Proposed Budget

Dear Mr. Long:

It has been a pleasure to continue to work with residents and the City of Marina over the last year. With the combination of wonderful residents and effective staff, a number of positive changes have been seen in Abrams Park:

- 1) **Building Upgrades:** Roof replacements occurred on Wilson and Carpenter Court to complete the entire property roofing project. All apartment homes had water efficient low flow toilets, aerators and shower heads installed this year as well. The full property HVAC cleanout is underway and will be completed when the Shelter in Place allows for entering apartment homes again for non-emergency work. In addition, gutter cleaning was completed for each building this year and trip hazards were removed throughout the property along sidewalks and driveways. Lastly, the exterior lighting at Abrams Park is being addressed. We are currently in the process of retro-fitting each lollipop light along the pathways with LED fixtures which are much brighter. If any dark areas remain, a solar bollard light fixture will be added.
- 2) **Landscaping/Asphalt Repairs:** The annual tree trimming, fire clearance and common area clearance projects are currently underway and will be completed by the end of June. Irrigation repairs were made routinely throughout the property as well. Lastly, three backflows were replaced due to age and wear.
- 3) **Units of Long Term Residents:** Several long-term residents have gone through the process to refresh their flooring, paint, and appliances. These services are extended to long-term residents upon notification or inspection indicating replacement is necessary based on age or condition.
- 4) **Green Initiatives:** In addition to the Marina Coast Water District's and other utility conservation programs, Alliance purchases and installs water or energy saving devices as replacement fixtures as needed. PG&E continues to work directly with income eligible residents to weatherize their homes at no cost to the resident or the community.

Alliance looks to continue to provide the residents at Abrams Park a comfortable and quality living experience. Continued capital improvements throughout the community will allow this property to remain a desirable neighborhood for renters, as well a source of housing that is essential to the general populace of Marina.

Revenue

The primary source of revenue is rents, Section 8 voucher payments from the Housing Authority of the County of Monterey, and associated charges to residents such as late fees.

The City Council of the City of Marina and the Corporation Board of the Abrams B Non-Profit Corporation adopted rent formulas at a regular meeting held on the 2nd of June 2010. The formula states that the annual increase in market rents for in-place residents shall be capped at the lesser of three percent (3%) or the Department of Labor's Consumer Price Index for San Francisco-Oakland-San Jose, All Items, for All Urban Consumers (referred to as CPI-U) Average percentage for the previous year (February to February) to be applied to the next fiscal year, provided that the increased rent for in-place tenants does not exceed the market rent charged to move-in residents.

Proposed Budget – Targeted Rental Increase applies the allowable 3.0% Rental Increase to in-place residents who are currently under the Fair Market Rental Rate as computed by averaging rates from the Monterey County Housing Authority and the HUD Fair Market Rent schedule and is adjusted for a determined amount for the Water, Sewer and Garbage that residents pay directly to the provider for those services. A reduced Rental Increase amount proportionate to their current rent would be applied to households that may not qualify for the standard 3% Rental Increase. Alliance does not recommend rent increases in the proposed FY 20/21 budget due to the COVID-19 pandemic.

In-Place Market Rate Rents for Targeted Units			
Unit Size	Current Rent Range FY19/20	<i>Programmatic Increased</i> FY20/21 Rent	Proposed Change 9/1/20
Section 8 – Two BR	\$1,650 - \$1,700	\$1,650 - \$1,700	\$0
Two Bedroom	\$1,333 - \$2,200	\$1372 - \$2,200	\$0
Section 8 – Four BR*	\$1,829 - \$2,369	\$1,829 - \$2,369	\$0
Four Bedroom	\$1,943 - \$2,900	\$1,943 - \$2,900	\$0

Current Market Rent Conditions

The market rent for new move-ins is calculated by comparable market rent levels in the competitive market throughout the year. As shown in **Attachment A**, the proposed Budget results in a 1.2% increase in Total Income (\$42,881). Additionally, the comparables are outlined in the attached Market Survey dated 4.30.20 (**Attachment B**). Per the Marina City Council approved rent formula in 2010, the market rents for new move-ins are fluid throughout the year and change according to market conditions. Currently, market rents for incoming residents are as follows:

Unit Size	Current Rent Range for Incoming Market Rate Residents
Two Bedroom	\$1,700 - \$1,850
Remodeled – Two BR	\$2,250
Four Bedroom	\$2,475 - \$2,550
Remodeled – Four BR	\$2,650 - \$3,000

* Note: Four 2-Bedroom homes and eight 4-Bedroom homes have additional features that warrant higher than average rental rates.

The Averaged HUD Fair Market Rents (FMR) and the Monterey County Housing Authority Peninsula Payment Standard for December, 2019 are as follows:

Unit Bedroom Size	Fair Market Rent	Utility Allowance	Adjusted Rental Amount
Two Bedroom	\$1,847.50	\$200.26	\$1,647.24
Four Bedroom	\$2,877.50	\$200.26	\$2,677.24

A number of in-place market renters in Abrams Park homes are leasing below the averaged Fair Market Rent. The Fair Market Rates above include allowance for some utilities, which are currently paid directly by Abrams Park residents in addition to their ~~monthly rental~~ amount. The two-bedroom average in-place market rent at Abrams Park is \$1,527 (effectively \$1,727), while the average four-bedroom units at Abrams Park rent at \$2,162 (effectively \$2,362).

Affordable Rents

Affordable rental rates are derived from median income schedules published by governmental agencies. Rental rates at Preston Park are based upon 50% and 60% and 80% of the median income for Monterey County. The U.S. Department of Housing and Urban Development calculates the maximum household income by family size in Monterey County, generally once a year. As of the date of this memo the rental rates are based upon families at 50% and 60% and 80% of the Monterey County median income for 2020. A rental increase is proposed per calculations using published information from the County of Monterey and Housing Authority.

In-Place Affordable Rate Rents			
Unit Size	Current Rent Range FY19/20	Proposed FY20/21 Rent	Change 9/1/20
Two Bedroom (50%) VL – (60%) L	\$760 - \$1,012	\$809 - \$1,108	\$49 - \$96
Two Bedroom (80%) L	\$1416	\$1542	\$126
Four Bedroom (50%) VL – (60%) L	\$923 - \$1,236	\$975 - \$1,360	\$52 - \$124

The current 80% rental rate for a Two Bedroom is \$1,416 and a Four Bedroom is \$1,756. There currently are no Four Bedroom Units rented at the 80% rental rate. Because the Affordable Units are income based, it is possible that upon re-certification, some units will receive no increase or potentially a decrease.

Maximum Household Income Limits for 2020 as published by HUD in April 2020 for the State (Monterey County)

Income Category	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person	Nine Person
Very Low (50% AMI)	\$38,800	\$43,650	\$48,450	\$52,350	\$56,250	\$60,100	\$64,000	\$67,850
Low/Lower (60% AMI)	\$46,560	\$52,380	\$58,140	\$62,820	\$67,500	\$72,120	\$76,800	\$81,400
Low (80% AMI)	\$62,000	\$69,750	\$77,500	\$83,700	\$89,900	\$96,100	\$102,300	\$108,500

Expenses

Expenses as outlined in **Attachment D** include Operating Expense projections and relevant changes from the FY 2020/21 budget. Operating expenses typically include expenditures for routine maintenance of the property, redecorating expenses as they apply to unit turns, and expenditures relating to the daily operations of the Leasing Office. Non-Routine expenses are included as they pertain directly to the daily function of the community, however are not typically able to be forecasted (i.e. large plumbing leaks requiring vendor service, unit specific rehabilitation projects). Annual Inspection materials are included with the Non-Routine expenses as they are a one-time yearly expense. Overall, total operating expenses proposed for FY 2020/21 are 11.5% higher than the Estimated Actuals for FY 2019/20 (\$144,645), in mostly in Non-Routine Maintenance. Alliance seeks to maximize cost savings, e.g. lower utilities expenses through installation of water/energy saving devices, while contending with cost increases.

Owner Distributions

The proposed budget repeats the previous years' Owner Distributions (\$1,532,220).

Capital Expenses

Expenses categorized as Capital expenses directly impact the long term value of the community, including roof replacements, exterior painting, large-scale landscaping improvements, and interior upgrades including appliances and carpeting/vinyl. Note that amounts labeled for interior upgrades in future budget years are placeholders and are anticipated to change based on Annual Inspection findings.

Recommended capital projects include:

- 1) Window/Sliding Door, Replacement (all courts) - \$1,232,840
- 2) Parking Additions - \$292,500
- 3) Concrete Repairs - \$175,000
- 4) Landscape/Irrigation Upgrades - \$10,000

Capital Reserve Fund

Adoption of the proposed budget will result in a maximum contribution of \$2,811 per unit during this fiscal year. Please note the replacement reserve only conceptualizes typical replacements. It does not contemplate or allow for unknown expenses which are typical, particularly as a building continues to age.

In reviewing the physical needs of the property, and in conjunction with recommendations from the City of Marina Building Department, Alliance recommends the maximum reserve withholding per unit per year going forward. This withholding would ensure that the asset holds adequate reserves to perform necessary replacements and repairs to protect the useful life of the buildings (**Attachment F**).

We will continue to look for new ways to improve our services over the coming year and remain committed to meeting the objectives set by the City of Marina. Please feel free to contact me at (831) 384-0119 should you have additional questions or concerns.

Regards,

Victor Vo-Khuong
Business Manager

Cc: Kristin Torrice, General Manager, Alliance Residential
Billie Labelle, Vice President of Operations, Alliance Residential

Attachments:

- A. FY 2020/21 Budget Revenue Summary
- B. Market Survey
- C. BMR Rent Calculation Documentation
- D. FY 2019/20 Budget Highlights of Operating Expenses
- F. Capital Improvement Plan/Reserve Withholding

Abrams Park Budget Memo Attachment A - Revenue Summary

2019/2020 Budget – Targeted Increase

Revenue	Approved Budget FY 2019/2020	Estimated Actuals FY 2019/2020	Proposed FY 2020/2021		Variance of Approved Budget From 2019/2020 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2019/2020 Estimated Actuals	%	Comments		2020/2021 Proposed Budget vs. 2019/2020 Approved Budget	%
GROSS MARKET POTENTIAL	\$3,494,578	\$3,481,062	\$3,522,956	D	(\$13,516)	-0.39%	Decrease due to targeted annual increases being two months later than expected following October budget adoption.	I	\$41,894	1.20%	Increase due achieving Market Rents upon turnover.	I	\$28,378	0.81%
OTHER INCOME	\$33,164	\$31,728	\$32,715	D	(\$1,436)	-4.53%	Collection of Cleaning/Damage Fees decreased due to lower turn over volume than expected.	I	\$987	3.11%	Increase due to slight increase in damage fees to follow turnover schedule. Proposed occupancy budgeted at 97.81% vs. 98.30% expected in FY 19/20.	D	(\$449)	-1.35%
MISCELLANEOUS INCOME	\$12,762	\$15,195	\$15,195	I	\$2,433	16.01%	Reflects Interest Income being higher than expected from Bridge Bank account.	I	\$0	0.00%	Reflects actuals from FY 19/20 for new Bridge Bank account.	I	\$2,433	19.06%
TOTAL INCOME	\$3,540,504	\$3,527,985	\$3,570,866	D	(\$12,519)	-0.35%	Decrease due to targeted annual increases being two months later than expected following October budget adoption.	I	\$42,881	2.18%	Increase due to achieving Market Rents upon turnover.	I	\$30,362	0.86%
NET INCOME	\$2,303,492	\$2,266,069	\$2,164,304	D	(\$37,423)	-1.65%	Increase due to Total Income detailed above as well higher than expected expenses for Insurance and Utilities.	D	(\$101,765)	-4.49%	Decrease in Net Income due proposed projects in Non-Routine Maintenance.	D	(\$139,188)	-6.04%

I -- DESIGNATES INCREASE

D -- DESIGNATES DECREASE

* ALWAYS select "Enable Macros" after opening spreadsheet

* **DO NOT DELETE** ANY COLUMNS, ROWS OR TABS. Those items should be hidden when not in use.

* This Excel template is for internal use only. To share the report with external parties, select the tabs you want to include and print to PDF.

SUBJECT & COMP TABS

1. Update the Subject and Comp sheets first (green tabs). There are 10 comp sheets available, if you have less than 10 comps hide the additional tabs - **DO NOT DELETE any tabs.**

a. Market Survey Date: Enter the date on the 'Subject' tab (cell B4 -shaded cell located at the top, left). This date will feed to the report tabs and should be changed when information is updated.

b. Property Information: Complete all applicable information. Most fields will have a dropdown menu or a message will be displayed when certain cells are selected.

i. The fields that are highlighted in yellow are required. Once data is entered in these cells, the yellow highlighting will no longer appear.

ii. : If the unit count entered here does not tie to the # of Units in the Unit Mix section, this field will appear in red, bold font.

c. Unit Mix and Rents: All shaded fields are for data entry. The white, non-shaded cells will auto-calculate and are protected to prevent formula over-writing. Click the "Hide Rows" button when all unit types have been entered - DO NOT DELETE ROWS.

i. **Unit Type:** Select from the dropdown menu.

ii. **Floorplan Description:** This column can be used to input floorplan names or to explain deviations.

iii. **# of Units:** Enter the TOTAL number of units for each unit type, not just the number of available units. Only numbers can be entered here in order for formulas to calculate. If the unit mix is not available, take the total # of units for the property and divide by the # of floorplan types. However, incorrect information can significantly affect the data so only use estimations when necessary and try to obtain accurate data ASAP. Make a note in the "Unit Mix & Rent Comments" section if estimated data is used.

iv. **Low Rent:** Enter the base market rent (DO NOT enter ranges, premiums, or anything net of concessions).

v. **High Rent:** Enter the base rent plus premiums.

vi. **Adjustments:** Make negative adjustments for comps if the comp's base rent includes additional items (i.e. W/D, garages, etc.) that the Subject does not include. Make positive adjustments if the Subject includes these items in its base rent but the comp does not. Explain adjustments in the "Unit Mix & Rent Comments" section.

vii. **Concessions:** Enter all concessions as a **negative**. Concessions should be based off of the Average Base Rent or Adjusted Rent amount. Enter the average lease term for each unit type, DO NOT enter a range. A lease term must be entered for the Effective Rent to calculate.

viii. **Months Free:** This will auto-calculate once the lease term is entered.

ix. **Unit Type Comments:** This column will not be part of the report once it is printed or saved as a PDF. This section is for any comments regarding a specific unit type.

1. Market Summary

- a. If there are less than 10 comps, then click the "Hide Rows" button to the right of the chart.
- b. EACH TIME THE MARKET SURVEY IS UPDATED THE "UPDATE HISTORICALS" BUTTON ON THE 'MARKET SUMMARY' TAB NEEDS TO BE SELECTED.** This will record the current data, as of the date entered on the 'Subject' tab, and will appear on the 'Historical Data' report.

2. Comparison Analysis

- a. If there are less than 10 comps, then hide columns not being used.
- b. Inserting Photos:** Save the property photo on your computer. Right click "Insert Property Photo" on row 5 for each applicable property, and select "Change Picture." Browse from file, select the saved photo and insert. Photo should auto adjust to correct size.
- c. The rest of the data will automatically populate from the 'Subject' & 'Comp' tabs.

3. Analysis' Tabs

- a. Hide unit type analysis tabs not applicable to the subject and comps.
- b. If there are less than 10 comps, then click the "Hide Rows" button to the right of the chart for each analysis tab being used.
- c. On the second page of each analysis, titled "All ... Units", click the "Hide Rows" button to the right of the chart. This page will list all units for each respective unit type (studio, 1X1, etc.) for the subject and comps.
- d. The unit types can then be sorted using the dropdown list (highlighted cell to the right of "Sort By:"). Data can be sorted by: SqFt, Avg. Base Rent, Base Rent PSF, Avg. Eff. Rent, Eff. Rent PSF. The Subject property data will automatically be highlighted so it you can see how it stacks with the comps.

3. Historical Data

- a. The summary table from the 'Market Summary' tab is copied here each time the "UPDATE HISTORICALS" button is selected.
- b. Make sure to utilize the "Hide Rows" button when printing to avoid having blank pages, and select "Unhide Rows" once new information has been entered.

MARKET SURVEY

Abrams Park

Updated: April 14, 2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Subject Property:	Abrams Park	Number of Units:	194	Status:	Stabilized	# of Traffic:	4
Address:	682 Wahl Ct.	Construction Type:	Garden	Year Built:	1978	Gross Leases:	4
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:	2000	Cancels:	0
Website:	www.liveatabramspark.com	Occupancy %:	100.0%	Lease Start Date:		Denials:	0
Telephone:	831-384-0119	Leased %:	99.5%	Opening Date:		Net Leases:	4
Owner:	City of Marina	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	100.0%
Management:	Alliance Residential	Type of Rent Optimizer:		Last Sale Date:	6/1/1998	for week ending:	7/31

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	\$49			Property Class:	B	Gas:	Resident	
Administrative Fee:	\$0			Location:	B	Electricity:	Resident	
Amenity Fee:	\$0			Visibility:	C	Common Area Electric:		
Locator Fee:	0			Curb Appeal:	B	Water / Sewer:		
Security Deposit (Ref):	Low:	Equal to one month's rent	High:	1.5 times the rent	Condition:	B	Trash:	
Security Deposit (NR):	Low:		High:		Clubhouse:	B	Valet Trash:	No
Pet Deposit (Ref):	Small:		Large:		Fitness Center:		Pest Control:	Not Billed Back
Pet Deposit (NR):	Small:		Large:		Pool:		Bulk Cable/Internet Package:	No
Pet Rent:	Small:	No pets permitted	Large:		Interiors:	C	Fiber-Optic Available:	
Lease Terms:	Minimum:	1	Maximum:	12	Walk Score:		APPLIANCES	
Short Term Premium:			MTM Fee:	\$150	Transit Score:		Heater:	Gas
							Range:	Gas
							Water Heater:	Gas

COMMENTS	
Concessions:	No concessions. Community is partially Below Market Rent and Section 8.
Property Narrative:	All units come with an attached garage, in-home laundry room, and gated patio or balcony. Extra \$100 fee for downstairs 2BR. Extra \$25 fee for 4BR end unit. Repainted in September 2013. Deck replacement project completed in May 2016. Stainless steel appliances in select units. New pets are not permitted at this time.

PARKING				MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	Yes	1 Car		\$0	A/C Corridors:	No	Accent Walls:	No
Detached Garage:	No				BBQ Grills:	No	Appliance Color:	White
Carport:	No				Bike Share:	No	Energy Star:	Yes
Parking Structure:	No				Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	No				Billiards:	No	Ceiling Heights	
Tandem Parking:	No				Business Center:	Business Hours	First Floor:	
SECURITY					CARES Program:	No	Mid Floors:	
Access Gates:	No				Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:	No				Concierge:	No	Color Scheme Options:	
Courtesy Officer:	No				Conference Room:	Business Hours	Countertops:	Laminate
Security System:	No				Dog Park / Dog Run:	No	Tile Backsplash:	No
FITNESS					Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	No				Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:	No				Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:	No				Lake:	No	Fireplace:	No
TECHNOLOGY					Laundry Room:	Yes	Flooring	
Technology Package:	No				LEED Certified:	No	Living:	Carpet
Bluetooth Speakers:	No				Massage Room:	No	Bedroom(s):	Carpet
Keyless Entry:	No				Media Room:	No	Wet Areas:	Sheet Vinyl
Smart Lighting:	No				On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:	No				Package Locker / Concierge:	No	Kitchen Island:	Yes
Upgraded Thermostats:	No				Playground:	Yes	Kitchen Pantry:	Yes
RENOVATIONS					Pool(s):	No	Lighting:	
Renovations:	Yes	Mo. Premium Avg:			Spa / Jacuzzi:	No	LED Lighting:	
# of Units:	8	Renovation Description:			Recycling Center:	No	Under Cabinet Lighting:	
					Rentable Clubhouse:	Yes	Patio / Balcony:	All Units Storage: No
					Roof Deck:	No	Roman Tub(s):	No
PREMIUMS					Sauna:	No	Separate Shower:	No
Courtyard:					Shuttle Service:	No	Walk-In Closets:	Select Units
Floor Premium:					Sports Court(s):	No	Washer / Dryer:	Connections
Pool View:					Tanning Bed:	No	Window Treatment:	Blinds - Mini
Skyline View:					WiFi:	Clubhouse Only	Wine Chiller:	No
Other:					Other:		Other:	

UNIT MIX AND RENTS

Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
2X1	A	92	47%	1,000	\$1,700	\$1,850	\$1,775	\$1.78	\$0	\$1,775	\$1.78	\$0	\$0			
2X1	A - R	4	2%	1,000	\$2,250	\$2,250	\$2,250	\$2.25	\$0	\$2,250	\$2.25	\$0	\$0			
4 BR TH	B	16	8%	1,700	\$2,425	\$2,425	\$2,425	\$1.43	\$0	\$2,425	\$1.43	\$0	\$0			
4 BR TH	B - SR	2	1%	1,700	\$2,425	\$2,425	\$2,425	\$1.43	\$0	\$2,425	\$1.43	\$0	\$0			
4 BR TH	C	29	15%	1,750	\$2,475	\$2,475	\$2,475	\$1.41	\$0	\$2,475	\$1.41	\$0	\$0			
4 BR TH	C - R	4	2%	1,750	\$2,475	\$2,475	\$2,475	\$1.41	\$0	\$2,475	\$1.41	\$0	\$0			
4 BR TH	C - SR	2	1%	1,800	\$2,525	\$2,550	\$2,538	\$1.41	\$0	\$2,538	\$1.41	\$0	\$0			
4 BR TH	D	43	22%	1,800	\$2,525	\$2,550	\$2,538	\$1.41	\$0	\$2,538	\$1.41	\$0	\$0			
4 BR TH	D - R	2	1%	1,800	\$2,650	\$3,000	\$2,825	\$1.57	\$0	\$2,825	\$1.57	\$0	\$0			
Total / Average		194	100%	1,386	\$2,112	\$2,192	\$2,152	\$1.55	\$0	\$2,152	\$1.55	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	
Apartments.com	4.0
Citysearch	
Facebook	4.7
Google+Local	3.0
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	3.7

MARKET SURVEY

Shadow Market

Updated: April 14,2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 1:	Shadow Market	Number of Units:	14	Status:	Stabilized	# of Traffic:	
Address:	Various	Construction Type:	Garden	Year Built:	Variable	Gross Leases:	
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:		Cancels:	
Website:		Occupancy %:	100.0%	Lease Start Date:		Denials:	
Telephone:	Variable	Leased %:		Opening Date:		Net Leases:	0
Owner:	Variable	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	Variable	Type of Rent Optimizer:		Last Sale Date:		for week ending:	7/31

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	\$0			Property Class:		Gas:		
Administrative Fee:	\$0			Location:		Electricity:		
Amenity Fee:	\$0			Visibility:		Common Area Electric:		
Locator Fee:				Curb Appeal:		Water / Sewer:		
Security Deposit (Ref):	Low: Variable	High: Variable		Condition:		Trash:		
Security Deposit (NR):	Low:	High:		Clubhouse:		Valet Trash:		
Pet Deposit (Ref):	Small: Variable	Large: Variable		Fitness Center:		Pest Control:		
Pet Deposit (NR):	Small:	Large:		Pool:		Bulk Cable/Internet Package:		
Pet Rent:	Small: Variable	Large: Variable		Interiors:		Fiber-Optic Available:		
Lease Terms:	Minimum:	Maximum:		Walk Score:		APPLIANCES		
Short Term Premium:		MTM Fee:		Transit Score:		Heater:	Range:	Water Heater:

COMMENTS	
Concessions:	
Property Narrative:	

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors:	No	Accent Walls:	No
Detached Garage:	No		BBQ Grills:	No	Appliance Color:	
Carport:	No		Bike Share:	No	Energy Star:	
Parking Structure:	No		Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	No		Billiards:	No	Ceiling Heights	
Tandem Parking:	No		Business Center:	No	First Floor:	
SECURITY			CARES Program:	No	Mid Floors:	
Access Gates:	No		Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:	No		Concierge:	No	Color Scheme Options:	
Courtesy Officer:	No		Conference Room:	No	Countertops:	
Security System:	No		Dog Park / Dog Run:	No	Tile Backsplash:	
FITNESS			Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	No		Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:	No		Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:	No		Lake:	No	Fireplace:	No
TECHNOLOGY			Laundry Room:	No	Flooring	
Technology Package:	No		LEED Certified:	No	Living:	
Bluetooth Speakers:	No		Massage Room:	No	Bedroom(s):	
Keyless Entry:	No		Media Room:	No	Wet Areas:	
Smart Lighting:	No		On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:	No		Package Locker / Concierge:	No	Kitchen Island:	No
Upgraded Thermostats:	No		Playground:	No	Kitchen Pantry:	No
RENOVATIONS			Pool(s):	No	Lighting:	
Renovations:	No		Spa / Jacuzzi:	No	LED Lighting:	
# of Units:		Renovation Description:	Recycling Center:	No	Under Cabinet Lighting:	
			Rentable Clubhouse:	No	Patio / Balcony:	No
			Roof Deck:	No	Roman Tub(s):	No
PREMIUMS			Sauna:	No	Separate Shower:	No
Courtyard:			Shuttle Service:	No	Walk-In Closets:	No
Floor Premium:			Sports Court(s):	No	Washer / Dryer:	No
Pool View:			Tanning Bed:	No	Window Treatment:	
Skyline View:			WiFi:	No	Wine Chiller:	No
Other:			Other:		Other:	

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
2X1		9	64%	785	\$1,595	\$1,900	\$1,748	\$2.23		\$1,748	\$2.23			0		
4 BR		5	36%	1,747	\$3,000	\$3,800	\$3,400	\$1.95		\$3,400	\$1.95					
Total / Average		14	100%	1,129	\$2,097	\$2,579	\$2,338	\$2.07	\$0	\$2,338	\$2.07	\$0	\$0	0	\$0	\$0.00
UNIT MIX & RENT COMMENTS																

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	
Apartments.com	
Citysearch	
Facebook	
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	

MARKET SURVEY

Preston Park

Updated: April 14, 2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 2:	Preston Park	Number of Units:	354	Status:	Stabilized	# of Traffic:	10
Address:	682 Wahl Ct.	Construction Type:	Garden	Year Built:	1987	Gross Leases:	4
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:		Cancels:	0
Website:	www.liveatprestonpark.com	Occupancy %:	99.4%	Lease Start Date:		Denials:	0
Telephone:	831-384-0119	Leased %:	98.2%	Opening Date:		Net Leases:	4
Owner:	City of Marina	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	40.0%
Management:	Alliance Residential	Type of Rent Optimizer:		Last Sale Date:	9/15/2015	for week ending:	7/31

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	\$49			Property Class:	B	Gas:	Resident	
Administrative Fee:	\$0			Location:	B	Electricity:	Resident	
Amenity Fee:	\$0			Visibility:	B	Common Area Electric:		
Locator Fee:	0			Curb Appeal:	C	Water / Sewer:	Resident	
Security Deposit (Ref):	Low:	Equal to one month's rent	High: 1.5 times the rent	Condition:	C	Trash:	Resident	
Security Deposit (NR):	Low:		High:	Clubhouse:	B	Valet Trash:	No	
Pet Deposit (Ref):	Small:		Large:	Fitness Center:		Pest Control:	Not Billed Back	
Pet Deposit (NR):	Small:		Large:	Pool:		Bulk Cable/Internet Package:	No	
Pet Rent:	Small:	No pets permitted	Large:	Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum:	1	Maximum:	Walk Score:		APPLIANCES		
Short Term Premium:			MTM Fee:	Transit Score:		Heater:	Gas	Range: Gas
							Water Heater:	Gas

COMMENTS	
Concessions:	No concessions. Community is partially Below Market Rent and Section 8.
Property Narrative:	All units have an attached garage, in-home laundry room, and gated backyard. \$25 fee for end units. Stucco and Siding Project completed 9/15. Window/exterior door replacements completed 5/15. Water Conservation Project completed 1/15. New roofs installed/replaced 6/14. Stainless steel appliances and faux wood blinds in select units. Full and semi-upgraded with two-tone paint offered when available. Not accepting new pets at this time.

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	Yes 1 Car	\$0	A/C Corridors:	No	Accent Walls:	No
Detached Garage:	No		BBQ Grills:	No	Appliance Color:	White
Carport:	No		Bike Share:	No	Energy Star:	Yes
Parking Structure:	No		Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	No		Billiards:	No	Ceiling Heights	
Tandem Parking:	No		Business Center:	Business Hours	First Floor:	
SECURITY			CARES Program:	No	Mid Floors:	
Access Gates:	No		Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:	No		Concierge:	No	Color Scheme Options:	
Courtesy Officer:	No		Conference Room:	Business Hours	Countertops:	Laminate
Security System:	No		Dog Park / Dog Run:	No	Tile Backsplash:	No
FITNESS			Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	No		Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:	No		Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:	No		Lake:	No	Fireplace:	No
TECHNOLOGY			Laundry Room:	Yes	Flooring	
Technology Package:	No		LEED Certified:	No	Living:	Carpet
Bluetooth Speakers:	No		Massage Room:	No	Bedroom(s):	Carpet
Keyless Entry:	No		Media Room:	No	Wet Areas:	Sheet Vinyl
Smart Lighting:	No		On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:	No		Package Locker / Concierge:	No	Kitchen Island:	Yes
Upgraded Thermostats:	No		Playground:	Yes	Kitchen Pantry:	Yes
RENOVATIONS			Pool(s):	No	Lighting:	
Renovations:	Yes	Mo. Premium Avg:	Spa / Jacuzzi:	No	LED Lighting:	
# of Units:	2	Renovation Description:	Recycling Center:	No	Under Cabinet Lighting:	
PREMIUMS			Rentable Clubhouse:	Yes	Patio / Balcony:	All Units
			Roof Deck:	No	Roman Tub(s):	No
			Sauna:	No	Separate Shower:	No
Courtyard:			Shuttle Service:	No	Walk-In Closets:	Select Units
Floor Premium:			Sports Court(s):	No	Washer / Dryer:	Connections
Pool View:			Tanning Bed:	No	Window Treatment:	Blinds - Mini
Skyline View:			WiFi:	Clubhouse Only	Wine Chiller:	No
Other:			Other:		Other:	

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
2X1	A	8	2%	1,150	\$1,900	\$2,000	\$1,950	\$1.70	\$0	\$1,950	\$1.70	\$0	\$0			
2X1	A - SR	4	1%	1,150	\$1,900	\$2,000	\$1,950	\$1.70	\$0	\$1,950	\$1.70	\$0	\$0			
2X2 TH	B	84	24%	1,278	\$1,975	\$2,000	\$1,988	\$1.56	\$0	\$1,988	\$1.56	\$0	\$0			
2X2 TH	B - R	3	1%	1,278	\$2,400	\$2,550	\$2,475	\$1.94	\$0	\$2,475	\$1.94	\$0	\$0			
2X2 TH	B - SR	8	2%	1,278	\$2,075	\$2,150	\$2,113	\$1.65	\$0	\$2,113	\$1.65	\$0	\$0			
2X2 TH	C	118	33%	1,323	\$1,900	\$2,025	\$1,963	\$1.48	\$0	\$1,963	\$1.48	\$0	\$0			
2X2 TH	C - SR	4	1%	1,323	\$2,150	\$2,550	\$2,350	\$1.78	\$0	\$2,350	\$1.78	\$0	\$0			
3X2 TH	D	120	34%	1,572	\$2,375	\$2,400	\$2,388	\$1.52	\$0	\$2,388	\$1.52	\$0	\$0			
3X2 TH	D - SR	5	1%	1,572	\$2,600	\$2,650	\$2,625	\$1.67	\$0	\$2,625	\$1.67	\$0	\$0			
Total / Average		354	100%	1,393	\$2,100	\$2,167	\$2,134	\$1.53	\$0	\$2,134	\$1.53	\$0	\$0	0	\$0	\$0.00
UNIT MIX & RENT COMMENTS																

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	
Apartments.com	4.0
Citysearch	
Facebook	3.9
Google+Local	3.3
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	2.6

MARKET SURVEY

Sunbay Suites

Updated: April 14,2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 3:	Sunbay Suites	Number of Units:	266	Status:	Stabilized	# of Traffic:	
Address:	5200 Coe Ave.	Construction Type:	High-Rise	Year Built:	1989	Gross Leases:	
City/State/Zip:	Seaside, CA. 93955	Property Type:	Conventional	Year Renovated:		Cancels:	
Website:	www.sunbaysuites.com	Occupancy %:	97.0%	Lease Start Date:		Denials:	
Telephone:	831-394-2515	Leased %:	97.0%	Opening Date:		Net Leases:	0
Owner:	Sunbay Resort Associates	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	Sunbay Suites	Type of Rent Optimizer:		Last Sale Date:		for week ending:	7/31

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	\$50			Property Class:	B	Gas:	Resident	
Administrative Fee:	\$0			Location:	A	Electricity:	Resident	
Amenity Fee:	\$0			Visibility:	B	Common Area Electric:		
Locator Fee:	0			Curb Appeal:	A	Water / Sewer:		
Security Deposit (Ref):	Low: \$250	High: \$250		Condition:	B	Trash:		
Security Deposit (NR):	Low:	High:		Clubhouse:	B	Valet Trash:	No	
Pet Deposit (Ref):	Small:	Large:		Fitness Center:	B	Pest Control:	Not Billed Back	
Pet Deposit (NR):	Small:	Large:		Pool:	B	Bulk Cable/Internet Package:	No	
Pet Rent:	Small:	Large:		Interiors:	B	Fiber-Optic Available:		
Lease Terms:	Minimum: 1	Maximum: 6		Walk Score:		APPLIANCES		
Short Term Premium:		MTM Fee: \$30		Transit Score:		Heater:	Gas	Range: Gas
						Water Heater:	Gas	

COMMENTS	
Concessions:	
Property Narrative:	

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors:	No	Accent Walls:	No
Detached Garage:	No		BBQ Grills:	Yes	Appliance Color:	White
Carport:	Yes	\$0	Bike Share:	No	Energy Star:	No
Parking Structure:	No		Bike Storage:	No	Ceiling Fan(s):	Yes - LR Only
Reserved Space:	Yes	\$0	Billiards:	Yes	Ceiling Heights	
Tandem Parking:	No		Business Center:	No	First Floor:	
SECURITY			CARES Program:	No	Mid Floors:	
Access Gates:	Yes		Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:	No		Concierge:	No	Color Scheme Options:	
Courtesy Officer:	No		Conference Room:	No	Countertops:	
Security System:	No		Dog Park / Dog Run:	No	Tile Backsplash:	
FITNESS			Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	Yes		Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:			Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:			Lake:	No	Fireplace:	Yes - Gas
TECHNOLOGY			Laundry Room:	Yes	Flooring	
Technology Package:			LEED Certified:	No	Living:	
Bluetooth Speakers:			Massage Room:	No	Bedroom(s):	
Keyless Entry:			Media Room:	No	Wet Areas:	
Smart Lighting:			On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:			Package Locker / Concierge:	No	Kitchen Island:	
Upgraded Thermostats:			Playground:	Yes	Kitchen Pantry:	Yes
RENOVATIONS			Pool(s):	Yes 5	Lighting:	
Renovations:	No		Spa / Jacuzzi:	Yes	LED Lighting:	
# of Units:		Renovation Description:	Recycling Center:	No	Under Cabinet Lighting:	
			Rentable Clubhouse:	Yes	Patio / Balcony:	All Units Storage: No
			Roof Deck:	No	Roman Tub(s):	No
PREMIUMS			Sauna:	Yes	Separate Shower:	No
Courtyard:			Shuttle Service:	No	Walk-In Closets:	No
Floor Premium:			Sports Court(s):	Tennis Volleyball	Washer / Dryer:	No
Pool View:			Tanning Bed:	No	Window Treatment:	
Skyline View:			WiFi:	No	Wine Chiller:	No
Other:			Other:		Other:	

UNIT MIX AND RENTS

Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
Studio		32	12%	345	\$1,265	\$1,375	\$1,320	\$3.83		\$1,320	\$3.83					
1X1		64	24%	500	\$1,450	\$1,655	\$1,553	\$3.11		\$1,553	\$3.11					
2X1		85	32%	650	\$1,800	\$2,000	\$1,900	\$2.92		\$1,900	\$2.92					
2X2		85	32%	700	\$2,000	\$2,155	\$2,078	\$2.97		\$2,078	\$2.97					
Total / Average		266	100%	593	\$1,715	\$1,891	\$1,803	\$3.04	\$0	\$1,803	\$3.04	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	2.5
Apartments.com	
Citysearch	
Facebook	2.8
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	2.5

MARKET SURVEY

Marina Square Apartments

Updated: April 14, 2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 4:	Marina Square Apartments	Number of Units:	48	Status:	Stabilized	# of Traffic:	
Address:	269 Reservation Rd.	Construction Type:	Garden	Year Built:	1978	Gross Leases:	
City/State/Zip:	Mama, CA. 93933	Property Type:	Conventional	Year Renovated:		Cancels:	
Website:		Occupancy %:	100.0%	Lease Start Date:		Denials:	
Telephone:	831-384-9725	Leased %:	100.0%	Opening Date:		Net Leases:	0
Owner:	DYI Properties	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	DYI Properties	Type of Rent Optimizer:		Last Sale Date:		for week ending:	7/31

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	\$35			Property Class:	C	Gas:	Resident	
Administrative Fee:	\$0			Location:	C	Electricity:	Resident	
Amenity Fee:	\$0			Visibility:	C	Common Area Electric:		
Locator Fee:	0			Curb Appeal:	C	Water / Sewer:		
Security Deposit (Ref):	Low:	Equal to one month's rent	High: \$2,400	Condition:	C	Trash:		
Security Deposit (NR):	Low:		High:	Clubhouse:		Valet Trash:		
Pet Deposit (Ref):	Small:	No pets allowed	Large:	Fitness Center:		Pest Control:		
Pet Deposit (NR):	Small:		Large:	Pool:		Bulk Cable/Internet Package:		
Pet Rent:	Small:		Large:	Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum:	MTM	Maximum:	Walk Score:		APPLIANCES		
Short Term Premium:			MTM Fee:	Transit Score:		Heater:	Range:	Water Heater:

COMMENTS	
Concessions:	
Property Narrative:	

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors:	No	Accent Walls:	No
Detached Garage:	Yes 1 Car	\$0	BBQ Grills:	Yes	Appliance Color:	White
Carport:	Yes	\$0	Bike Share:	No	Energy Star:	No
Parking Structure:	No		Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	No		Billiards:	No	Ceiling Heights	
Tandem Parking:			Business Center:	No	First Floor:	
SECURITY			CARES Program:	No	Mid Floors:	
Access Gates:			Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:			Concierge:	No	Color Scheme Options:	
Courtesy Officer:			Conference Room:	No	Countertops:	
Security System:			Dog Park / Dog Run:	No	Tile Backsplash:	
FITNESS			Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:			Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:			Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:			Lake:	No	Fireplace:	
TECHNOLOGY			Laundry Room:	Yes	Flooring	
Technology Package:			LEED Certified:	No	Living:	
Bluetooth Speakers:			Massage Room:	No	Bedroom(s):	
Keyless Entry:			Media Room:	No	Wet Areas:	
Smart Lighting:			On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:			Package Locker / Concierge:	No	Kitchen Island:	
Upgraded Thermostats:			Playground:	Yes	Kitchen Pantry:	No
RENOVATIONS			Pool(s):	No	Lighting:	
Renovations:	No		Spa / Jacuzzi:	No	LED Lighting:	
# of Units:		Renovation Description:	Recycling Center:	No	Under Cabinet Lighting:	
			Rentable Clubhouse:	No	Patio / Balcony:	All Units
			Roof Deck:	No	Roman Tub(s):	No
PREMIUMS			Sauna:	No	Separate Shower:	No
Courtyard:			Shuttle Service:	No	Walk-In Closets:	No
Floor Premium:			Sports Court(s):	No	Washer / Dryer:	No
Pool View:			Tanning Bed:	No	Window Treatment:	
Skyline View:			WiFi:	No	Wine Chiller:	No
Other:			Other:		Other:	

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
2X1		48	100%	1,000	\$1,460	\$2,565	\$2,013	\$2.01		\$2,013	\$2.01					
Total / Average		48	100%	1,000	\$1,460	\$2,565	\$2,013	\$2.01	\$0	\$2,013	\$2.01	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS																

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	3.0
Apartments.com	
Citysearch	
Facebook	
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	5.0
Yelp	

MARKET SURVEY

Marina Del Sol

Updated: April 14,2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 5:	Marina Del Sol	Number of Units:	108	Status:	Stabilized	# of Traffic:	
Address:	187 Palm Ave	Construction Type:	Garden	Year Built:	1977	Gross Leases:	
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:		Cancels:	
Website:		Occupancy %:	100.0%	Lease Start Date:		Denials:	
Telephone:	831-384-5619	Leased %:	100.0%	Opening Date:		Net Leases:	0
Owner:	Pioneer Properties	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	Pioneer Properties	Type of Rent Optimizer:		Last Sale Date:		for week ending:	

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES					FEES
Application Fee:	\$15			Property Class:	C	Gas:		Resident			
Administrative Fee:	\$0			Location:	C	Electricity:		Resident			
Amenity Fee:	\$0			Visibility:	C	Common Area Electric:					
Locator Fee:	0			Curb Appeal:	C	Water / Sewer:					
Security Deposit (Ref):	Low:	\$1,000	High:	Condition:	C	Trash:					
Security Deposit (NR):	Low:		High:	Clubhouse:		Valet Trash:					
Pet Deposit (Ref):	Small:	\$500	Large:	Fitness Center:		Pest Control:		Not Billed Back			
Pet Deposit (NR):	Small:		Large:	Pool:		Bulk Cable/Internet Package:					
Pet Rent:	Small:		Large:	Interiors:	C	Fiber-Optic Available:					
Lease Terms:	Minimum:	MTM	Maximum:	Walk Score:		APPLIANCES					
Short Term Premium:			MTM Fee:	Transit Score:		Heater:	Electric	Range:	Electric	Water Heater:	Electric

COMMENTS	
Concessions:	No concessions.
Property Narrative:	

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors:	No	Accent Walls:	No
Detached Garage:	No		BBQ Grills:	No	Appliance Color:	
Carport:	Yes	\$0	Bike Share:	No	Energy Star:	No
Parking Structure:			Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	Yes	\$5 per spot	Billiards:	No	Ceiling Heights	
Tandem Parking:			Business Center:	No	First Floor:	
SECURITY			CARES Program:	No	Mid Floors:	
Access Gates:	No		Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:			Concierge:	No	Color Scheme Options:	
Courtesy Officer:			Conference Room:	No	Countertops:	
Security System:			Dog Park / Dog Run:	No	Tile Backsplash:	
FITNESS			Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	No		Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:			Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:			Lake:	No	Fireplace:	No
TECHNOLOGY			Laundry Room:	Yes	Flooring	
Technology Package:			LEED Certified:	No	Living:	
Bluetooth Speakers:			Massage Room:	No	Bedroom(s):	
Keyless Entry:			Media Room:	No	Wet Areas:	
Smart Lighting:			On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:			Package Locker / Concierge:	No	Kitchen Island:	No
Upgraded Thermostats:			Playground:	No	Kitchen Pantry:	No
RENOVATIONS			Pool(s):	No	Lighting:	
Renovations:	No		Spa / Jacuzzi:	No	LED Lighting:	
# of Units:		Renovation Description:	Recycling Center:	No	Under Cabinet Lighting:	
			Rentable Clubhouse:	No	Patio / Balcony:	No
			Roof Deck:	No	Roman Tub(s):	No
PREMIUMS			Sauna:	No	Separate Shower:	No
Courtyard:			Shuttle Service:	No	Walk-In Closets:	No
Floor Premium:			Sports Court(s):	No	Washer / Dryer:	No
Pool View:			Tanning Bed:	No	Window Treatment:	
Skyline View:			WiFi:	No	Wine Chiller:	No
Other:			Other:		Other:	

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
1X1		54	50%	618	\$1,450	\$1,500	\$1,475	\$2.39		\$1,475	\$2.39	\$0	\$0	0		
2X1		54	50%	736	\$1,650	\$2,000	\$1,825	\$2.48		\$1,825	\$2.48	\$0	\$0	0		
Total / Average		108	100%	677	\$1,550	\$1,750	\$1,650	\$2.44	\$0	\$1,650	\$2.44	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS																

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	2.0
Apartments.com	
Citysearch	
Facebook	
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	3.0

MARKET SURVEY

Shoreline Apartments

Updated: April 14,2020

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 6:	Shoreline Apartments	Number of Units:	84	Status:	Stabilized	# of Traffic:	
Address:	3124 Lake Dr.	Construction Type:	Garden	Year Built:	1973	Gross Leases:	
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:		Cancels:	
Website:		Occupancy %:	97.0%	Lease Start Date:		Denials:	
Telephone:	831-384-9573	Leased %:	97.0%	Opening Date:		Net Leases:	0
Owner:	n/a	Rent Optimizer (Y/N):	yes	Stabilization:	50.00 per pet	Closing Ratio:	
Management:	Greystar	Type of Rent Optimizer:		Last Sale Date:		for week ending:	7/31

FEES / DEPOSITS / LEASE TERMS			COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	\$42		Property Class:	B	Gas:	Resident	
Administrative Fee:	\$0		Location:	B	Electricity:	Resident	
Amenity Fee:	\$0		Visibility:	B	Common Area Electric:		
Locator Fee:	0		Curb Appeal:	B	Water / Sewer:		
Security Deposit (Ref):	Low: \$500	High:	Condition:	C	Trash:		
Security Deposit (NR):	Low:	High:	Clubhouse:		Valet Trash:		
Pet Deposit (Ref):	Small: \$350	Large:	Fitness Center:		Pest Control:		
Pet Deposit (NR):	Small:	Large:	Pool:		Bulk Cable/Internet Package:		
Pet Rent:	Small: \$50	Large:	Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum: 12	Maximum:	Walk Score:		APPLIANCES		
Short Term Premium:		MTM Fee:	Transit Score:		Heater:	Range:	Water Heater:

COMMENTS	
Concessions:	
Property Narrative:	

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors:	No	Accent Walls:	No
Detached Garage:			BBQ Grills:	No	Appliance Color:	
Carport:	Yes	\$0	Bike Share:	No	Energy Star:	
Parking Structure:			Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	Yes	\$0	Billiards:	No	Ceiling Heights	
Tandem Parking:			Business Center:	No	First Floor:	
SECURITY			CARES Program:	No	Mid Floors:	
Access Gates:	No		Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:	No		Concierge:	No	Color Scheme Options:	
Courtesy Officer:			Conference Room:	No	Countertops:	
Security System:	No		Dog Park / Dog Run:	No	Tile Backsplash:	
FITNESS			Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	No		Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:	No		Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:	No		Lake:	No	Fireplace:	No
TECHNOLOGY			Laundry Room:	Yes	Flooring	
Technology Package:			LEED Certified:	No	Living:	
Bluetooth Speakers:			Massage Room:	No	Bedroom(s):	
Keyless Entry:			Media Room:	No	Wet Areas:	
Smart Lighting:			On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:			Package Locker / Concierge:	No	Kitchen Island:	No
Upgraded Thermostats:			Playground:	No	Kitchen Pantry:	No
RENOVATIONS			Pool(s):	No	Lighting:	
Renovations:	No		Spa / Jacuzzi:	No	LED Lighting:	
# of Units:		Renovation Description:	Recycling Center:	No	Under Cabinet Lighting:	
			Rentable Clubhouse:	No	Patio / Balcony:	All Units Storage:
			Roof Deck:	No	Roman Tub(s):	No
PREMIUMS			Sauna:	No	Separate Shower:	No
Courtyard:			Shuttle Service:	No	Walk-In Closets:	No
Floor Premium:			Sports Court(s):	No	Washer / Dryer:	No
Pool View:			Tanning Bed:	No	Window Treatment:	
Skyline View:			WiFi:	All Common Areas	Wine Chiller:	No
Other:			Other:		Other:	

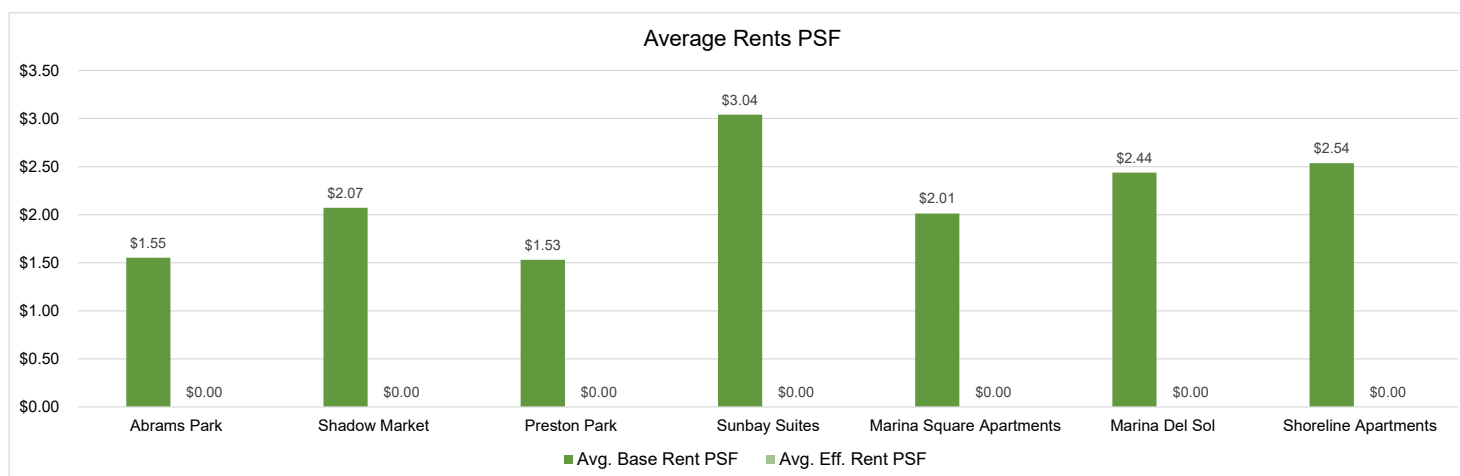
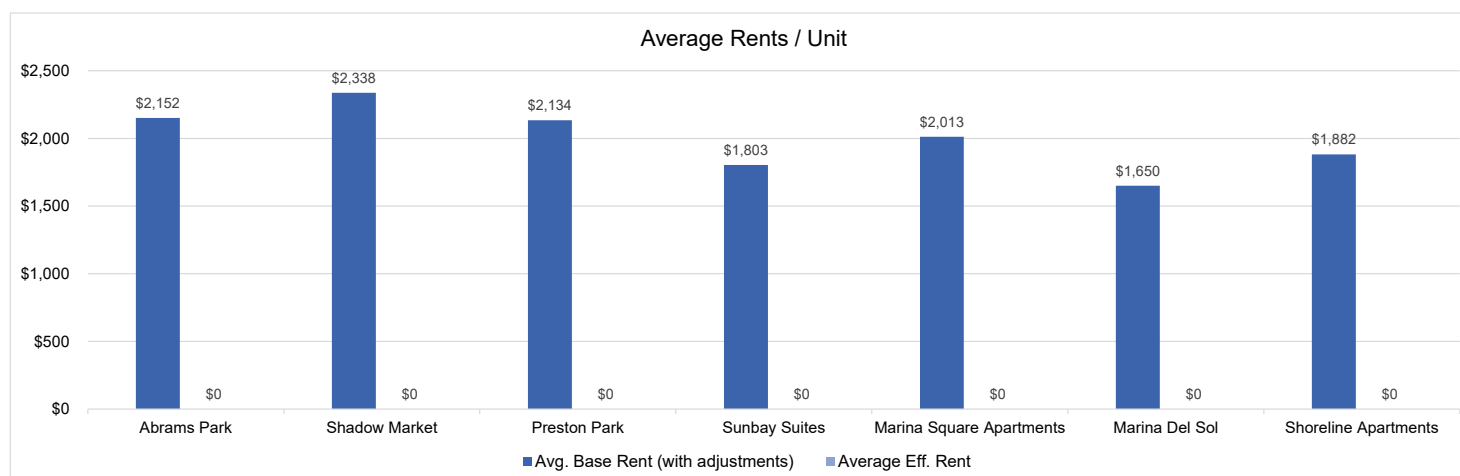
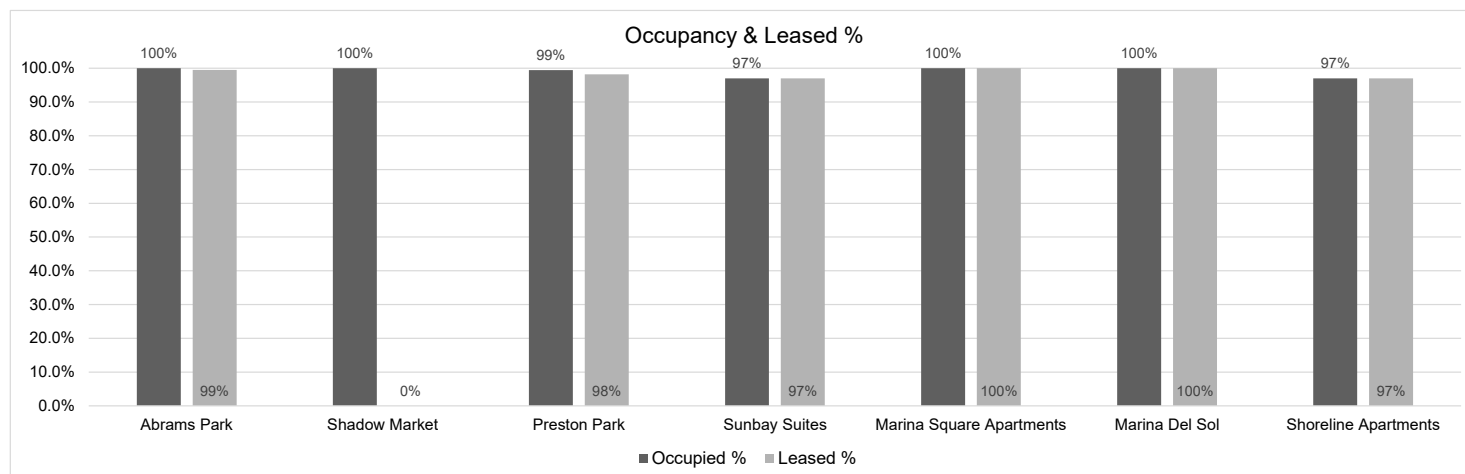
UNIT MIX AND RENTS

Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
1X1		72	86%	720	\$1,820	\$1,835	\$1,828	\$2.54		\$1,828	\$2.54	\$0	\$0	0		
2X1		2	2%	850	\$1,950	\$2,100	\$2,025	\$2.38		\$2,025	\$2.38	\$0	\$0	0		
2X2		10	12%	880	\$2,185	\$2,300	\$2,243	\$2.55		\$2,243	\$2.55	\$0	\$0	0		
Total / Average		84	100%	742	\$1,867	\$1,897	\$1,882	\$2.54	\$0	\$1,882	\$2.54	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

MARKETING	
ILS Site	Reputation Score
Apartment Ratings	5.0
Apartments.com	
Citysearch	
Facebook	5.0
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	4.5

Comp #	Property	Year Built	# of Units	Average Sq. Ft.	Occupied %	Leased %	Avg. Base Rent (with adjustments)	Avg. Base Rent PSF	Month's Free	Average Eff. Rent	Avg. Eff. Rent PSF	Traffic	Net Leases	Management Company
Subject	Abrams Park	1978	194	1,386	100.0%	99.5%	\$2,152	\$1.55	0.00	\$0	\$0.00	4	4	Alliance Residential
Comp 1	Shadow Market	Variable	14	1,129	100.0%		\$2,338	\$2.07	0.00	\$0	\$0.00		0	Variable
Comp 2	Preston Park	1987	354	1,393	99.4%	98.2%	\$2,134	\$1.53	0.00	\$0	\$0.00	10	4	Alliance Residential
Comp 3	Sunbay Suites	1989	266	593	97.0%	97.0%	\$1,803	\$3.04	0.00	\$0	\$0.00		0	Sunbay Suites
Comp 4	Marina Square Apartments	1978	48	1,000	100.0%	100.0%	\$2,013	\$2.01	0.00	\$0	\$0.00		0	DYI Properties
Comp 5	Marina Del Sol	1977	108	677	100.0%	100.0%	\$1,650	\$2.44	0.00	\$0	\$0.00		0	Pioneer Properties
Comp 6	Shoreline Apartments	1973	84	742	97.0%	97.0%	\$1,882	\$2.54	0.00	\$0	\$0.00		0	Greystar
Total / Average		1980	1,068	1,048	99.1%	98.6%	\$1,983	\$1.89	0.00	\$0	\$0.00	7	4	



COMPARISON ANALYSIS

Comp #	SUBJECT	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo
Property	Abrams Park	Shadow Market	Preston Park	Sunbay Suites	Marina Square Apartments	Marina Del Sol	Shoreline Apartments
PROPERTY INFORMATION							
# of Units	194	14	354	266	48	108	84
Construction Type	Garden	Garden	Garden	High-Rise	Garden	Garden	Garden
Property Type	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional
Occupancy %	100.0%	100.0%	99.4%	97.0%	100.0%	100.0%	97.0%
Leased %	99.5%		98.2%	97.0%	100.0%	100.0%	97.0%
Rent Optimizer	No	No	No	No	No	No	yes
Status	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized
Year Built	1978	Variable	1987	1989	1978	1977	1973
Rehab	Yes / 2000	No	Yes / 0000	No	No	No	No
RENTS / CONCESSIONS							
Avg. Base Rent	\$2,152 / \$1.55 psf	\$2,338 / \$2.07 psf	\$2,134 / \$1.53 psf	\$1,803 / \$3.04 psf	\$2,013 / \$2.01 psf	\$1,650 / \$2.44 psf	\$1,882 / \$2.54 psf
Avg. Eff. Rent	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf
Concessions	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
FEES / DEPOSITS / LEASE TERMS							
Application Fee	\$49	\$0	\$49	\$50	\$35	\$15	\$42
Administrative Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amenity Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Deposit (Ref)	Equal to one month's rent / 1.5 times the rent	Variable / Variable	Equal to one month's rent / 1.5 times the rent	\$250 / \$250	Equal to one month's rent / \$2400	\$1000 / \$0	\$500 / \$0
Security Deposit (NR)	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0
Pet Deposit (Ref)	\$0 / \$0	Variable / Variable	\$0 / \$0	\$0 / \$0	No pets allowed / \$0	\$500 / \$0	\$350 / \$0
Pet Deposit (NR)	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0
Pet Rent	No pets permitted / \$0	Variable / Variable	No pets permitted / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$50 / \$0
Locator Fee	0		0	0	\$0	\$0	\$0
Min/Max Lease Term	1 / 12	/	1 / 12	1 / 6	MTM /	MTM /	12 /
Short Term Prem/MTM Fee	\$0 / \$150	\$0 / \$0	\$0 / \$0	\$0 / \$30	\$0 / \$0	\$0 / \$0	\$0 / \$0
COMMUNITY RATINGS							
Property Class	B		B	B	C	C	B
Location	B		B	A	C	C	B
Visibility	C		B	B	C	C	B
Curb Appeal	B		C	A	C	C	B
Condition	B		C	B	C	C	C
Clubhouse	B		B	B			
Fitness Center				B			
Pool				B			
Interiors	C		C	B	C	C	C
Walk Score							
Transit Score							
UTILITY FEES							
Gas							
Electricity							
Common Area Electric							
Water/Sewer							
Trash							
Valet Trash							
Pest Control							
Cable/Internet Package							
TOTAL UTILITY FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0
COMMUNITY AMENITIES							
A/C Corridors	No	No	No	No	No	No	No
BBQ Grills	No	No	No	Yes	Yes	No	No
Bike Share	No	No	No	No	No	No	No
Bike Storage	No	No	No	No	No	No	No
Billiards	No	No	No	Yes	No	No	No

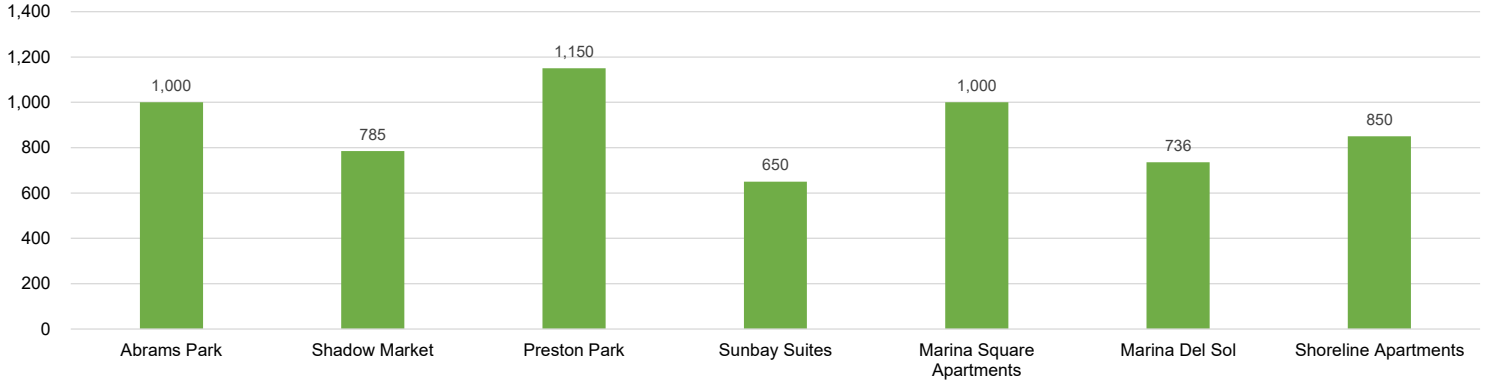
Business Center	Business Hours	No	Business Hours	No	No	No	No
CARES Program	No	No	No	No	No	No	No
Coffee Bar/Internet Café	No	No	No	No	No	No	No
Concierge	No	No	No	No	No	No	No
Conference Room	Business Hours	No	Business Hours	No	No	No	No
Dog Park/Dog Run	No	No	No	No	No	No	No
Car Charging Station	No	No	No	No	No	No	No
Elevator(s)	No	No	No	No	No	No	No
Golf Simulator/Putting Green	No	No	No	No	No	No	No
Lake	No	No	No	No	No	No	No
Laundry Room	Yes	No	Yes	Yes	Yes	Yes	Yes
LEED Certified	No	No	No	No	No	No	No
Massage Room	No	No	No	No	No	No	No
Media Room	No	No	No	No	No	No	No
On-Site Retail/Restaurant	No	No	No	No	No	No	No
Package Locker/Concierge	No	No	No	No	No	No	No
Playground	Yes	No	Yes	Yes	Yes	No	No
Pool(s)	No	No	No	Yes	No	No	No
Spa / Jacuzzi	No	No	No	Yes	No	No	No
Recycling Center	No	No	No	No	No	No	No
Rentable Clubhouse	Yes	No	Yes	Yes	No	No	No
Roof Deck	No	No	No	No	No	No	No
Sauna	No	No	No	Yes	No	No	No
Shuttle Service	No	No	No	No	No	No	No
Sports Court(s)	No	No	No	Tennis / Volleyball	No	No	No
Tanning Bed	No	No	No	No	No	No	No
WiFi	Clubhouse Only	No	Clubhouse Only	No	No	No	All Common Areas
Other:	Other: /	Other: /	Other: /	Other: /	Other: /	Other: /	Other: /
UNIT AMENITIES							
Accent Walls	No	No	No	No	No	No	No
Appliance Color	White		White	White	White		
Energy Star Appliances	Yes		Yes	No	No	No	
Ceiling Fan(s)	No	No	No	Yes - LR Only	No	No	No
Ceiling Height (1st/Mid/Top)	/ /	/ /	/ /	/ /	/ /	/ /	/ /
Color Scheme Options							
Countertops (Op 1/Op 2)	Laminate		Laminate				
Tile Backsplash (Op 1/Op 2)	No		No				
Computer Desk	No	No	No	No	No	No	No
Crown Molding	No	No	No	No	No	No	No
Double Sink Vanity	No	No	No	No	No	No	No
Fireplace	No	No	No	Yes - Gas		No	No
Flooring: Living Room	Carpet		Carpet				
Flooring: Bedroom	Carpet		Carpet				
Flooring: Wet Areas	Sheet Vinyl		Sheet Vinyl				
Icemaker	No	No	No	No	No	No	No
Kitchen Island	Yes	No	Yes			No	No
Kitchen Pantry	Yes	No	Yes	Yes	No	No	No
Lighting:							
LED Lighting							
Under Cabinet Lighting							
Patio / Balcony	All Units	No	All Units	All Units	All Units	No	All Units
Roman Tub(s)	No	No	No	No	No	No	No
Separate Shower	No	No	No	No	No	No	No
Walk-In Closets	Select Units	No	Select Units	No	No	No	No
Washer/Dryer / Fee	Connections	No	Connections	No	No	No	No
Window Treatment	Blinds - Mini		Blinds - Mini				
Wine Chiller	No	No	No	No	No	No	No
Other:	Other: /	Other: /	Other: /	Other: /	Other: /	Other: /	Other: /
PARKING							
Attached Garage	Yes / \$00	No	Yes / \$00	No	No	No	No
Detached Garage	No	No	No	No	Yes / \$00	No	
Carport	No	No	No	Yes / \$0	Yes / \$0	Yes / \$0	Yes / \$0
Parking Structure	No	No	No	No	No		

Reserved Space	No	No	No	Yes / \$0	No	Yes / \$5 per spot	Yes / \$0
Tandem Parking	No	No	No	No			
SECURITY							
Access Gates	No	No	No	Yes		No	No
Gate Attendant	No	No	No	No			No
Courtesy Officer	No	No	No	No			
Security System	No	No	No	No			No
FITNESS							
Fitness Center	No	No	No	Yes		No	No
Pilates/Yoga/Spinning Area	No	No	No				No
Instructor Led Classes	No	No	No				No
TECHNOLOGY							
Technology Package / Fee	No	No	No				
Bluetooth Speakers	No	No	No				
Keyless Entry	No	No	No				
Smart Lighting	No	No	No				
Smart Outlets	No	No	No				
Upgraded Thermostats	No	No	No				
UPGRADES / RENOVATIONS							
Rehab (Y/N)	Yes	No	Yes	No	No	No	No
# of Renov Units / Premium	8 / \$0		2 / \$0				
MARKETING ILS SITES & REPUTATION SCORES							
Apartment Ratings				2.5	3	2	5
Apartments.com	4		4				
Citysearch							
Facebook	4.7		3.9	2.8			5
Google+Local	3		3.3				
Insider Pages							
MerchantCircle							
Rent.com							
Superpages							
Yahoo! Local							
Yellow Pages					5		
Yelp	3.7		2.6	2.5		3	4.5

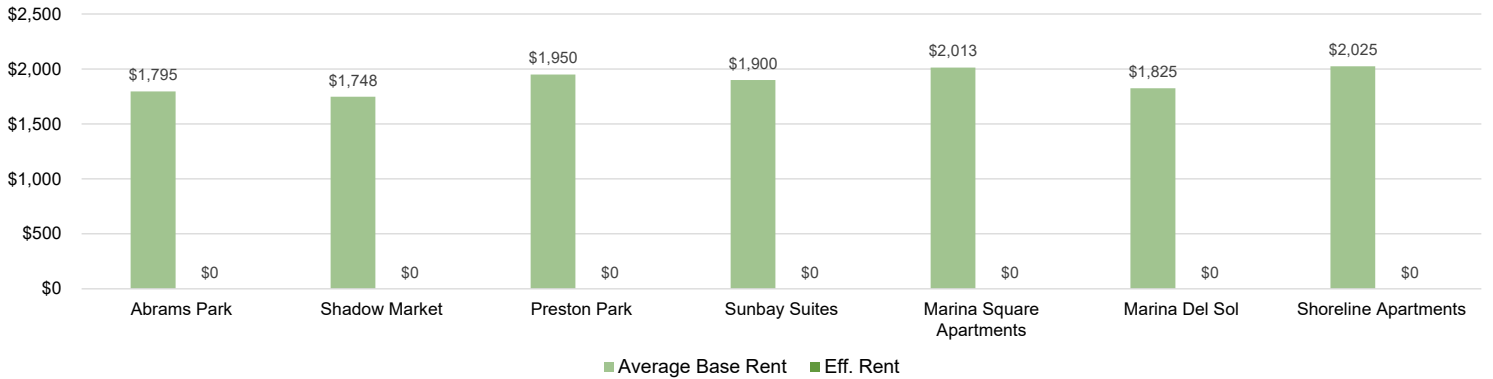
2X1 ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 2X1 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Subject	Abrams Park	1978	96	1,000	\$1,723	\$1,867	\$1,795	\$1.79	\$1,795	\$1.79	0.00	0		
Comp 1	Shadow Market	Variable	9	785	\$1,595	\$1,900	\$1,748	\$2.23	\$1,748	\$2.23	0.00	0		
Comp 2	Preston Park	1987	12	1,150	\$1,900	\$2,000	\$1,950	\$1.70	\$1,950	\$1.70	0.00	0		
Comp 3	Sunbay Suites	1989	85	650	\$1,800	\$2,000	\$1,900	\$2.92	\$1,900	\$2.92	0.00	0		
Comp 4	Marina Square Apartments	1978	48	1,000	\$1,460	\$2,565	\$2,013	\$2.01	\$2,013	\$2.01	0.00	0		
Comp 5	Marina Del Sol	1977	54	736	\$1,650	\$2,000	\$1,825	\$2.48	\$1,825	\$2.48	0.00	0		
Comp 6	Shoreline Apartments	1973	2	850	\$1,950	\$2,100	\$2,025	\$2.38	\$2,025	\$2.38	0.00	0		
2X1	Total / Average	1980	306	855	\$1,695	\$2,045	\$1,870	\$2.19	\$1,870	\$2.19	0.00	0	\$0	\$0.00

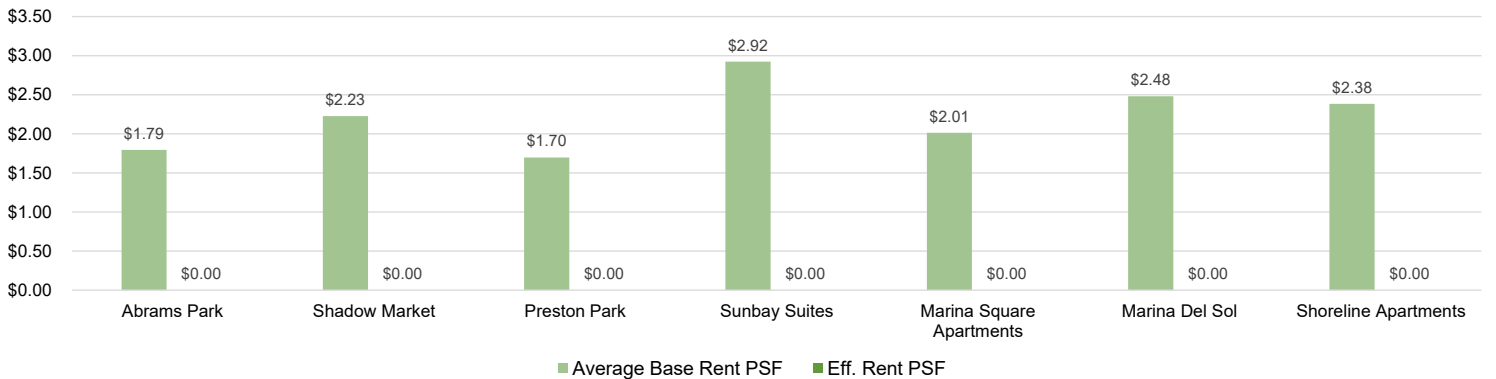
Average Unit Size



2X1 Rent / Unit Analysis



2X1 Rent PSF Analysis



ALL 2X1 UNITS

SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X1 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
2X1	Sunbay Suites	0	85	650	\$1,800	\$2,000	\$1,900	\$2.92	\$1,900	\$2.92	0.00	0		
2X1	Marina Del Sol	0	54	736	\$1,650	\$2,000	\$1,825	\$2.48	\$1,825	\$2.48	0.00	0		
2X1	Shoreline Apartments	0	2	850	\$1,950	\$2,100	\$2,025	\$2.38	\$2,025	\$2.38	0.00	0		
2X1	Shadow Market	0	9	785	\$1,595	\$1,900	\$1,748	\$2.23	\$1,748	\$2.23	0.00	0		
2X1	Abrams Park	A	92	1,000	\$1,700	\$1,850	\$1,775	\$1.78	\$1,775	\$1.78	0.00	0		
2X1	Abrams Park	A - R	4	1,000	\$2,250	\$2,250	\$2,250	\$2.25	\$2,250	\$2.25	0.00	0		
2X1	Marina Square Apartments	0	48	1,000	\$1,460	\$2,565	\$2,013	\$2.01	\$2,013	\$2.01	0.00	0		
2X1	Preston Park	A	8	1,150	\$1,900	\$2,000	\$1,950	\$1.70	\$1,950	\$1.70	0.00	0		
2X1	Preston Park	A - SR	4	1,150	\$1,900	\$2,000	\$1,950	\$1.70	\$1,950	\$1.70	0.00	0		

2X2 ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 2X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 3	Sunbay Suites	1989	85	700	\$2,000	\$2,155	\$2,078	\$2.97	\$2,078	\$2.97	0.00	0		
Comp 6	Shoreline Apartments	1973	10	880	\$2,185	\$2,300	\$2,243	\$2.55	\$2,243	\$2.55	0.00	0		
2X2	Total / Average	1981	95	719	\$2,019	\$2,170	\$2,095	\$2.91	\$2,095	\$2.91	0.00	0	\$0	\$0.00

Average Unit Size



2X2 Rent / Unit Analysis



2X2 Rent PSF Analysis



ALL 2X2 UNITS

SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
2X2	Sunbay Suites	0	85	700	\$2,000	\$2,155	\$2,078	\$2.97	\$2,078	\$2.97	0.00	0		
2X2	Shoreline Apartments	0	10	880	\$2,185	\$2,300	\$2,243	\$2.55	\$2,243	\$2.55	0.00	0		

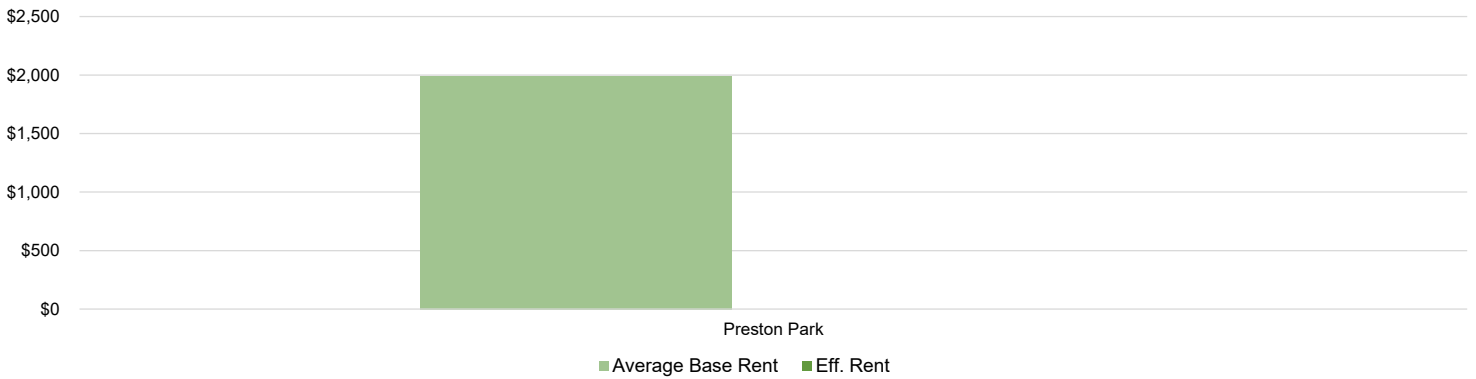
2X2 TH ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 2X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 2	Preston Park	1987	217	1,303	\$1,947	\$2,037	\$1,992	\$1.53	\$1,992	\$1.53	0.00	0		
2X2 TH	Total / Average	1987	217	1,303	\$1,947	\$2,037	\$1,992	\$1.53	\$1,992	\$1.53	0.00	0	\$0	\$0.00

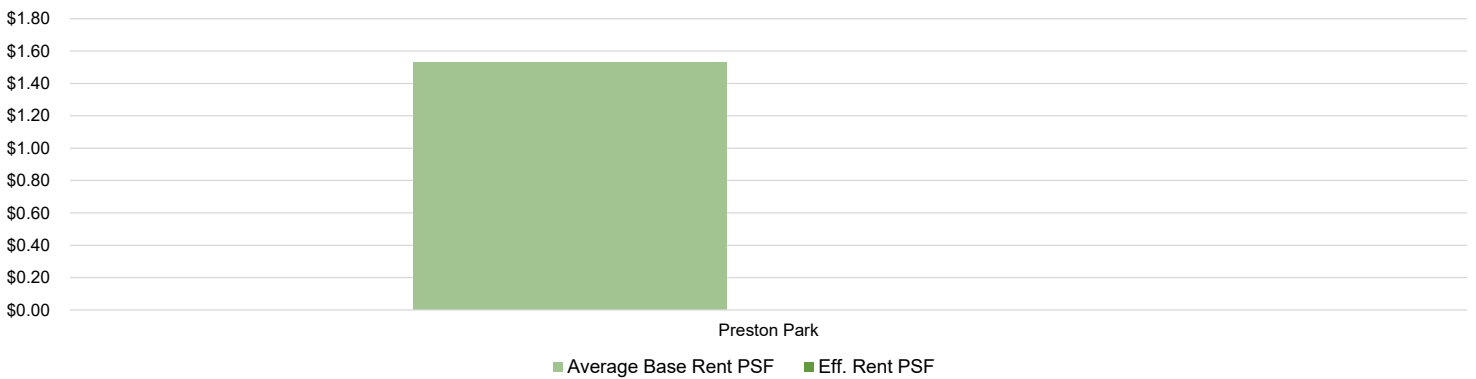
Average Unit Size



2X2 TH Rent / Unit Analysis



2X2 TH Rent PSF Analysis



ALL 2X2 TH UNITS

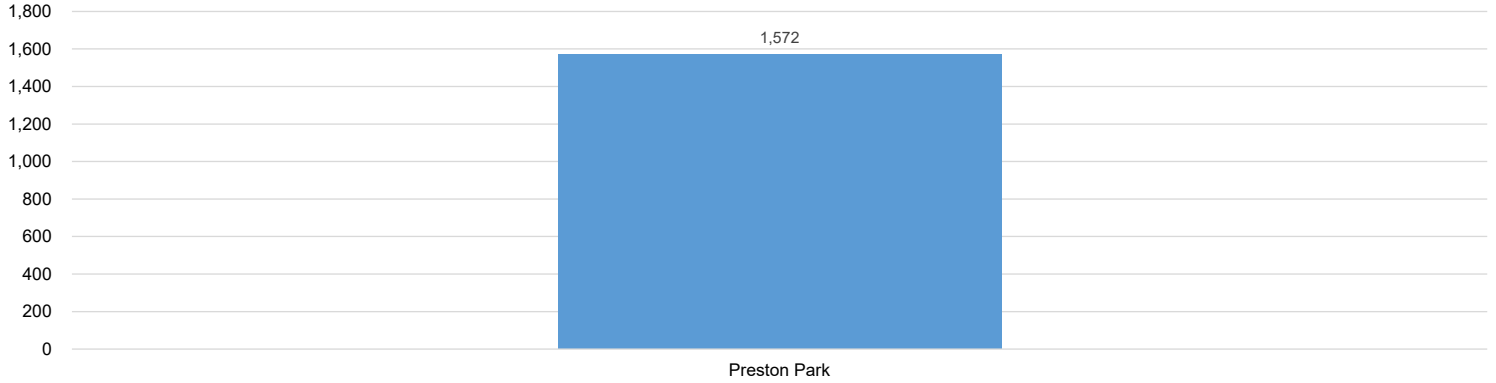
SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
2X2 TH	Preston Park	B	84	1,278	\$1,975	\$2,000	\$1,988	\$1.56	\$1,988	\$1.56	0.00	0		
2X2 TH	Preston Park	B - R	3	1,278	\$2,400	\$2,550	\$2,475	\$1.94	\$2,475	\$1.94	0.00	0		
2X2 TH	Preston Park	B - SR	8	1,278	\$2,075	\$2,150	\$2,113	\$1.65	\$2,113	\$1.65	0.00	0		
2X2 TH	Preston Park	C	118	1,323	\$1,900	\$2,025	\$1,963	\$1.48	\$1,963	\$1.48	0.00	0		
2X2 TH	Preston Park	C - SR	4	1,323	\$2,150	\$2,550	\$2,350	\$1.78	\$2,350	\$1.78	0.00	0		

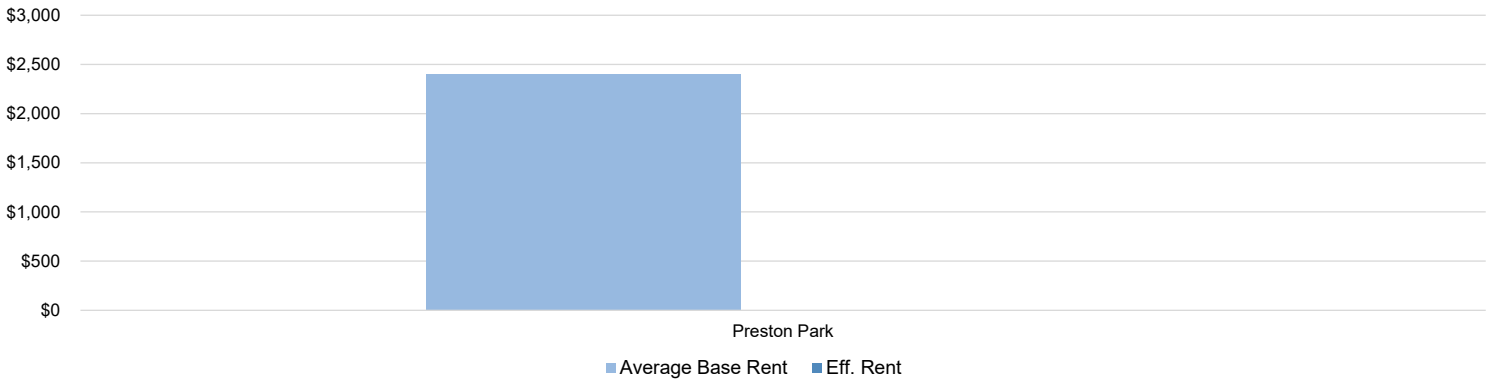
3X2 TH ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 3X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 2	Preston Park	1987	125	1,572	\$2,384	\$2,410	\$2,397	\$1.52	\$2,397	\$1.52	0.00	0		
3X2 TH	Total / Average	1987	125	1,572	\$2,384	\$2,410	\$2,397	\$1.52	\$2,397	\$1.52	0.00	0	\$0	\$0.00

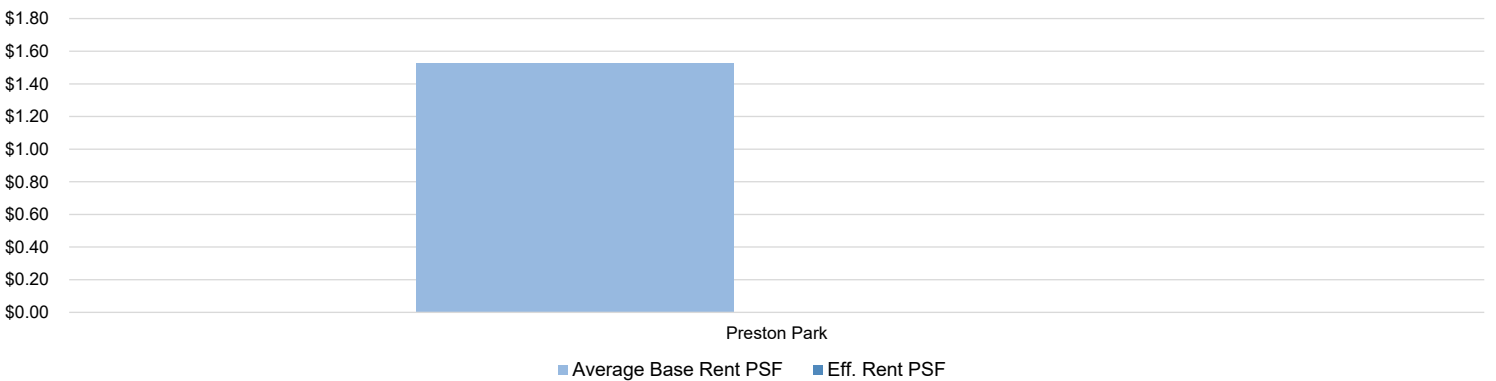
Average Unit Size



3X2 TH Rent / Unit Analysis



3X2 TH Rent PSF Analysis



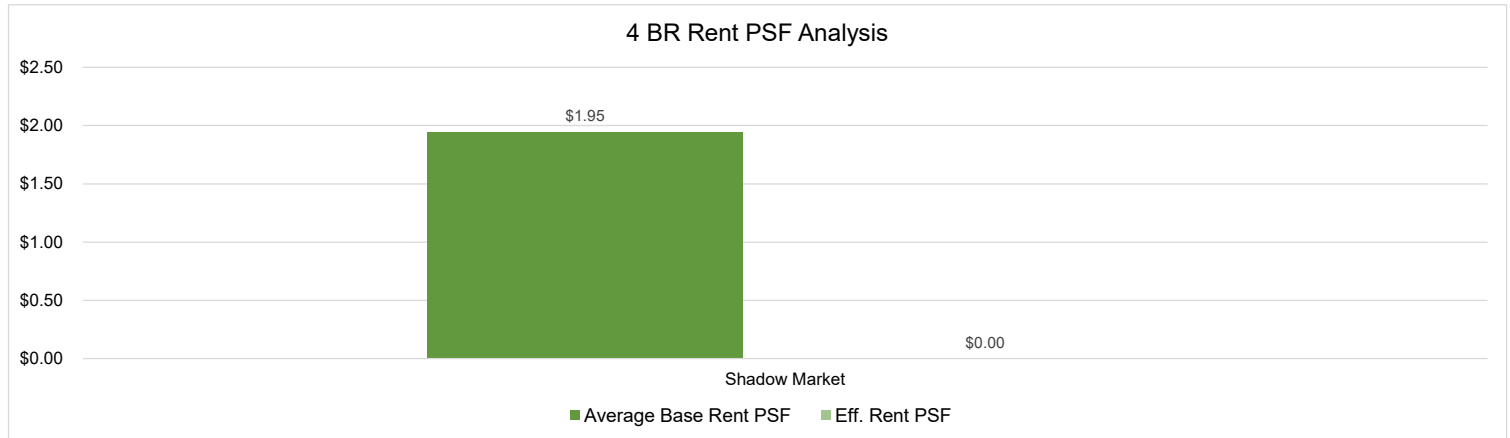
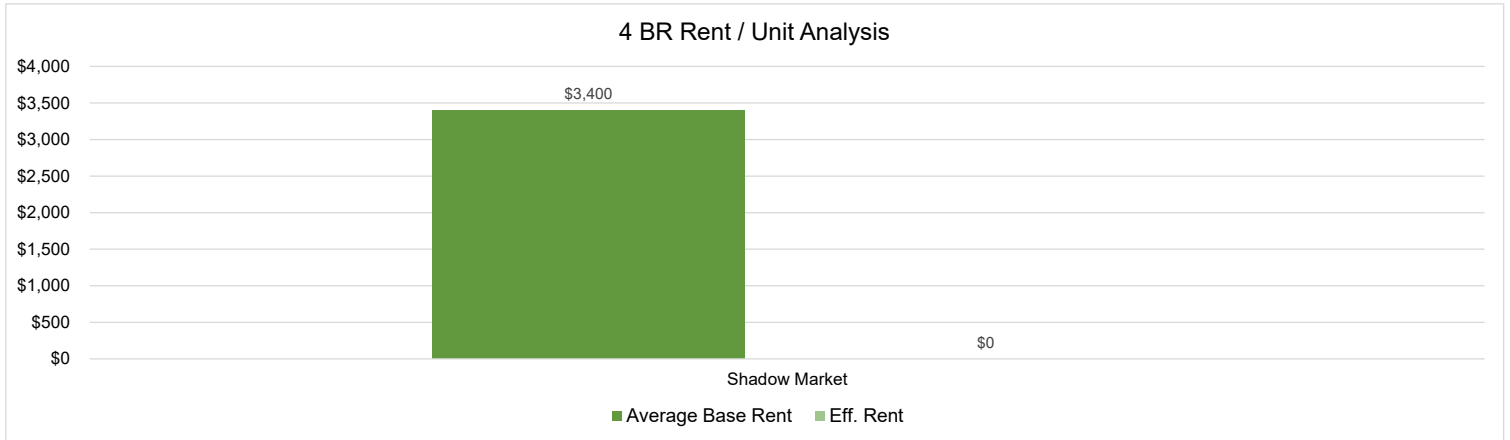
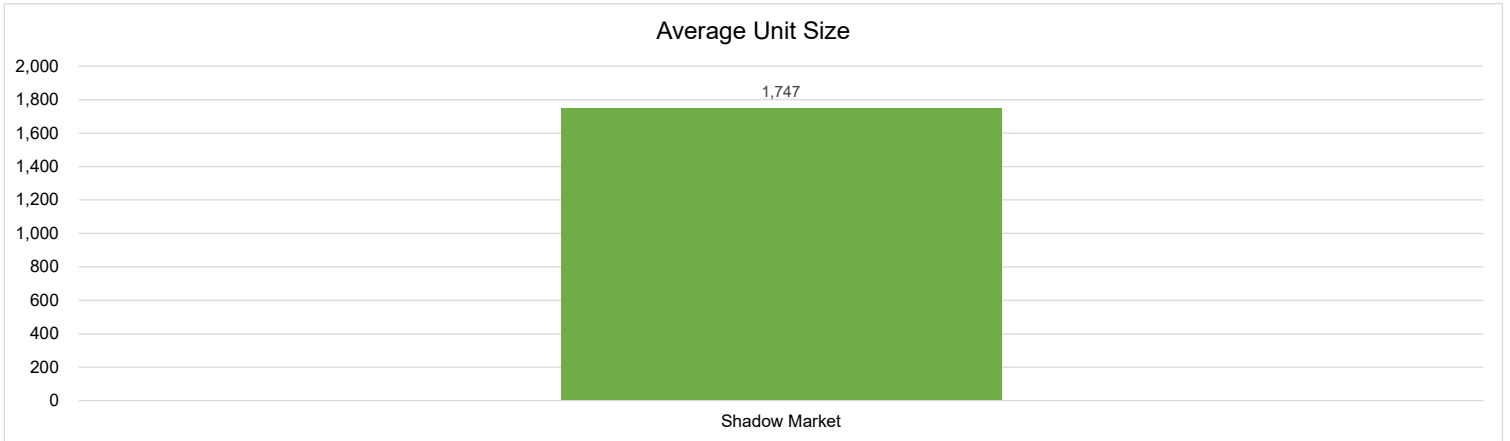
ALL 3X2 TH UNITS

SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 3X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
3X2 TH	Preston Park	D	120	1,572	\$2,375	\$2,400	\$2,388	\$1.52	\$2,388	\$1.52	0.00	0		
3X2 TH	Preston Park	D - SR	5	1,572	\$2,600	\$2,650	\$2,625	\$1.67	\$2,625	\$1.67	0.00	0		

4 BR ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 4 BR Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 1	Shadow Market	Variable	5	1,747	\$3,000	\$3,800	\$3,400	\$1.95	\$3,400	\$1.95	0.00	0		
4 BR	Total / Average		5	1,747	\$3,000	\$3,800	\$3,400	\$1.95	\$3,400	\$1.95	0.00	0	\$0	\$0.00



ALL 4 BR UNITS

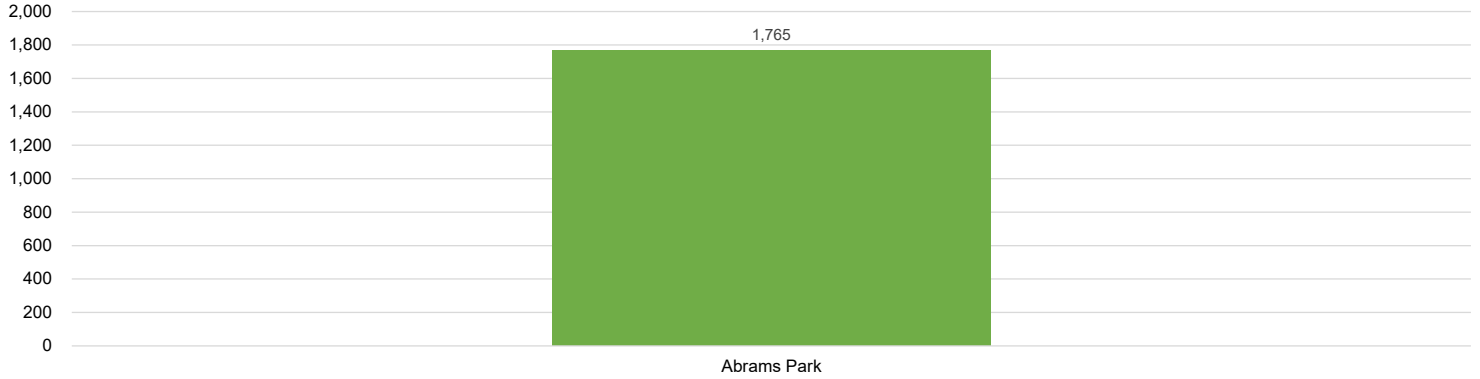
SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 4 BR Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
4 BR	Shadow Market	0	5	1,747	\$3,000	\$3,800	\$3,400	\$1.95	\$3,400	\$1.95	0.00	0		

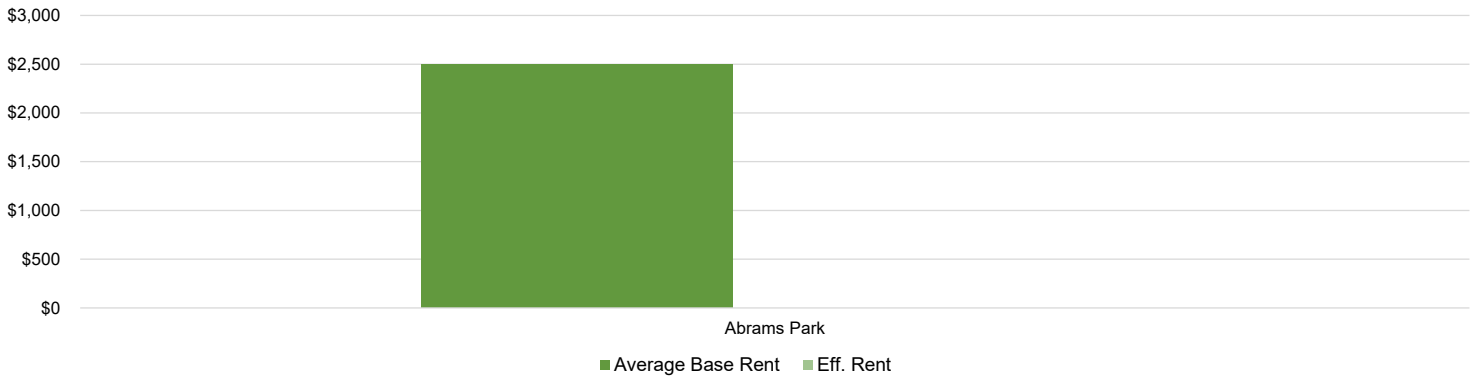
4 BR TH ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 4 BR TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Subject	Abrams Park	1978	98	1,765	\$2,492	\$2,511	\$2,502	\$1.42	\$2,502	\$1.42	0.00	0		
4 BR TH	Total / Average	1978	98	1,765	\$2,492	\$2,511	\$2,502	\$1.42	\$2,502	\$1.42	0.00	0	\$0	\$0.00

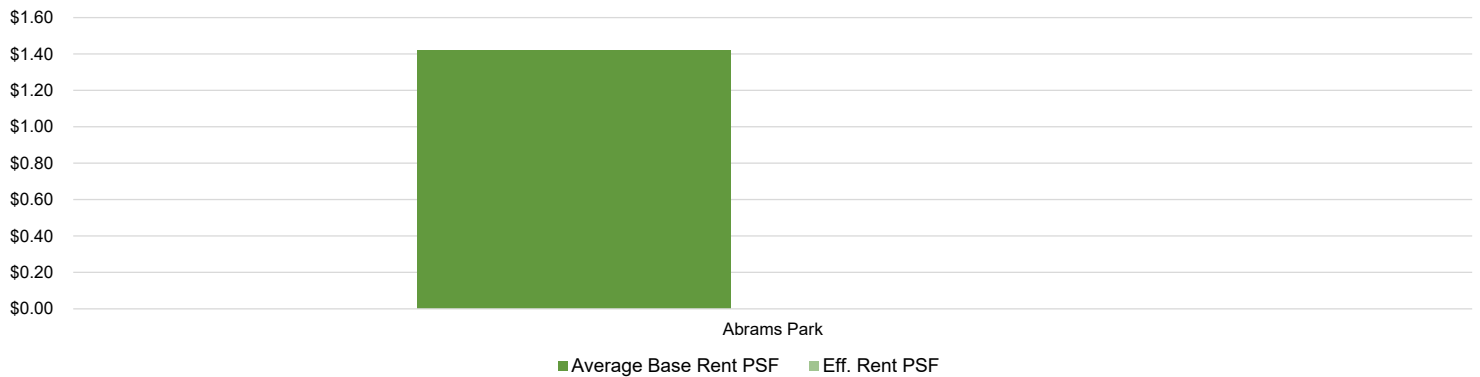
Average Unit Size



4 BR TH Rent / Unit Analysis



4 BR TH Rent PSF Analysis



ALL 4 BR TH UNITS

SORT BY: **AVG. BASE RENT**

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 4 BR TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
4 BR TH	Abrams Park	B	16	1,700	\$2,425	\$2,425	\$2,425	\$1.43	\$2,425	\$1.43	0.00	0		
4 BR TH	Abrams Park	B - SR	2	1,700	\$2,425	\$2,425	\$2,425	\$1.43	\$2,425	\$1.43	0.00	0		
4 BR TH	Abrams Park	C	29	1,750	\$2,475	\$2,475	\$2,475	\$1.41	\$2,475	\$1.41	0.00	0		
4 BR TH	Abrams Park	C - R	4	1,750	\$2,475	\$2,475	\$2,475	\$1.41	\$2,475	\$1.41	0.00	0		
4 BR TH	Abrams Park	C - SR	2	1,800	\$2,525	\$2,550	\$2,538	\$1.41	\$2,538	\$1.41	0.00	0		
4 BR TH	Abrams Park	D	43	1,800	\$2,525	\$2,550	\$2,538	\$1.41	\$2,538	\$1.41	0.00	0		

HISTORICAL SUMMARY

Survey Date	Comp #	Property	Year Built	# of Units	Average Sq. Ft.	Occupied %	Leased %	Average Base Rent	Avg. Base Rent PSF	Month's Free	Average Eff. Rent	Avg. Eff. Rent PSF	Traffic	Net Leases	Management Company
6/30/2016	Subject	Abrams Park	1978	194	1,386	99.5%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
6/30/2016	Comp 1	Shadow Market	Variable	9	1,152	100.0%		\$1,918	\$1.67	0.00	\$0	\$0.00		0	Variable
6/30/2016	Comp 2	Preston Park	1987	354	1,393	98.9%	100.0%	\$1,917	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
6/30/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,545	\$2.60	0.00	\$0	\$0.00		0	Sunbay Suites
6/30/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,575	\$1.58	0.00	\$0	\$0.00		0	DYI Properties
6/30/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,438	\$2.12	0.00	\$0	\$0.00		0	Pioneer Properties
6/30/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,433	\$1.77	0.00	\$0	\$0.00		0	Greystar
6/30/2016		Total / Average	1980	1,065	1,053	99.2%	100.0%	\$1,727	\$1.64	0.00	\$0	\$0.00	12	2	
6/30/2016	Subject	Abrams Park	1978	194	1,386	99.5%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
6/30/2016	Comp 1	Shadow Market	Variable	9	1,152	100.0%		\$1,918	\$1.67	0.00	\$0	\$0.00		0	Variable
6/30/2016	Comp 2	Preston Park	1987	354	1,393	98.9%	100.0%	\$1,917	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
6/30/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,545	\$2.60	0.00	\$0	\$0.00		0	Sunbay Suites
6/30/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,575	\$1.58	0.00	\$0	\$0.00		0	DYI Properties
6/30/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,438	\$2.12	0.00	\$0	\$0.00		0	Pioneer Properties
6/30/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,433	\$1.77	0.00	\$0	\$0.00		0	Greystar
6/30/2016		Total / Average	1980	1,065	1,053	99.2%	100.0%	\$1,727	\$1.64	0.00	\$0	\$0.00	12	2	
10/1/2016	Subject	Abrams Park	1978	194	1,386	100.0%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
10/1/2016	Comp 1	Shadow Market	Variable	9	1,283	100.0%		\$1,788	\$1.39	0.00	\$0	\$0.00		0	Variable
10/1/2016	Comp 2	Preston Park	1987	354	1,393	98.9%	100.0%	\$1,917	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
10/1/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,562	\$2.63	0.00	\$0	\$0.00		0	Sunbay Suites
10/1/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,625	\$1.63	0.00	\$0	\$0.00		0	DYI Properties
10/1/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,500	\$2.22	0.00	\$0	\$0.00		0	Pioneer Properties
10/1/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,433	\$1.77	0.00	\$0	\$0.00		0	Greystar
10/1/2016		Total / Average	1980	1,065	1,054	99.3%	100.0%	\$1,739	\$1.65	0.00	\$0	\$0.00	12	2	
2/3/2017	Subject	Abrams Park	1978	194	1,386	97.9%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
2/3/2017	Comp 1	Shadow Market	Variable	7	1,254	100.0%		\$2,211	\$1.76	0.00	\$0	\$0.00		0	Variable
2/3/2017	Comp 2	Preston Park	1987	354	1,393	98.3%	100.0%	\$1,918	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
2/3/2017	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,562	\$2.63	0.00	\$0	\$0.00		0	Sunbay Suites
2/3/2017	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,625	\$1.63	0.00	\$0	\$0.00		0	DYI Properties
2/3/2017	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,500	\$2.22	0.00	\$0	\$0.00		0	Pioneer Properties
2/3/2017	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,477	\$1.83	0.00	\$0	\$0.00		0	Greystar
2/3/2017		Total / Average	1980	1,063	1,053	98.9%	100.0%	\$1,745	\$1.66	0.00	\$0	\$0.00	12	2	
2/3/2017	Subject	Abrams Park	1978	194	1,386	97.9%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
2/3/2017	Comp 1	Shadow Market	Variable	7	1,254	100.0%		\$2,211	\$1.76	0.00	\$0	\$0.00		0	Variable
2/3/2017	Comp 2	Preston Park	1987	354	1,393	98.3%	100.0%	\$1,918	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
2/3/2017	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,562	\$2.63	0.00	\$0	\$0.00		0	Sunbay Suites
2/3/2017	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,625	\$1.63	0.00	\$0	\$0.00		0	DYI Properties
2/3/2017	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,500	\$2.22	0.00	\$0	\$0.00		0	Pioneer Properties
2/3/2017	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,477	\$1.83	0.00	\$0	\$0.00		0	Greystar
2/3/2017		Total / Average	1980	1,063	1,053	98.9%	100.0%	\$1,745	\$1.66	0.00	\$0	\$0.00	12	2	
6/1/2018	Subject	Abrams Park	1978	194	1,386	99.5%	99.5%	\$2,100	\$1.51	0.00	\$0	\$0.00	15	2	Alliance Residential
6/1/2018	Comp 1	Shadow Market	Variable	5	1,660	100.0%		\$2,648	\$1.59	0.00	\$0	\$0.00		0	Variable
6/1/2018	Comp 2	Preston Park	1987	354	1,393	98.0%	99.2%	\$2,070	\$1.49	0.00	\$0	\$0.00	9	0	Alliance Residential
6/1/2018	Comp 3	Sunbay Suites	1989	266	593	90.0%	100.0%	\$1,668	\$2.81	0.00	\$0	\$0.00		0	Sunbay Suites
6/1/2018	Comp 4	Marina Square Apartments	1978	48	1,000	100.0%	100.0%	\$2,125	\$2.13	0.00	\$0	\$0.00		0	DYI Properties
6/1/2018	Comp 5	Marina Del Sol	1977	108	677	99.0%	99.0%	\$1,600	\$2.36	0.00	\$0	\$0.00		0	Pioneer Properties
6/1/2018	Comp 6	Shoreline Apartments	1973	86	809	100.0%	100.0%	\$2,047	\$2.53	0.00	\$0	\$0.00		0	Greystar
6/1/2018		Total / Average	1980	1,061	1,055	98.1%	99.6%	\$1,930	\$1.83	0.00	\$0	\$0.00	12	2	
6/30/2018	Subject	Abrams Park	1978	194	1,386	98.5%	100.0%	\$2,105	\$1.52	0.00	\$0	\$0.00	15	2	Alliance Residential
6/30/2018	Comp 1	Shadow Market	Variable	5	1,189	100.0%		\$2,233	\$1.88	0.00	\$0	\$0.00		0	Variable
6/30/2018	Comp 2	Preston Park	1987	354	1,393	98.3%	99.2%	\$2,070	\$1.49	0.00	\$0	\$0.00	9	0	Alliance Residential
6/30/2018	Comp 3	Sunbay Suites	1989	266	593	90.0%	100.0%	\$1,668	\$2.81	0.00	\$0	\$0.00		0	Sunbay Suites
6/30/2018	Comp 4	Marina Square Apartments	1978	48	1,000	100.0%	100.0%	\$2,125	\$2.13	0.00	\$0	\$0.00		0	DYI Properties
6/30/2018	Comp 5	Marina Del Sol	1977	108	677	99.0%	99.0%	\$1,600	\$2.36	0.00	\$0	\$0.00		0	Pioneer Properties
6/30/2018	Comp 6	Shoreline Apartments	1973	86	809	100.0%	100.0%	\$2,047	\$2.53	0.00	\$0	\$0.00		0	Greystar
6/30/2018		Total / Average	1980	1,061	1,052	98.0%	99.7%	\$1,929	\$1.83	0.00	\$0	\$0.00	12	2	
7/31/2018	Subject	Abrams Park	1978	194	1,386	99.5%	100.0%	\$2,105	\$1.52	0.00	\$0	\$0.00	4	4	Alliance Residential
7/31/2018	Comp 1	Shadow Market	Variable	12	1,203	100.0%		\$2,523	\$2.10	0.00	\$0	\$0.00		0	Variable
7/31/2018	Comp 2	Preston Park	1987	354	1,393	98.3%	99.2%	\$2,071	\$1.49	0.00	\$0	\$0.00	10	4	Alliance Residential
7/31/2018	Comp 3	Sunbay Suites	1989	266	593	90.0%	100.0%	\$1,668	\$2.81	0.00	\$0	\$0.00		0	Sunbay Suites
7/31/2018	Comp 4	Marina Square Apartments	1978	48	1,000	100.0%	100.0%	\$2,125	\$2.13	0.00	\$0	\$0.00		0	DYI Properties
7/31/2018	Comp 5	Marina Del Sol	1977	108	677	99.0%	99.0%	\$1,600	\$2.36	0.00	\$0	\$0.00		0	Pioneer Properties
7/31/2018	Comp 6	Shoreline Apartments	1973	84	742	100.0%	100.0%	\$1,961	\$2.64	0.00	\$0	\$0.00		0	Greystar
7/31/2018		Total / Average	1980	1,066	1,049	98.1%	99.7%	\$1,928	\$1.84	0.00	\$0	\$0.00	7	4	
8/30/2018	Subject	Abrams Park	1978	194	1,386	99.5%	99.5%	\$2,105	\$1.52	0.00	\$0	\$0.00	4	4	Alliance Residential
8/30/2018	Comp 1	Shadow Market	Variable	14	1,129	100.0%		\$2,338	\$2.07	0.00	\$0	\$0.00		0	Variable
8/30/2018	Comp 2	Preston Park	1987	354	1,393	98.0%	99.2%	\$2,072	\$1.49	0.00	\$0	\$0.00	10	4	Alliance Residential
8/30/2018	Comp 3	Sunbay Suites	1989	266	593	90.0%	100.0%	\$1,668	\$2.81	0.00	\$0	\$0.00		0	Sunbay Suites
8/30/2018	Comp 4	Marina Square Apartments	1978	48	1,000	100.0%	100.0%	\$2,125	\$2.13	0.00	\$0	\$0.00		0	DYI Properties
8/30/2018	Comp 5	Marina Del Sol	1977	108	677	99.0%	99.0%	\$1,600	\$2.36	0.00	\$0	\$0.00		0	Pioneer Properties
8/30/2018	Comp 6	Shoreline Apartments	1973	84	742	100.0%	100.0%	\$1,961	\$2.64	0.00	\$0	\$0.00		0	Greystar
8/30/2018		Total / Average	1980	1,068	1,048	98.1%	99.6%	\$1,927	\$1.84	0.00	\$0	\$0.00	7	4	

Calculation of Affordable Units FY 20/21 Rent Levels

(A) MAXIMUM HOUSEHOLD INCOME LIMITS (ANNUAL)

HUD AMI Level	Number of Persons								
	1	2	3	4	5	6	7	8	9*
Very Low (50% AMI)	\$33,950	\$38,800	\$43,650	\$48,450	\$52,350	\$56,250	\$60,100	\$64,000	\$67,850
Low/Lower (60% AMI)	\$40,740	\$46,560	\$52,380	\$58,140	\$62,820	\$67,500	\$72,120	\$76,800	\$81,400
Low (80% AMI)	\$54,250	\$62,000	\$69,750	\$77,500	\$83,700	\$89,900	\$96,100	\$102,300	\$108,500

Source: HUD Median Income for Monterey County 2019 at <https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn>

* 9-Person Income Limits are calculated as 140% of the 4-person limits with rounding as per HUD Guidelines

(B) MAXIMUM MONTHLY HOUSING COST (Rent + Utility Allowance)

HUD Area Median Income (AMI) Level	Number of Bedrooms		
	2BD ¹	4BD ²	3BD ³
Very Low (50% AMI)	\$ 1,091	\$ 1,406	\$1,260
Low/Lower (60% AMI)	\$ 1,310	\$ 1,688	\$1,512
Low (80% AMI)	\$ 1,744	\$ 2,248	\$2,015

Notes:

¹ Calculated as 2BD AMI @ 50%, 60% and 80% for **3 persons** x 30% and then divided by 12 months

² Calculated as 4BD AMI @ 50%, 60% and 80% for **6 persons** x 30% and then divided by 12 months

³ Calculated as 3BD AMI @ 50%, 60% and 80% for **4.5 persons** x 30% and then divided by 12 months (Preston Park Only)

(C) AFFORDABLE UNITS RENT CALCULATION USING 50%/60%/80% BRACKET LESS HAMC (HCV Program) UTILITIES ALLOWANCE^{5,6}

	2BD		4BD		3BD (Preston Only)	
	20/21	19/20	20/21	19/20	20/21	19/20
Very Low (50% AMI)	\$ 1,091	\$ 1,011	\$ 1,406	\$ 1,303	\$1,260	\$1,168
Less Utilities	\$ (202)	\$ (202)	\$ (328)	\$ (328)	\$ (264)	\$ (264)
Monthly Rent Net of Utilities	\$ 889	\$ 809	\$ 1,078	\$ 975	\$996	\$904
Low/Lower (60% AMI)	\$ 1,310	\$ 1,214	\$ 1,688	\$ 1,564	\$1,512	\$1,401
Less Utilities	\$ (202)	\$ (202)	\$ (328)	\$ (328)	\$ (264)	\$ (264)
Monthly Rent Net of Utilities	\$ 1,108	\$ 1,012	\$ 1,360	\$ 1,236	\$1,248	\$1,137
Low/Lower (80% AMI)	\$ 1,744	\$ 1,618	\$ 2,248	\$ 2,084	\$2,015	\$1,868
Less Utilities	\$ (202)	\$ (202)	\$ (328)	\$ (328)	\$ (264)	\$ (264)
Monthly Rent Net of Utilities	\$ 1,542	\$ 1,416	\$ 1,920	\$ 1,756	\$1,751	\$1,604

⁵ Source for Utilities Deduction in the HAMC HVC Program Utilities Allowances for Apts & Townhouses at

https://hamonterey.org/wp-content/uploads/2017/01/Utility-Allowances_01_19_thru-12_31_2020.pdf

⁶ Utilities (UTA-Apts/Townhouses Allowances) used for calc are "HEATING (Natural Gas)", "COOKING (Natural Gas)", "OTHER ELECTRIC", "WATER HEATING (Natural Gas)", "WATER, SEWER, and "TRASH COLLECTION"

Abrams Park Budget Memo Attachment D - Highlights of Operating Expenses

ATTACHMENT D

Operating Expenses	Approved Budget FY 2019/2020	Estimated Actuals FY 2019/2020	Proposed FY 2020/2021		Variance of Approved Budget From 2019/2020 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2019/2020 Estimated Actuals	%	Comments		2020/2021 Proposed Budget vs. 2019/2020 Approved Budget	%
PAYROLL	\$373,430	\$378,349	\$389,755	I	\$4,919	1.30%	Slight increase due to higher than expected Insurance Benefits costs.	I	\$11,406	2.93%	Increase due to slight increases in Insurance Benefit costs as well as annual merit increases for team members of 1-3%.	D	\$16,325	4.37%
LANDSCAPING	\$55,780	\$50,814	\$53,234	D	(\$4,966)	-9.77%	Increase due to higher than anticipated irrigation repairs.	I	\$2,420	4.55%	Increase to allow for the anticipated maintenance contract vendor increase.	D	(\$2,546)	-4.56%
UTILITIES	\$139,682	\$153,094	\$162,021	I	\$13,412	8.76%	Increase due to higher than anticipated costs in Water.	I	\$8,927	5.51%	2020/2021 budget based upon 2019/2020 actuals with an approximate 5-7% increase in rates.	I	\$22,339	15.99%
REDECORATING	\$97,036	\$84,970	\$89,124	D	(\$12,066)	-14.20%	Decrease due to a higher number of turns completed by site staff and lower than anticipated apartment turnover.	I	\$4,154	4.66%	2020/2021 budget based upon 2019/2020 actuals with an approximate 5% increase in rates.	D	(\$7,912)	-8.15%
MAINTENANCE	\$82,928	\$81,379	\$85,061	D	(\$1,549)	-1.90%	Decrease due to lower than anticipated costs for Electrical and Plumbing Supplies.	I	\$3,682	4.33%	2020/2021 budget based upon 2019/2020 actuals with an approximate 4% increase in rates.	I	\$2,133	2.57%
MARKETING	\$8,955	\$9,739	\$9,755	I	\$784	8.05%	Increase due to higher than anticipated costs for Rent Café monthly fee.	I	\$16	0.16%	2020/2021 budget based upon 2019/2020 actuals.	I	\$800	8.93%
ADMINISTRATIVE	\$73,511	\$76,021	\$79,073	I	\$2,510	3.30%	Increase due to higher than anticipated legal fees.	I	\$3,052	3.86%	2020/2021 budget based upon 2019/2020 actuals with a slight increase in rates.	I	\$5,562	7.57%
INSURANCE & TAXES	\$201,123	\$229,199	\$242,093	I	\$28,076	12.25%	Reflects higher rates than anticipated.	I	\$12,894	5.33%	Increase to account due to increased Insurance premium.	I	\$40,970	0.00%
NON-ROUTINE MAINTENANCE	\$116,054	\$109,159	\$207,175	D	(\$6,895)	-6.32%	Positive variance as major unit incidents were less frequent than projected.	I	\$98,016	47.31%	Increase due to the following projects: mailbox replacements (\$30,000), garage spring replacements (\$36,950), lighting additions (\$20,000), and gopher treatments (\$16,275).	I	\$91,121	78.52%
MANAGEMENT FEES	\$88,513	\$89,193	\$89,272	I	\$680	0.76%	Increase due to higher than anticipated Total Income.	I	\$79	0.09%	Increase due to increase in Total Income.	I	\$759	0.86%
TOTAL OPERATING EXPENSES	\$1,237,012	\$1,261,917	\$1,406,563	I	\$24,905	1.97%	Increase due to higher than expected costs in expense categories detailed above.	I	\$144,646	10.28%	Increase due to expense category increases detailed above.	I	\$169,551	13.71%

I -- DESIGNATES INCREASE

D -- DESIGNATES DECREASE

ABRAMS PARK
2021 STANDARD BUDGET
CONSOLIDATION & SIGN-OFF

Description	2021 Total	2020 Projected	Variance	Variance %
Physical Occupancy	98.80 %	99.31 %		
Economic Occupancy	97.81 %	98.30 %		

Gross Potential Mkt Rent	\$3,601,872	\$3,541,253	\$60,619	1.7%
Loss to Lease	\$0	\$0	\$0	0.0%
Gain to Lease	\$0	\$0	\$0	0.0%
Affordable Housing	\$0	\$0	\$0	0.0%
Vacancy Loss	(\$43,321)	(\$24,600)	(\$18,722)	-76.1%
Vacancy Loss Collected	\$0	\$0	\$0	0.0%
Non Rev Producing Units	(\$14,592)	(\$14,592)	\$0	0.0%
Models	\$0	\$0	\$0	0.0%
Employee Units	(\$21,002)	(\$20,999)	(\$3)	0.0%
Office, Laundry, Maintenance Units	\$0	\$0	\$0	0.0%
Courtesy Office Units	\$0	\$0	\$0	0.0%
Guest Housing	\$0	\$0	\$0	0.0%
Guest Housing Expense	\$0	\$0	\$0	0.0%
Rental Concessions	\$0	\$0	\$0	0.0%
Recurring Concessions	\$0	\$0	\$0	0.0%
Other Concessions	\$0	\$0	\$0	0.0%
Free Rent	\$0	\$0	\$0	0.0%
Referral Rent Credit	\$0	\$0	\$0	0.0%
Previously Collected Rent	\$0	\$0	\$0	0.0%
Future Rent Collected	\$0	\$0	\$0	0.0%
Delinquent Rent	\$0	\$0	\$0	0.0%
Net Delinquency	\$0	\$0	\$0	0.0%
Other Month Rent/Past Due	\$0	\$0	\$0	0.0%
Other Month Rent/Past Due - Affordable	\$0	\$0	\$0	0.0%
Rent Adjustments	\$0	\$0	\$0	0.0%
Rent Adjustments - Affordable	\$0	\$0	\$0	0.0%
Prior Year Income Accrual Adj	\$0	\$0	\$0	0.0%
Rents Collected by Prior Mgmt	\$0	\$0	\$0	0.0%
Less: Writeoffs	\$0	\$0	\$0	0.0%
Write Off Rent Recovery	\$0	\$0	\$0	0.0%
Bad Debt Expense	\$0	\$0	\$0	0.0%
Base Rent	\$0	\$0	\$0	0.0%
Base Rent - Section 8	\$0	\$0	\$0	0.0%
Base Rent - Commercial	\$0	\$0	\$0	0.0%
Base Rent - CPI Increase	\$0	\$0	\$0	0.0%
Other Income	\$32,715	\$31,728	\$987	3.1%
Miscellaneous Income	\$15,195	\$15,195	\$0	0.0%
Retail Income	\$0	\$0	\$0	0.0%
Corporate Apt Income	\$0	\$0	\$0	0.0%
Corporate Expenses	\$0	\$0	\$0	0.0%
Utility Reimbursement	\$0	\$0	\$0	0.0%
TOTAL INCOME	\$3,570,866	\$3,527,986	\$42,881	1.2%

Description	2021 Total	2020 Projected	Variance	Variance %
Payroll	\$389,755	\$378,349	(\$11,406)	-3.0%
Landscaping	\$53,234	\$50,814	(\$2,420)	-4.8%
Utility Expense	\$162,021	\$153,094	(\$8,928)	-5.8%
Marketing	\$9,755	\$9,739	(\$16)	-0.2%
Administrative	\$79,073	\$76,021	(\$3,051)	-4.0%
Maintenance	\$85,061	\$81,379	(\$3,682)	-4.5%
Redecorating	\$89,124	\$84,970	(\$4,154)	-4.9%
Retail Expense	\$0	\$0	\$0	0.0%
Management Fees	\$89,272	\$89,193	(\$78)	-0.1%
Insurance	\$190,282	\$178,682	(\$11,600)	-6.5%
Taxes	\$51,811	\$50,517	(\$1,294)	-2.6%
Professional Services	\$0	\$0	\$0	0.0%
Non-Routine Maintenance	\$207,175	\$109,159	(\$98,016)	-89.8%
TOTAL OPERATING EXP	\$1,406,562	\$1,261,916	(\$144,645)	-11.5%
NET OPERATING INCOME	\$2,164,304	\$2,266,069	(\$101,765)	-4.5%
Partnership Income	\$0	\$0	\$0	0.0%
Partnership Expense	\$0	\$0	\$0	0.0%
Debt Services	\$0	\$0	\$0	0.0%
Non-Routine Improvements	\$0	\$0	\$0	0.0%
Non-Routine Capital Expense	\$0	\$0	\$0	0.0%
Depreciation Expense	\$0	\$0	\$0	0.0%
Amortization	\$0	\$0	\$0	0.0%
Extraordinary Items	\$0	\$0	\$0	0.0%
NET INCOME	\$2,164,304	\$2,266,069	(\$101,765)	-4.5%
Retained Earnings	\$1,532,220	\$1,532,220	\$0	0.0%
Other Current Assets	\$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%
Mortgage Insurance Prem Reserve	\$0	\$0	\$0	0.0%
Replacement Reserve	\$545,340	\$545,340	\$0	0.0%
Capital Assets	\$0	\$0	(\$0)	-1900.0%
WIP	\$0	\$0	\$0	0.0%
Long Term Liabilities	\$0	\$0	\$0	0.0%
NET CASH FLOW	\$86,744	\$188,509	(\$101,765)	-54.0%

ALLIANCE PROGRAM PARTICIPATION

Alliance Recovery Services *	No
Alliance Resident Works	Yes
Alliance Yardi	Yes
Yardi CheckSCAN	Yes
Conserve Utility Billing / Expense Management	No
SEO Services	No
PPC Services	No
PayScan	Yes
Cloud-Based Budget Solution	Yes
Kingsley Survey	Yes
LRO Revenue Management	No
RCG/NCC Business Services Collections	Yes
On-Site.com App Screening, Doc. Mgmt, Elec. Signature	Yes

*No cost to community

Approvals

Owner _____ Date _____

Alliance Residential, LLC or any of its affiliates (collectively the "Manager") makes no guarantee, warranty or representation whatsoever (notwithstanding anything to the contrary set forth in the Management Agreement) in connection with the accuracy of this Operating Budget as it is intended as a good faith estimate only. By its execution hereof, Owner hereby authorizes Manager to incur the costs and expenses applicable for the line items set forth in this Budget.

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	per unit	per sq ft	2020 Projected
INCOME																	
GROSS POTENTIAL MARKET RENT																	
4100-0010	Gross Potential Mkt Rent	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$3,601,872	\$18,566	\$13.40	\$3,541,253
4100-0030	Loss to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
4100-0040	Gain to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
4100-0050	Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
ACTUAL POTENTIAL RENT		\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$3,601,872	\$18,566	\$13.40	\$3,541,253
Average Potential Rent		\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$18,566			\$18,254
Average Potential Rent per sq ft		\$1.12	\$1.12	\$1.12	\$1.12	\$1.12	\$1.12	\$1.12	\$1.12	\$1.12	\$1.12	\$1.12	\$1.12	\$13.40			\$13.17
4100-0060	Vacancy Loss	(\$3,868)	(\$4,642)	(\$3,868)	(\$3,094)	(\$3,868)	(\$3,868)	(\$3,094)	(\$3,868)	(\$3,868)	(\$3,094)	(\$3,094)	(\$3,094)	(\$43,321)	(\$223)	(\$0.16)	(\$24,600)
4100-0080	Non Rev Producing Units	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$14,592)	(\$75)	(\$0.05)	(\$14,592)
TOTAL GROSS POTENTIAL MARKET RENT		\$293,322	\$292,548	\$293,322	\$294,095	\$293,322	\$293,322	\$294,095	\$293,322	\$293,322	\$294,095	\$294,095	\$294,095	\$3,522,956	\$18,160	\$13.10	\$3,481,062
Average Effective Rent		\$1,536	\$1,532	\$1,528	\$1,532	\$1,536	\$1,528	\$1,532	\$1,536	\$1,528	\$1,532	\$1,532	\$1,532	\$18,349			\$18,225
Average Effective Rent per sq ft		\$1.11	\$1.11	\$1.10	\$1.11	\$1.11	\$1.10	\$1.11	\$1.11	\$1.10	\$1.11	\$1.11	\$1.11	\$13.24			\$13.15
Physical Occupancy		98.71 %	98.45 %	98.71 %	98.97 %	98.71 %	98.71 %	98.97 %	98.71 %	98.71 %	98.97 %	98.97 %	98.97 %	98.80 %			99.31 %
Economic Occupancy		97.72 %	97.47 %	97.72 %	97.98 %	97.72 %	97.72 %	97.98 %	97.72 %	97.72 %	97.98 %	97.98 %	97.98 %	97.81 %			98.30 %
OTHER INCOME																	
4200-0060	Application Fees	\$418	\$466	\$418	\$370	\$322	\$370	\$322	\$322	\$418	\$370	\$466	\$418	\$4,675	\$24	\$0.02	\$4,178
4200-0180	Damage Fees	\$1,760	\$1,760	\$1,320	\$1,320	\$1,320	\$1,100	\$1,100	\$1,320	\$1,320	\$1,320	\$1,760	\$1,540	\$16,940	\$87	\$0.06	\$15,880
4200-0230	Termination Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
4200-0340	Pet Fees	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800	\$9	\$0.01	\$2,375
4200-0360	NSF	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600	\$3	\$0.00	\$425
4200-0370	Late Fees	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$8,700	\$45	\$0.03	\$8,870
TOTAL OTHER INCOME		\$3,103	\$3,151	\$2,663	\$2,615	\$2,567	\$2,395	\$2,347	\$2,567	\$2,663	\$2,615	\$3,151	\$2,883	\$32,715	\$169	\$0.12	\$31,728
MISCELLANEOUS INCOME																	
4300-0060	Interest Income	\$1,660	\$1,691	\$1,257	\$1	\$742	\$905	\$980	\$2,691	\$1,317	\$1,317	\$1,317	\$1,317	\$15,195	\$78	\$0.06	\$15,195
TOTAL MISCELLANEOUS INCOME		\$1,660	\$1,691	\$1,257	\$1	\$742	\$905	\$980	\$2,691	\$1,317	\$1,317	\$1,317	\$1,317	\$15,195	\$78	\$0.06	\$15,195
TOTAL INCOME		\$298,084	\$297,390	\$297,241	\$296,711	\$296,630	\$296,621	\$297,422	\$298,579	\$297,301	\$298,027	\$298,563	\$298,295	\$3,570,866	\$18,407	\$13.28	\$3,527,986
OPERATING EXPENSES																	
PAYROLL																	
ADMINISTRATIVE PAYROLL																	
5100-1010	Regional Manager	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$632	\$632	\$7,400	\$38	\$0.03	\$6,864
5100-1020	Senior Manager	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$3,016	\$3,016	\$35,315	\$182	\$0.13	\$33,905
5100-1040	Assistant Manager	\$2,399	\$2,399	\$2,399	\$2,399	\$2,399	\$2,399	\$2,399	\$2,399	\$2,399	\$2,399	\$2,471	\$2,471	\$28,932	\$149	\$0.11	\$29,439
5100-1100	Other Admin Payroll	\$0	\$0	\$580	\$1,383	\$1,383	\$1,383	\$1,383	\$1,383	\$1,383	\$1,383	\$1,424	\$1,424	\$13,109	\$68	\$0.05	\$5,451
TOTAL ADMINISTRATIVE PAYROLL		\$5,941	\$5,941	\$6,521	\$7,324	\$7,324	\$7,324	\$7,324	\$7,324	\$7,324	\$7,324	\$7,543	\$7,543	\$84,756	\$437	\$0.32	\$75,659
LEASING PAYROLL																	
5100-2010	Leasing Manager	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,544	\$1,544	\$18,084	\$93	\$0.07	\$13,619
5100-2020	Leasing Consultant	\$1,237	\$1,237	\$1,237	\$1,237	\$1,237	\$1,237	\$1,237	\$1,237	\$1,237	\$1,237	\$1,274	\$1,274	\$14,922	\$77	\$0.06	\$20,390
TOTAL LEASING PAYROLL		\$2,737	\$2,737	\$2,737	\$2,737	\$2,737	\$2,737	\$2,737	\$2,737	\$2,737	\$2,737	\$2,819	\$2,819	\$33,006	\$170	\$0.12	\$34,008
MAINTENANCE PAYROLL																	
5100-3010	Director of Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5100-3020	Sr. Maintenance Manager	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,085	\$2,085	\$24,407	\$126	\$0.09	\$22,452
5100-3030	Maintenance Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5100-3040	Asst. Maintenance Manager	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,544	\$1,544	\$18,084	\$93	\$0.07	\$18,070
5100-3050	Maintenance Person	\$4,113	\$4,113	\$4,113	\$4,113	\$4,113	\$4,113	\$4,113	\$4,113	\$4,113	\$4,113	\$4,236	\$4,236	\$49,598	\$256	\$0.18	\$77,779

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	per unit	per sq ft	2020 Projected
5100-3070	Other Maintenance Payroll	\$2,742	\$2,742	\$2,742	\$2,742	\$2,742	\$2,742	\$2,742	\$2,742	\$2,742	\$2,742	\$2,825	\$2,825	\$33,074	\$170	\$0.12	\$0
TOTAL MAINTENANCE PAYROLL		\$10,378	\$10,378	\$10,378	\$10,378	\$10,378	\$10,378	\$10,378	\$10,378	\$10,378	\$10,378	\$10,690	\$10,690	\$125,162	\$645	\$0.47	\$118,300
GROUNDS PAYROLL																	
5100-5010	Porter/Groundskeeper	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,137	\$2,137	\$25,020	\$129	\$0.09	\$22,849
TOTAL GROUNDS PAYROLL		\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,137	\$2,137	\$25,020	\$129	\$0.09	\$22,849
OVERTIME																	
5200-0010	Administrative	\$458	\$458	\$545	\$666	\$666	\$666	\$666	\$666	\$666	\$666	\$686	\$686	\$7,495	\$39	\$0.03	\$14,358
5200-0020	Leasing	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$539	\$539	\$6,307	\$33	\$0.02	\$2,547
5200-0030	Maintenance	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,735	\$1,735	\$20,310	\$105	\$0.08	\$12,613
5200-0050	Grounds	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$102	\$102	\$1,195	\$6	\$0.00	\$924
TOTAL OVERTIME		\$2,765	\$2,765	\$2,852	\$2,972	\$2,972	\$2,972	\$2,972	\$2,972	\$2,972	\$2,972	\$3,061	\$3,061	\$35,308	\$182	\$0.13	\$30,442
BONUS																	
5250-0040	Administrative - Other	\$0	\$0	(\$291)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$291)	(\$582)	(\$3)	(\$0.00)	(\$291)
5250-0320	Garage - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5250-0330	Other Bonuses	\$0	\$0	\$291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291	\$582	\$3	\$0.00	\$291
TOTAL BONUS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
CHECK PROCESSING FEES																	
5400-0010	Ck Processing - Administrative	\$101	\$151	\$112	\$123	\$123	\$123	\$123	\$185	\$123	\$123	\$123	\$123	\$1,534	\$8	\$0.01	\$1,082
5400-0020	Ck Processing - Leasing	\$45	\$67	\$45	\$45	\$45	\$45	\$45	\$67	\$45	\$45	\$45	\$45	\$582	\$3	\$0.00	\$493
5400-0030	Ck Processing - Maintenance	\$157	\$235	\$157	\$157	\$157	\$157	\$157	\$235	\$157	\$157	\$157	\$157	\$2,038	\$11	\$0.01	\$1,810
5400-0050	Ck Processing - Grounds	\$45	\$67	\$45	\$45	\$45	\$45	\$45	\$67	\$45	\$45	\$45	\$45	\$582	\$3	\$0.00	\$437
TOTAL CHECK PROCESSING FEES		\$347	\$521	\$358	\$370	\$370	\$370	\$370	\$554	\$370	\$370	\$370	\$370	\$4,738	\$24	\$0.02	\$3,821
PAYROLL TAXES																	
5450-0010	Administrative - FICA	\$566	\$566	\$588	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$688	\$666	\$7,776	\$40	\$0.03	\$6,001
5450-0020	Administrative - FUTA	\$48	\$48	\$36	\$16	\$16	\$16	\$16	\$12	\$5	\$5	\$5	\$2	\$224	\$1	\$0.00	\$53
5450-0030	Administrative - SUTA	\$368	\$368	\$281	\$124	\$124	\$124	\$124	\$93	\$38	\$38	\$39	\$14	\$1,736	\$9	\$0.01	\$507
5450-0040	Leasing - FICA	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$216	\$216	\$2,525	\$13	\$0.01	\$2,547
5450-0050	Leasing - FUTA	\$22	\$22	\$22	\$22	\$18	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$112	\$1	\$0.00	\$35
5450-0060	Leasing - SUTA	\$170	\$170	\$170	\$170	\$139	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$868	\$4	\$0.00	\$367
5450-0070	Maintenance - FICA	\$794	\$794	\$794	\$794	\$794	\$794	\$794	\$794	\$794	\$794	\$818	\$818	\$9,575	\$49	\$0.04	\$9,803
5450-0080	Maintenance - FUTA	\$83	\$83	\$83	\$74	\$60	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$392	\$2	\$0.00	\$118
5450-0090	Maintenance - SUTA	\$643	\$643	\$643	\$576	\$468	\$64	\$0	\$0	\$0	\$0	\$0	\$0	\$3,038	\$16	\$0.01	\$1,240
5450-0130	Grounds - FICA	\$159	\$159	\$159	\$159	\$159	\$159	\$159	\$159	\$159	\$159	\$163	\$163	\$1,914	\$10	\$0.01	\$1,591
5450-0140	Grounds - FUTA	\$17	\$17	\$17	\$17	\$17	\$17	\$11	\$1	\$0	\$0	\$0	\$0	\$112	\$1	\$0.00	\$21
5450-0150	Grounds - SUTA	\$129	\$129	\$129	\$129	\$129	\$129	\$89	\$7	\$0	\$0	\$0	\$0	\$868	\$4	\$0.00	\$334
5450-0250	Other Payroll Taxes	\$0	\$0	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22	\$45	\$0	\$0.00	\$22
TOTAL PAYROLL TAXES		\$3,207	\$3,207	\$3,153	\$2,960	\$2,804	\$2,247	\$2,074	\$1,947	\$1,877	\$1,877	\$1,930	\$1,902	\$29,184	\$150	\$0.11	\$22,639
INSURANCE BENEFITS																	
5500-0010	Administrative	\$665	\$665	\$671	\$571	\$671	\$671	\$671	\$671	\$671	\$671	\$673	\$673	\$7,945	\$41	\$0.03	\$7,772
5500-0020	Leasing	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$244	\$244	\$2,915	\$15	\$0.01	\$4,814
5500-0030	Maintenance	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$392	\$392	\$4,665	\$24	\$0.02	\$27,415
5500-0050	Grounds	\$605	\$605	\$605	\$605	\$605	\$605	\$605	\$605	\$605	\$605	\$606	\$606	\$7,263	\$37	\$0.03	\$7,110
TOTAL INSURANCE BENEFITS		\$1,902	\$1,902	\$1,907	\$1,807	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,915	\$1,915	\$22,789	\$117	\$0.08	\$47,112
401K CONTRIBUTION																	
5550-0010	Administrative	\$50	\$50	\$54	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$64	\$63	\$718	\$4	\$0.00	\$1,227
5550-0020	Leasing	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$24	\$24	\$281	\$1	\$0.00	\$296
5550-0030	Maintenance	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$91	\$91	\$1,064	\$5	\$0.00	\$1,552
5550-0050	Grounds	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$213	\$1	\$0.00	\$97
TOTAL 401K CONTRIBUTION		\$180	\$180	\$183	\$191	\$191	\$191	\$191	\$191	\$191	\$191	\$197	\$196	\$2,275	\$12	\$0.01	\$3,172

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	per unit	per sq ft	2020 Projected
WORKERS COMPENSATION																	
5600-0010	Administrative	\$531	\$531	\$551	\$626	\$626	\$626	\$626	\$626	\$626	\$626	\$641	\$621	\$7,257	\$37	\$0.03	\$5,112
5600-0020	Leasing	\$189	\$189	\$189	\$189	\$189	\$189	\$189	\$189	\$189	\$189	\$195	\$195	\$2,277	\$12	\$0.01	\$1,810
5600-0030	Maintenance	\$716	\$716	\$716	\$716	\$716	\$716	\$716	\$716	\$716	\$716	\$738	\$738	\$8,636	\$45	\$0.03	\$7,066
5600-0050	Grounds	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$147	\$147	\$1,726	\$9	\$0.01	\$1,218
TOTAL WORKERS COMPENSATION		\$1,579	\$1,579	\$1,599	\$1,674	\$1,674	\$1,674	\$1,674	\$1,674	\$1,674	\$1,674	\$1,721	\$1,701	\$19,897	\$103	\$0.07	\$15,206
PAYROLL OTHER																	
5650-0010	Temporary Labor - Admin	\$0	\$1,000	\$0	\$1,000	\$1,000	\$0	\$0	\$1,000	\$0	\$1,000	\$1,000	\$0	\$6,000	\$31	\$0.02	\$3,999
5650-0040	New Hire Expense - Admin	\$0	\$485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$485	\$0	\$0	\$970	\$5	\$0.00	\$685
5650-0050	New Hire Expense - Maint	\$0	\$0	\$510	\$0	\$0	\$0	\$0	\$0	\$510	\$0	\$0	\$0	\$1,020	\$5	\$0.00	\$510
5650-0060	New Hire Expense - Other	\$0	\$0	(\$310)	\$0	\$0	\$0	\$0	\$0	(\$310)	\$0	\$250	\$0	(\$370)	(\$2)	(\$0.00)	(\$52)
TOTAL PAYROLL OTHER		\$0	\$1,485	\$200	\$1,000	\$1,000	\$0	\$0	\$1,000	\$200	\$1,485	\$1,250	\$0	\$7,620	\$39	\$0.03	\$5,143
TOTAL PAYROLL		\$31,109	\$32,768	\$31,963	\$33,488	\$33,432	\$31,875	\$31,701	\$32,760	\$31,704	\$32,989	\$33,632	\$32,332	\$389,755	\$2,009	\$1.45	\$378,349
LANDSCAPING																	
6000-0010	Landscape Contract	\$3,400	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$41,834	\$216	\$0.16	\$39,936
6000-0080	Other Landscaping	\$0	\$450	\$0	\$525	\$450	\$525	\$525	\$450	\$0	\$525	\$450	\$0	\$3,900	\$20	\$0.01	\$3,593
6000-0130	Irrigation/Sprinkler Repairs	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$7,500	\$39	\$0.03	\$7,285
TOTAL LANDSCAPING		\$4,025	\$4,569	\$4,119	\$4,644	\$4,569	\$4,644	\$4,644	\$4,569	\$4,119	\$4,644	\$4,569	\$4,119	\$53,234	\$274	\$0.20	\$50,814
UTILITY EXPENSE																	
6100-0010	Electricity	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$5,237	\$27	\$0.02	\$4,941
6100-0040	Electricity - Vacant	\$34	\$41	\$34	\$27	\$34	\$34	\$27	\$34	\$34	\$27	\$27	\$27	\$378	\$2	\$0.00	\$360
6100-0080	Gas	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$180	\$1	\$0.00	\$163
6100-0110	Gas - Vacant	\$21	\$26	\$21	\$17	\$21	\$21	\$17	\$21	\$21	\$17	\$17	\$17	\$238	\$1	\$0.00	\$113
6100-0150	Water	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$99,048	\$511	\$0.37	\$92,568
6100-0220	Sewer	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$54,960	\$283	\$0.20	\$52,339
6100-0280	Trash Removal	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$1,980	\$10	\$0.01	\$1,546
TOTAL UTILITY EXPENSE		\$13,505	\$13,516	\$13,505	\$13,494	\$13,505	\$13,505	\$13,494	\$13,505	\$13,505	\$13,494	\$13,494	\$13,494	\$162,021	\$835	\$0.60	\$153,094
MARKETING																	
6300-0010	Advertising-Print	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$1,680	\$9	\$0.01	\$1,667
6300-0060	Marketing - Radio	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250	\$1	\$0.00	\$150
6300-0220	Dues, Memberships & Sub.	\$0	\$0	\$0	\$0	\$545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$545	\$3	\$0.00	\$545
6300-0230	Resident Functions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
6300-0290	Billboards/Signs	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$4	\$0.00	\$0
6300-0340	Marketing Promotions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
6300-0342	Alliance Resident Works	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480	\$33	\$0.02	\$6,480
TOTAL MARKETING		\$680	\$680	\$680	\$680	\$2,025	\$680	\$930	\$680	\$680	\$680	\$680	\$680	\$9,755	\$50	\$0.04	\$9,739
ADMINISTRATIVE																	
6400-0010	Telephone	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$27,312	\$141	\$0.10	\$25,494
6400-0040	Answering Service	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080	\$6	\$0.00	\$1,076
6400-0070	Office Supplies	\$368	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$2,381	\$12	\$0.01	\$2,131
6400-0080	Office Equipment	\$315	\$155	\$155	\$680	\$155	\$155	\$840	\$155	\$155	\$315	\$155	\$155	\$3,390	\$17	\$0.01	\$3,188
6400-0120	Postage	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$2,045	\$11	\$0.01	\$1,997
6400-0170	Printing	\$0	\$0	\$105	\$0	\$0	\$45	\$0	\$0	\$105	\$0	\$0	\$45	\$300	\$2	\$0.00	\$263
6400-0190	Forms	\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115	\$1	\$0.00	\$0
6400-0200	Licenses	\$250	\$500	\$250	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	\$10	\$0.01	\$1,848
6400-0202	Kingsley Survey	\$99	\$0	\$0	\$99	\$0	\$0	\$199	\$50	\$0	\$99	\$0	\$0	\$546	\$3	\$0.00	\$516
6400-0230	Training & Education	\$60	\$60	\$160	\$60	\$60	\$1,510	\$60	\$60	\$160	\$60	\$60	\$160	\$2,470	\$13	\$0.01	\$2,276
6400-0250	Eviction/Legal Fees	\$700	\$2,475	\$700	\$700	\$700	\$700	\$700	\$2,475	\$700	\$700	\$700	\$700	\$11,950	\$62	\$0.04	\$15,986
6400-0270	Credit Check	\$366	\$400	\$366	\$332	\$298	\$332	\$298	\$298	\$366	\$332	\$400	\$366	\$4,152	\$21	\$0.02	\$3,926
6400-0310	Bank Charges/Credit Card Fees	\$340	\$340	\$340	\$340	\$340	\$340	\$340	\$340	\$340	\$340	\$340	\$340	\$4,080	\$21	\$0.02	\$2,874
6400-0312	Yardi CHECKscan	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$800	\$4	\$0.00	\$0

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	per unit	per sq ft	2020 Projected
6400-0320	Employee Recognition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
6400-0360	Travel & Entertainment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,185	\$6	\$0.00	\$1,238
6400-0440	Administrative Other	\$60	\$139	\$60	\$139	\$60	\$139	\$60	\$139	\$60	\$139	\$60	\$139	\$1,194	\$6	\$0.00	\$316
6400-0480	Computer Software	\$397	\$800	\$310	\$407	\$310	\$310	\$442	\$810	\$310	\$407	\$310	\$310	\$5,123	\$26	\$0.02	\$4,245
6400-0482	Yardi Maintenance Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$4,200	\$22	\$0.02	\$4,120
6400-0484	Yardi PAYscan	\$200	\$200	\$200	\$200	\$200	\$200	\$204	\$200	\$200	\$200	\$200	\$200	\$2,404	\$12	\$0.01	\$1,978
6400-0488	Cloud Based Budget Solution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$800	\$4	\$0.00	\$897
6400-0800	Uniforms - Administrative	(\$0)	\$450	\$25	(\$0)	(\$0)	(\$0)	\$450	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	\$922	\$5	\$0.00	\$923
6400-0805	Uniforms- Leasing	(\$0)	\$300	\$25	(\$0)	(\$0)	(\$0)	\$650	(\$347)	(\$0)	(\$0)	(\$0)	(\$0)	\$625	\$3	\$0.00	\$599
TOTAL ADMINISTRATIVE		\$5,691	\$8,537	\$5,415	\$6,176	\$5,342	\$6,450	\$12,077	\$8,084	\$5,115	\$5,311	\$4,944	\$5,934	\$79,073	\$408	\$0.29	\$76,021

MAINTENANCE

6500-0010	Building & Structure	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$390	\$390	\$390	\$390	\$390	\$4,820	\$25	\$0.02	\$4,794
6500-0360	Electrical	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$16,020	\$83	\$0.06	\$14,522
6500-0400	Plumbing	\$1,500	\$1,000	\$1,500	\$1,000	\$1,500	\$1,000	\$1,500	\$1,000	\$1,000	\$1,000	\$1,500	\$1,000	\$14,500	\$75	\$0.05	\$14,112
6500-0430	HVAC	\$0	\$735	\$270	\$120	\$855	\$270	\$120	\$855	\$270	\$120	\$735	\$150	\$4,500	\$23	\$0.02	\$4,295
6500-0600	Misc. Supplies	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$3,300	\$17	\$0.01	\$3,277
6500-0610	Housekeeping	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880	\$15	\$0.01	\$2,687
6500-0680	Small Equipment	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$500	\$250	\$0	\$0	\$1,500	\$8	\$0.01	\$2,274
6500-0690	Pest Control	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$5,700	\$29	\$0.02	\$5,172
6500-1010	Windows	\$800	\$350	\$800	\$800	\$350	\$800	\$800	\$350	\$800	\$800	\$350	\$750	\$7,750	\$40	\$0.03	\$7,544
6500-1040	Keys	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$4,356	\$22	\$0.02	\$3,564
6500-1060	Fire Extinguisher, 1st Aid	\$0	(\$11)	\$0	\$0	\$3,800	(\$11)	\$0	\$1,200	\$3,000	(\$11)	\$200	\$0	\$8,167	\$42	\$0.03	\$6,875
6500-1110	Alarm Expense	\$210	\$0	\$0	\$210	\$0	\$0	\$210	\$0	\$0	\$210	\$0	\$0	\$840	\$4	\$0.00	\$621
6500-1270	Maintenance Other	\$300	\$1,400	\$400	\$400	\$1,400	\$400	\$400	\$1,400	\$400	\$400	\$1,400	\$400	\$8,700	\$45	\$0.03	\$9,403
6500-1460	Safety Tool Equip/Rep/Sup	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280	\$1	\$0.00	\$280
6500-1550	Uniforms - Maintenance	\$15	\$744	(\$233)	\$15	\$0	\$0	\$759	(\$183)	\$0	\$15	\$0	\$0	\$1,133	\$6	\$0.00	\$1,157
6500-1560	Uniforms- Grounds	\$0	\$93	\$232	\$15	\$0	\$0	\$93	\$182	\$0	\$0	\$0	\$0	\$615	\$3	\$0.00	\$615
TOTAL MAINTENANCE		\$6,173	\$7,409	\$6,068	\$5,908	\$11,003	\$5,557	\$7,230	\$8,163	\$9,048	\$5,862	\$7,263	\$5,378	\$85,061	\$438	\$0.32	\$81,379

REDECORATING

6600-0010	Redec-General Cleaning	\$662	\$662	\$497	\$497	\$497	\$414	\$414	\$497	\$497	\$497	\$609	\$533	\$6,274	\$32	\$0.02	\$6,151
6600-0040	Redec-Painting Supplies	\$1,540	\$1,640	\$930	\$1,030	\$930	\$725	\$625	\$1,030	\$930	\$1,030	\$1,540	\$1,235	\$13,187	\$68	\$0.05	\$12,876
6600-0050	Redec-Painting Contract	\$4,486	\$4,486	\$3,365	\$3,365	\$3,365	\$2,804	\$2,804	\$3,365	\$3,365	\$3,365	\$4,486	\$3,925	\$43,180	\$223	\$0.16	\$41,954
6600-0070	Redec-Rehab	\$1,200	\$1,450	\$1,200	\$1,200	\$1,450	\$1,200	\$1,200	\$1,450	\$1,200	\$1,200	\$1,450	\$1,200	\$15,400	\$79	\$0.06	\$14,151
6600-0080	Redec-Drapes/Blinds	\$622	\$622	\$404	\$404	\$404	\$295	\$295	\$404	\$404	\$404	\$622	\$513	\$5,395	\$28	\$0.02	\$4,477
6600-0110	Redec-Carpet/Tile	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500	\$8	\$0.01	\$1,480
6600-0120	Redec-Carpet Repair	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$2,592	\$13	\$0.01	\$2,435
6600-0130	Redec-Carpet Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
6600-0180	Redec-Appliance Repair	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$1,596	\$8	\$0.01	\$1,446
TOTAL REDECORATING		\$8,985	\$9,335	\$6,870	\$6,970	\$7,120	\$5,912	\$5,812	\$7,220	\$6,870	\$6,970	\$9,182	\$7,881	\$89,124	\$459	\$0.33	\$84,970

MANAGEMENT FEES

7000-0010	Management Fees - #1	\$7,452	\$7,435	\$7,431	\$7,418	\$7,416	\$7,416	\$7,436	\$7,464	\$7,433	\$7,451	\$7,464	\$7,457	\$89,272	\$460	\$0.33	\$89,193
TOTAL MANAGEMENT FEES		\$7,452	\$7,435	\$7,431	\$7,418	\$7,416	\$7,416	\$7,436	\$7,464	\$7,433	\$7,451	\$7,464	\$7,457	\$89,272	\$460	\$0.33	\$89,193

INSURANCE

7100-0010	Property Insurance	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$187,282	\$965	\$0.70	\$119,813
7100-0110	Insurance Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$3,000	\$15	\$0.01	\$0
TOTAL INSURANCE		\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$18,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$190,282	\$981	\$0.71	\$178,682

TAXES

7200-0010	Real Estate Taxes	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$51,811	\$267	\$0.19	\$50,517
TOTAL TAXES		\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$51,811	\$267	\$0.19	\$50,517

PROFESSIONAL SERVICES

7300-0120	Professional Serv. Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL PROFESSIONAL SERVICES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	per unit	per sq ft	2020 Projected
NON-ROUTINE MAINTENANCE																	
7400-0150	Building & Structures	\$0	\$7,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,950	\$41	\$0.03	\$4,646
7400-0450	Paving & Landscape	\$7,200	\$825	\$825	\$5,825	\$825	\$825	\$825	\$10,825	\$825	\$825	\$825	\$825	\$31,275	\$161	\$0.12	\$21,835
7400-0840	Other Non-Routine Service	\$3,000	\$3,000	\$3,000	\$38,000	\$18,000	\$33,000	\$39,950	\$18,000	\$3,000	\$3,000	\$3,000	\$3,000	\$167,950	\$866	\$0.62	\$71,898
TOTAL NON-ROUTINE MAINTENANCE		\$10,200	\$11,775	\$3,825	\$43,825	\$18,825	\$33,825	\$40,775	\$28,825	\$3,825	\$3,825	\$3,825	\$3,825	\$207,175	\$1,068	\$0.77	\$109,159
TOTAL OPERATING EXP																	
		\$107,745	\$115,949	\$99,800	\$142,527	\$123,161	\$129,788	\$147,023	\$131,194	\$102,223	\$101,150	\$104,977	\$101,025	\$1,406,562	\$7,250	\$5.23	\$1,261,916
NET OPERATING INCOME																	
		\$190,340	\$181,441	\$197,441	\$154,184	\$173,470	\$166,833	\$150,399	\$167,385	\$195,078	\$196,877	\$193,586	\$197,270	\$2,164,304	\$11,156	\$8.05	\$2,266,069
NON-OPERATING EXPENSES																	
NET INCOME																	
		\$190,340	\$181,441	\$197,441	\$154,184	\$173,470	\$166,833	\$150,399	\$167,385	\$195,078	\$196,877	\$193,586	\$197,270	\$2,164,304	\$11,156	\$8.05	\$2,266,069
CAPITAL ASSETS																	
1500-0390	Building Improvements - Other	\$1,232,840	\$0	\$0	\$175,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$292,500	\$1,700,340	\$8,765	\$6.32	\$1,030,402
1500-0950	Computer Hardware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$4,261
1500-1200	Landscape	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2,017,449)	(\$2,007,449)	(\$10,348)	(\$7.47)	\$5,000
1500-1250	Apartment Interiors	\$17,910	\$12,896	\$21,235	\$16,785	\$12,721	\$21,235	\$16,785	\$12,246	\$21,235	\$16,785	\$12,896	\$22,360	\$205,089	\$1,057	\$0.76	\$197,534
1500-1560	Other Capital	\$73,970	\$0	\$0	\$10,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,550	\$102,020	\$526	\$0.38	\$6,863
TOTAL CAPITAL ASSETS		\$1,324,720	\$12,896	\$31,235	\$202,285	\$12,721	\$21,235	\$16,785	\$12,246	\$21,235	\$16,785	\$12,896	(\$1,685,039)	\$0	\$0	\$0.00	\$0
RETAINED EARNINGS																	
3000-0470	Distributions 1	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220	\$7,898	\$5.70	\$1,532,220
TOTAL RETAINED EARNINGS		\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220	\$7,898	\$5.70	\$1,532,220
REPLACEMENT RESERVE																	
1400-0240	Capital Reserve	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340	\$2,811	\$2.03	\$545,340
TOTAL REPLACEMENT RESERVE		\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340	\$2,811	\$2.03	\$545,340
NET CASH FLOW																	
		(\$1,307,511)	(\$4,585)	(\$6,924)	(\$221,231)	(\$12,381)	(\$27,532)	(\$39,516)	(\$17,991)	\$713	\$6,962	\$7,560	\$1,709,179	\$86,744	\$447	\$0.32	\$188,509

ABRAMS PARK
2021 STANDARD BUDGET
SUMMARY BUDGET



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	Per Unit	2020 Projected
INCOME															
GROSS POTENTIAL MARKET RENT	\$293,322	\$292,548	\$293,322	\$294,095	\$293,322	\$293,322	\$294,095	\$293,322	\$293,322	\$294,095	\$294,095	\$294,095	\$3,522,956	\$18,160	\$3,481,062
OTHER INCOME	\$3,103	\$3,151	\$2,663	\$2,615	\$2,567	\$2,395	\$2,347	\$2,567	\$2,663	\$2,615	\$3,151	\$2,883	\$32,715	\$169	\$31,728
MISCELLANEOUS INCOME	\$1,660	\$1,691	\$1,257	\$1	\$742	\$905	\$980	\$2,691	\$1,317	\$1,317	\$1,317	\$1,317	\$15,195	\$78	\$15,195
RETAIL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CORPORATE APT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CORPORATE EXPENSES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
UTILITY REIMBURSEMENT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$298,084	\$297,390	\$297,241	\$296,711	\$296,630	\$296,621	\$297,422	\$298,579	\$297,301	\$298,027	\$298,563	\$298,295	\$3,570,866	\$18,407	\$3,527,986
OPERATING EXPENSES															
PAYROLL	\$31,109	\$32,768	\$31,963	\$33,488	\$33,432	\$31,875	\$31,701	\$32,760	\$31,704	\$32,989	\$33,632	\$32,332	\$389,755	\$2,009	\$378,349
LANDSCAPING	\$4,025	\$4,569	\$4,119	\$4,644	\$4,569	\$4,644	\$4,644	\$4,569	\$4,119	\$4,644	\$4,569	\$4,119	\$53,234	\$274	\$50,814
UTILITY EXPENSE	\$13,505	\$13,516	\$13,505	\$13,494	\$13,505	\$13,505	\$13,494	\$13,505	\$13,505	\$13,494	\$13,494	\$13,494	\$162,021	\$835	\$153,094
MARKETING	\$680	\$680	\$680	\$680	\$2,025	\$680	\$930	\$680	\$680	\$680	\$680	\$680	\$9,755	\$50	\$9,739
ADMINISTRATIVE	\$5,691	\$8,537	\$5,415	\$6,176	\$5,342	\$6,450	\$12,077	\$8,084	\$5,115	\$5,311	\$4,944	\$5,934	\$79,073	\$408	\$76,021
MAINTENANCE	\$6,173	\$7,409	\$6,068	\$5,908	\$11,003	\$5,557	\$7,230	\$8,163	\$9,048	\$5,862	\$7,263	\$5,378	\$85,061	\$438	\$81,379
REDECORATING	\$8,985	\$9,335	\$6,870	\$6,970	\$7,120	\$5,912	\$5,812	\$7,220	\$6,870	\$6,970	\$9,182	\$7,881	\$89,124	\$459	\$84,970
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$7,452	\$7,435	\$7,431	\$7,418	\$7,416	\$7,416	\$7,436	\$7,464	\$7,433	\$7,451	\$7,464	\$7,457	\$89,272	\$460	\$89,193
INSURANCE	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$18,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$190,282	\$981	\$178,682
TAXES	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$51,811	\$267	\$50,517
PROFESSIONAL SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NON-ROUTINE MAINTENANCE	\$10,200	\$11,775	\$3,825	\$43,825	\$18,825	\$33,825	\$40,775	\$28,825	\$3,825	\$3,825	\$3,825	\$3,825	\$207,175	\$1,068	\$109,159
TOTAL OPERATING EXP	\$107,745	\$115,949	\$99,800	\$142,527	\$123,161	\$129,788	\$147,023	\$131,194	\$102,223	\$101,150	\$104,977	\$101,025	\$1,406,562	\$7,250	\$1,261,916
NET OPERATING INCOME	\$190,340	\$181,441	\$197,441	\$154,184	\$173,470	\$166,833	\$150,399	\$167,385	\$195,078	\$196,877	\$193,586	\$197,270	\$2,164,304		\$2,266,069
NON-OPERATING EXPENSES															
PARTNERSHIP INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
PARTNERSHIP EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
DEBT SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NON-ROUTINE IMPROVEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NON-ROUTINE CAPITAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
DEPRECIATION EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
EXTRAORDINARY ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NET INCOME	\$190,340	\$181,441	\$197,441	\$154,184	\$173,470	\$166,833	\$150,399	\$167,385	\$195,078	\$196,877	\$193,586	\$197,270	\$2,164,304		\$2,266,069
CAPITAL ASSETS															
CAPITAL ASSETS	\$1,324,720	\$12,896	\$31,235	\$202,285	\$12,721	\$21,235	\$16,785	\$12,246	\$21,235	\$16,785	\$12,896	(\$1,685,039)	\$0		\$0
RETAINED EARNINGS	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220		\$1,532,220
OTHER CURRENT ASSETS	\$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
MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
REPLACEMENT RESERVE	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340		\$545,340
WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
LONG TERM LIABILITIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NET CASH FLOW	(\$1,307,511)	(\$4,585)	(\$6,924)	(\$221,231)	(\$12,381)	(\$27,532)	(\$39,516)	(\$17,991)	\$713	\$6,962	\$7,560	\$1,709,179	\$86,744		\$188,509

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
INCOME					
GROSS POTENTIAL MARKET RENT					
4100-0010	Gross Potential Mkt Rent	\$3,601,872	\$3,541,253	\$60,619	1.7%
4100-0030	Loss to Lease	\$0	\$0	\$0	0.0%
4100-0040	Gain to Lease	\$0	\$0	\$0	0.0%
4100-0050	Affordable Housing	\$0	\$0	\$0	0.0%
ACTUAL POTENTIAL RENT		\$3,601,872	\$3,541,253	\$60,619	1.7%
Average Potential Rent		\$18,566	\$18,254		
Average Potential Rent per sq ft		\$13.40	\$13.17		

4100-0060	Vacancy Loss	(\$43,321)	(\$24,600)	(\$18,722)	-76.1%
4100-0070	Vacancy Loss Collected	\$0	\$0	\$0	0.0%
4100-0080	Non Rev Producing Units	(\$14,592)	(\$14,592)	\$0	0.0%
4100-0090	Models	\$0	\$0	\$0	0.0%
4100-0100	Employee Units	(\$21,002)	(\$20,999)	(\$3)	0.0%
4100-0110	Office, Laundry, Maintenance Units	\$0	\$0	\$0	0.0%
4100-0120	Courtesy Office Units	\$0	\$0	\$0	0.0%
4100-0130	Guest Housing	\$0	\$0	\$0	0.0%
4100-0140	Guest Housing Expense	\$0	\$0	\$0	0.0%
4100-0150	Rental Concessions	\$0	\$0	\$0	0.0%
4100-0160	Recurring Concessions	\$0	\$0	\$0	0.0%
4100-0170	Other Concessions	\$0	\$0	\$0	0.0%
4100-0180	Free Rent	\$0	\$0	\$0	0.0%
4100-0190	Referral Rent Credit	\$0	\$0	\$0	0.0%
4100-0200	Previously Collected Rent	\$0	\$0	\$0	0.0%
4100-0210	Future Rent Collected	\$0	\$0	\$0	0.0%
4100-0220	Delinquent Rent	\$0	\$0	\$0	0.0%
4100-0230	Net Delinquency	\$0	\$0	\$0	0.0%
4100-0240	Other Month Rent/Past Due	\$0	\$0	\$0	0.0%
4100-0250	Other Month Rent/Past Due - Affordable	\$0	\$0	\$0	0.0%
4100-0260	Rent Adjustments	\$0	\$0	\$0	0.0%
4100-0270	Rent Adjustments - Affordable	\$0	\$0	\$0	0.0%
4100-0280	Prior Year Income Accrual Adj	\$0	\$0	\$0	0.0%
4100-0290	Rents Collected by Prior Mgmt	\$0	\$0	\$0	0.0%
4100-0300	Less: Writeoffs	\$0	\$0	\$0	0.0%
4100-0310	Write Off Rent Recovery	\$0	\$0	\$0	0.0%
4100-0320	Bad Debt Expense	\$0	\$0	\$0	0.0%
4100-0330	Base Rent	\$0	\$0	\$0	0.0%
4100-0340	Base Rent - Section 8	\$0	\$0	\$0	0.0%
4100-0350	Base Rent - Commercial	\$0	\$0	\$0	0.0%
4100-0360	Base Rent - CPI Increase	\$0	\$0	\$0	0.0%
TOTAL GROSS POTENTIAL MARKET RENT		\$3,522,956	\$3,481,062	\$41,894	1.2%

OTHER INCOME					
4200-0010	Laundry	\$0	\$0	\$0	0.0%
4200-0020	Washer/Dryer Income	\$0	\$0	\$0	0.0%
4200-0030	Washer/Dryer Expense	\$0	\$0	\$0	0.0%
4200-0040	Other Appliance Rental	\$0	\$0	\$0	0.0%
4200-0050	Resident Fees	\$0	\$0	\$0	0.0%
4200-0060	Application Fees	\$4,675	\$4,178	\$497	11.9%
4200-0070	Credit Report Fees	\$0	\$0	\$0	0.0%
4200-0080	Credit Report Expenses	\$0	\$0	\$0	0.0%
4200-0090	Lease Reservation Fee	\$0	\$0	\$0	0.0%
4200-0100	Carport Income	\$0	\$0	\$0	0.0%
4200-0110	Garage Income	\$0	\$0	\$0	0.0%
4200-0120	Parking/Garage Non-Tenant	\$0	\$0	\$0	0.0%
4200-0130	Parking Garage Revenue	\$0	\$0	\$0	0.0%
4200-0140	Parking Expense (Contra Rev)	\$0	\$0	\$0	0.0%
4200-0150	Slip Income	\$0	\$0	\$0	0.0%
4200-0160	Storage Income	\$0	\$0	\$0	0.0%
4200-0170	Storage Concession	\$0	\$0	\$0	0.0%
4200-0180	Damage Fees	\$16,840	\$15,880	\$1,060	6.7%
4200-0190	Cleaning Fees	\$0	\$0	\$0	0.0%
4200-0200	Phone System Income	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
REDECORATING					
6600-0010	Redec-General Cleaning	\$6,274	\$6,151	(\$123)	-2.0%
6600-0020	Redec-Cleaning Supplies	\$0	\$0	\$0	0.0%
6600-0030	Trash Removal	\$0	\$0	\$0	0.0%
6600-0040	Redec-Painting Supplies	\$13,187	\$12,876	(\$311)	-2.4%
6600-0050	Redec-Painting Contract	\$43,180	\$41,954	(\$1,227)	-2.9%
6600-0060	Redec-Paint & Décor	\$0	\$0	\$0	0.0%
6600-0070	Redec-Rehab	\$15,400	\$14,151	(\$1,249)	-8.8%
6600-0080	Redec-Drapes/Blinds	\$5,395	\$4,477	(\$918)	-20.5%
6600-0090	Redec-Window Coverings	\$0	\$0	\$0	0.0%
6600-0100	Redec-Window Cleaning	\$0	\$0	\$0	0.0%
6600-0110	Redec-Carpet/Tile	\$1,500	\$1,480	(\$20)	-1.4%
6600-0120	Redec-Carpet Repair	\$2,592	\$2,435	(\$157)	-6.4%
6600-0130	Redec-Carpet Cleaning	\$0	\$0	\$0	0.0%
6600-0140	Redec-Carpet Replacement	\$0	\$0	\$0	0.0%
6600-0150	Redec-Vinyl Repair	\$0	\$0	\$0	0.0%
6600-0160	Redec-Vinyl Replacement	\$0	\$0	\$0	0.0%
6600-0170	Redec-Bathroom	\$0	\$0	\$0	0.0%
6600-0180	Redec-Appliance Repair	\$1,596	\$1,446	(\$150)	-10.4%
6600-0190	Redec-Kitchen	\$0	\$0	\$0	0.0%
6600-0200	Redec-Plumbing	\$0	\$0	\$0	0.0%
6600-0210	Redec-Resurfacing	\$0	\$0	\$0	0.0%
6600-0220	Redec-Lighting	\$0	\$0	\$0	0.0%
6600-0230	Redec-Doors/Cabinets	\$0	\$0	\$0	0.0%
6600-0240	Redec-Countertops	\$0	\$0	\$0	0.0%
6600-0250	Redec-Wall Coverings	\$0	\$0	\$0	0.0%
6600-0260	Redec-Vacant Unit Prep	\$0	\$0	\$0	0.0%
6600-0270	Redec-Vacant Utilities	\$0	\$0	\$0	0.0%
6600-0280	Redec-Carpenter Contract	\$0	\$0	\$0	0.0%
6600-0290	Redec-Janitorial Contract	\$0	\$0	\$0	0.0%
6600-0300	Redec-Handyman Contract	\$0	\$0	\$0	0.0%
6600-0310	Redec-Other	\$0	\$0	\$0	0.0%
TOTAL REDECORATING		\$89,124	\$84,970	(\$4,154)	-4.9%

RETAIL EXPENSE					
6700-0010	Retail Administrative Expense	\$0	\$0	\$0	0.0%
6700-0020	Retail Electricity	\$0	\$0	\$0	0.0%
6700-0030	Retail Gas	\$0	\$0	\$0	0.0%
6700-0040	Retail Water	\$0	\$0	\$0	0.0%
6700-0050	Retail Sewer	\$0	\$0	\$0	0.0%
6700-0060	Retail Telephone	\$0	\$0	\$0	0.0%
6700-0070	Retail Trash Removal	\$0	\$0	\$0	0.0%
6700-0080	Retail Cleaning	\$0	\$0	\$0	0.0%
6700-0090	Retail Landscape	\$0	\$0	\$0	0.0%
6700-0100	Retail Window Cleaning	\$0	\$0	\$0	0.0%
6700-0110	Retail Security	\$0	\$0	\$0	0.0%
6700-0120	Retail Repairs & Maintenance	\$0	\$0	\$0	0.0%
6700-0130	Retail Parking Lot Maintenance	\$0	\$0	\$0	0.0%
6700-0140	Retail Parking Lot Lighting	\$0	\$0	\$0	0.0%
6700-0150	Retail HVAC	\$0	\$0	\$0	0.0%
6700-0160	Retail Elevator Maintenance	\$0	\$0	\$0	0.0%
6700-0170	Retail Marketing	\$0	\$0	\$0	0.0%
6700-0180	Retail Signage	\$0	\$0	\$0	0.0%
6700-0190	Retail Snow Removal	\$0	\$0	\$0	0.0%
6700-0200	Retail Roof Repair	\$0	\$0	\$0	0.0%
6700-0210	Retail Painting	\$0	\$0	\$0	0.0%
6700-0220	Retail Fire Protection System	\$0	\$0	\$0	0.0%
6700-0230	Retail Machinery & Equipment	\$0	\$0	\$0	0.0%
6700-0240	Retail Merchant Dues/Fees	\$0	\$0	\$0	0.0%
6700-0250	Retail Management Fee	\$0	\$0	\$0	0.0%
6700-0260	Retail Interest Income	\$0	\$0	\$0	0.0%
6700-0270	Retail Real Estate Tax Expense	\$0	\$0	\$0	0.0%
6700-0280	Retail Insurance Expense	\$0	\$0	\$0	0.0%
TOTAL RETAIL EXPENSE		\$0	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
4200-0210	Phone System Expense	\$0	\$0	\$0	0.0%
4200-0220	Internet Access	\$0	\$0	\$0	0.0%
4200-0230	Termination Fees	\$0	\$0	\$0	0.0%
4200-0240	Lease Cancellations	\$0	\$0	\$0	0.0%
4200-0250	Failure to Occupy	\$0	\$0	\$0	0.0%
4200-0260	Redecoration Fees	\$0	\$0	\$0	0.0%
4200-0270	MTM Premium	\$0	\$0	\$0	0.0%
4200-0280	Short Term Lease Premium	\$0	\$0	\$0	0.0%
4200-0290	Move In Fee	\$0	\$0	\$0	0.0%
4200-0300	Transfer Fees	\$0	\$0	\$0	0.0%
4200-0310	Furniture Rental	\$0	\$0	\$0	0.0%
4200-0330	Amenities Income	\$0	\$0	\$0	0.0%
4200-0340	Pet Fees	\$1,800	\$2,375	(\$575)	-24.2%
4200-0350	Initial Pet Fees	\$0	\$0	\$0	0.0%
4200-0360	NSF	\$600	\$425	\$175	41.2%
4200-0370	Late Fees	\$8,700	\$8,870	(\$170)	-1.9%
4200-0380	Administrative Fees	\$0	\$0	\$0	0.0%
4200-0390	Addl Keys/Cards	\$0	\$0	\$0	0.0%
4200-0400	Forfeited Security Deposit	\$0	\$0	\$0	0.0%
4200-0410	Deposit Fee	\$0	\$0	\$0	0.0%
4200-0420	Other Forfeited Deposits	\$0	\$0	\$0	0.0%
4200-0430	Legal Expense Recovery	\$0	\$0	\$0	0.0%
4200-0440	Alarm Income	\$0	\$0	\$0	0.0%
4200-0450	SMART Revenue	\$0	\$0	\$0	0.0%
4200-0460	Tenant Work Orders	\$0	\$0	\$0	0.0%
4200-0470	Yard Revenue	\$0	\$0	\$0	0.0%
4200-0480	Antenna Income	\$0	\$0	\$0	0.0%
4200-0490	Guest Suite Income	\$0	\$0	\$0	0.0%
4200-0500	HVAC	\$0	\$0	\$0	0.0%
4200-0540	Sundry Resident Charges	\$0	\$0	\$0	0.0%
4200-0550	Maid Service	\$0	\$0	\$0	0.0%
4200-0560	Maintenance Income	\$0	\$0	\$0	0.0%
4200-0570	Renovation Income	\$0	\$0	\$0	0.0%
4200-0580	Police Fee Reimbursement	\$0	\$0	\$0	0.0%
4200-0590	Property Tax Reimbursement	\$0	\$0	\$0	0.0%
4200-0600	Write Off Other Income	\$0	\$0	\$0	0.0%
TOTAL OTHER INCOME		\$32,715	\$31,728	\$987	3.1%

MISCELLANEOUS INCOME					
4300-0010	Miscellaneous Income	\$0	\$0	\$0	0.0%
4300-0020	Miscellaneous Apt Income	\$0	\$0	\$0	0.0%
4300-0030	Clubhouse Income	\$0	\$0	\$0	0.0%
4300-0040	Vending Income	\$0	\$0	\$0	0.0%
4300-0060	Interest Income	\$15,195	\$15,195	\$0	0.0%
4300-0070	Interest Income - Security Deposits	\$0	\$0	\$0	0.0%
4300-0080	Interest Income - Escrow	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
MANAGEMENT FEES					
7000-0010	Management Fees - #1	\$89,272	\$89,193	(\$78)	-0.1%
7000-0020	Management Fees - #2	\$0	\$0	\$0	0.0%
7000-0030	Management Fees - #3	\$0	\$0	\$0	0.0%
7000-0040	Incentive Mgt Fees	\$0	\$0	\$0	0.0%
7000-0050	Asset Management Fees - #1	\$0	\$0	\$0	0.0%
7000-0060	Asset Management Fees - #2	\$0	\$0	\$0	0.0%
7000-0070	Management Fees - Other	\$0	\$0	\$0	0.0%
TOTAL MANAGEMENT FEES		\$89,272	\$89,193	(\$78)	-0.1%

INSURANCE					
7100-0010	Property Insurance	\$187,282	\$119,813	(\$67,469)	-56.3%
7100-0020	General Liability Insurance	\$0	\$0	\$0	0.0%
7100-0030	Excess Liability Insurance	\$0	\$0	\$0	0.0%
7100-0040	Casualty Loss Insurance	\$0	\$0	\$0	0.0%
7100-0050	Boiler Insurance	\$0	\$0	\$0	0.0%
7100-0060	Earthquake Insurance	\$0	\$0	\$0	0.0%
7100-0070	Auto Insurance	\$0	\$0	\$0	0.0%
7100-0080	Home Insurance	\$0	\$58,868	\$58,868	100.0%
7100-0090	Other Insurance	\$0	\$0	\$0	0.0%
7100-0100	Insurance Claims	\$0	\$0	\$0	0.0%
7100-0110	Insurance Deductible	\$3,000	\$0	(\$3,000)	-100.0%
TOTAL INSURANCE		\$190,282	\$178,682	(\$11,600)	-6.5%

TAXES					
7200-0010	Real Estate Taxes	\$51,811	\$50,517	(\$1,294)	-2.6%
7200-0020	Real Estate Taxes - Prior Year	\$0	\$0	\$0	0.0%
7200-0030	Real Estate Taxes - Undeveloped Land	\$0	\$0	\$0	0.0%
7200-0040	Real Estate Taxes - Service Base	\$0	\$0	\$0	0.0%
7200-0050	Real Estate Taxes - Service Savings Fee	\$0	\$0	\$0	0.0%
7200-0060	Real Estate Taxes - Appeal	\$0	\$0	\$0	0.0%
7200-0070	Real Estate Taxes - Refunds	\$0	\$0	\$0	0.0%
7200-0080	Personal Property Taxes	\$0	\$0	\$0	0.0%
7200-0090	Supplemental Taxes	\$0	\$0	\$0	0.0%
7200-0100	Taxes Other	\$0	\$0	\$0	0.0%
7200-0110	Taxes - Inspection Fees/Permits	\$0	\$0	\$0	0.0%
7200-0120	Taxes - License & Fees - Other	\$0	\$0	\$0	0.0%
7200-0130	Taxes - Trust Fees	\$0	\$0	\$0	0.0%
7200-0140	Federal Income Taxes	\$0	\$0	\$0	0.0%
7200-0150	State Income Taxes	\$0	\$0	\$0	0.0%
7200-0160	Franchise Taxes	\$0	\$0	\$0	0.0%
7200-0170	Sales Tax Expense	\$0	\$0	\$0	0.0%
7200-0180	Business License Tax	\$0	\$0	\$0	0.0%
7200-0190	City Business Tax	\$0	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
4300-0090	Interest Income - Misc	\$0	\$0	\$0	0.0%
4300-0100	Interest Income - Investment	\$0	\$0	\$0	0.0%
4300-0110	Cable Income	\$0	\$0	\$0	0.0%
4300-0120	Cable Expense	\$0	\$0	\$0	0.0%
4300-0130	Collection Income	\$0	\$0	\$0	0.0%
4300-0140	Commission	\$0	\$0	\$0	0.0%
4300-0150	Bad Debt Income	\$0	\$0	\$0	0.0%
4300-0160	Bad Debt Expense - Other Income	\$0	\$0	\$0	0.0%
4300-0170	Bad Debt Income Turnover	\$0	\$0	\$0	0.0%
4300-0180	Bad Debt Expense Turnover	\$0	\$0	\$0	0.0%
4300-0190	Ground Rent	\$0	\$0	\$0	0.0%
4300-0200	University House Rent	\$0	\$0	\$0	0.0%
4300-0210	Homeowners Dues	\$0	\$0	\$0	0.0%
4300-0220	Homeowners Fees	\$0	\$0	\$0	0.0%
4300-0230	Investment Income	\$0	\$0	\$0	0.0%
4300-0240	Escalations-Insurance	\$0	\$0	\$0	0.0%
4300-0250	Escalations - Operating Expense	\$0	\$0	\$0	0.0%
4300-0260	Escalations - CAM	\$0	\$0	\$0	0.0%
4300-0270	Escalations - Property Tax	\$0	\$0	\$0	0.0%
4300-0280	Escalations - Other	\$0	\$0	\$0	0.0%
4300-0290	Unallocated Income	\$0	\$0	\$0	0.0%
4300-0300	Sales Proceeds	\$0	\$0	\$0	0.0%
4300-0310	Gain/Loss on Sale	\$0	\$0	\$0	0.0%
4300-0320	Rebate Income	\$0	\$0	\$0	0.0%
4300-0330	Percent Rents	\$0	\$0	\$0	0.0%
4300-0340	Other Misc. Income	\$0	\$0	\$0	0.0%
4300-0350	Participation Interest - Investment Income	\$0	\$0	\$0	0.0%
4300-0360	Food & Beverage Income	\$0	\$0	\$0	0.0%
4300-0370	Base Rent Abatement (Contra Rev)	\$0	\$0	\$0	0.0%
4300-0380	CPI Rent Adjustments	\$0	\$0	\$0	0.0%
4300-0390	Defer Mkt Rent Revenue Acq Lease	\$0	\$0	\$0	0.0%
4300-0400	Straight Line Adj of Rent	\$0	\$0	\$0	0.0%
4300-0410	MI - Discount Income	\$0	\$0	\$0	0.0%
4300-0420	Non-Rent Concessions	\$0	\$0	\$0	0.0%
4300-0430	Rent Refunds	\$0	\$0	\$0	0.0%
4300-0440	Sign Rental Income	\$0	\$0	\$0	0.0%
4300-0450	Tenant Billed Water Income	\$0	\$0	\$0	0.0%
4300-0460	Tenant Improvement Amortization	\$0	\$0	\$0	0.0%
4300-0470	Turnover Billings	\$0	\$0	\$0	0.0%
4300-0480	Reimburs. Profession. Fee	\$0	\$0	\$0	0.0%
4300-0490	Payroll Reimbursement	\$0	\$0	\$0	0.0%
4300-0500	Resid. - common area rent	\$0	\$0	\$0	0.0%
4300-0510	Resid.-Rent board fee rec	\$0	\$0	\$0	0.0%
4300-0520	Resid. - tenant reimburse	\$0	\$0	\$0	0.0%
4300-0530	Concierge Revenue	\$0	\$0	\$0	0.0%
4300-0540	Advertising Service - Non-customary	\$0	\$0	\$0	0.0%
4300-0550	Mortgage interest income	\$0	\$0	\$0	0.0%
4300-0560	Condo Gross Sales Revenue	\$0	\$0	\$0	0.0%
4300-0570	Condo Cost Of Sales	\$0	\$0	\$0	0.0%
4300-0580	Fines Income	\$0	\$0	\$0	0.0%
4300-0590	Recoveries - Operating Expense	\$0	\$0	\$0	0.0%
4300-0600	Insurance Income from Tenants	\$0	\$0	\$0	0.0%
4300-0610	Recoveries - Insurance	\$0	\$0	\$0	0.0%
4300-0620	Realized Gain or Loss	\$0	\$0	\$0	0.0%
4300-0630	Accelerated Rent	\$0	\$0	\$0	0.0%
4300-0640	Tax Recovery - Actual	\$0	\$0	\$0	0.0%
4300-0650	Recovery of Expenses - Actual	\$0	\$0	\$0	0.0%
4300-0660	Tax Recovery - Estimated	\$0	\$0	\$0	0.0%
4300-0670	Recovery of Expenses - Estimated	\$0	\$0	\$0	0.0%
TOTAL MISCELLANEOUS INCOME		\$15,195	\$15,195	\$0	0.0%
RETAIL INCOME					

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
7200-0200	City Parking Tax	\$0	\$0	\$0	0.0%
TOTAL TAXES		\$51,811	\$50,517	(\$1,294)	-2.6%
PROFESSIONAL SERVICES					
7300-0010	Accounting Fees	\$0	\$0	\$0	0.0%
7300-0020	Partnership Accounting	\$0	\$0	\$0	0.0%
7300-0030	Audit Fees	\$0	\$0	\$0	0.0%
7300-0040	Partnership Legal Fees	\$0	\$0	\$0	0.0%
7300-0050	Eviction Legal Fees	\$0	\$0	\$0	0.0%
7300-0060	Other Legal Fees	\$0	\$0	\$0	0.0%
7300-0070	Tax Consulting Fees	\$0	\$0	\$0	0.0%
7300-0080	Tax Filing Fees	\$0	\$0	\$0	0.0%
7300-0090	Appraisal Fees	\$0	\$0	\$0	0.0%
7300-0100	Employment Recruiting	\$0	\$0	\$0	0.0%
7300-0110	Loan Servicing Fees	\$0	\$0	\$0	0.0%
7300-0120	Professional Serv. Other	\$0	\$0	\$0	0.0%
7300-0130	Apt. Assoc. Dues & Fees	\$0	\$0	\$0	0.0%
7300-0140	Police Fee	\$0	\$0	\$0	0.0%
7300-0150	Franchise Fees	\$0	\$0	\$0	0.0%
7300-0160	Special Assessments	\$0	\$0	\$0	0.0%
7300-0170	Miscellaneous Professional Fees	\$0	\$0	\$0	0.0%
7300-0180	Organizational Costs	\$0	\$0	\$0	0.0%
7300-0190	Dead Deal Costs	\$0	\$0	\$0	0.0%
7300-0200	Pursuit Costs - General	\$0	\$0	\$0	0.0%
7300-0210	Pursuit Costs - M & E	\$0	\$0	\$0	0.0%
7300-0220	Green Consulting Fees	\$0	\$0	\$0	0.0%
7300-0230	Consultant-Operations	\$0	\$0	\$0	0.0%
7300-0240	Consultant-Code	\$0	\$0	\$0	0.0%
7300-0250	Consultant-Financial	\$0	\$0	\$0	0.0%
7300-0260	Consultant-Space Plan	\$0	\$0	\$0	0.0%
7300-0270	Consultant-Other	\$0	\$0	\$0	0.0%
7300-0280	Consultant-Engineers	\$0	\$0	\$0	0.0%
TOTAL PROFESSIONAL SERVICES		\$0	\$0	\$0	0.0%
NON-ROUTINE MAINTENANCE					
7400-0010	Appliances	\$0	\$0	\$0	0.0%
7400-0030	Bathroom Remodeling	\$0	\$0	\$0	0.0%
7400-0040	Bathroom Resurfacing	\$0	\$0	\$0	0.0%
7400-0050	Glass/Mirror Replacement	\$0	\$0	\$0	0.0%
7400-0060	Carpeting	\$0	\$0	\$0	0.0%
7400-0070	Vinyl	\$0	\$0	\$0	0.0%
7400-0080	Apartment Interiors	\$0	\$780	\$780	100.0%
7400-0090	Plumbing - Interior	\$0	\$0	\$0	0.0%
7400-0100	Interiors - Other	\$0	\$0	\$0	0.0%
7400-0110	Corp/Guest Suite	\$0	\$0	\$0	0.0%
7400-0120	Amenities	\$0	\$0	\$0	0.0%
7400-0130	Engineer/Design	\$0	\$0	\$0	0.0%
7400-0140	Professional Fees	\$0	\$0	\$0	0.0%
7400-0150	Building & Structures	\$7,950	\$4,646	(\$3,304)	-71.1%
7400-0160	Infrastructure Upgrade	\$0	\$0	\$0	0.0%
7400-0170	Exterior	\$0	\$0	\$0	0.0%
7400-0180	Chimneys	\$0	\$0	\$0	0.0%
7400-0190	Carports	\$0	\$0	\$0	0.0%
7400-0200	Common Area	\$0	\$0	\$0	0.0%
7400-0210	Computer Hardware/Software	\$0	\$0	\$0	0.0%
7400-0230	Drapes/Blinds	\$0	\$0	\$0	0.0%
7400-0240	Electrical	\$0	\$0	\$0	0.0%
7400-0250	Clubhouse & Fitness Center	\$0	\$0	\$0	0.0%
7400-0260	Exercise Room Equipment	\$0	\$0	\$0	0.0%
7400-0270	Equipment	\$0	\$0	\$0	0.0%
7400-0280	Exterior	\$0	\$0	\$0	0.0%
7400-0290	HVAC	\$0	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
4400-0010	Retail Rental Income	\$0	\$0	\$0	0.0%
4400-0020	Deferred Retail Rent	\$0	\$0	\$0	0.0%
4400-0030	Retail 2nd Space	\$0	\$0	\$0	0.0%
4400-0040	Rent Concession - Retail	\$0	\$0	\$0	0.0%
4400-0050	Retail Vacancy	\$0	\$0	\$0	0.0%
4400-0060	Percentage Rent	\$0	\$0	\$0	0.0%
4400-0070	Retail Garage Income	\$0	\$0	\$0	0.0%
4400-0080	Retail Income CAM	\$0	\$0	\$0	0.0%
4400-0090	Retail Income Tax	\$0	\$0	\$0	0.0%
4400-0100	Retail Income Insurance	\$0	\$0	\$0	0.0%
TOTAL RETAIL INCOME		\$0	\$0	\$0	0.0%

CORPORATE APT INCOME					
4500-0010	Corporate Rent	\$0	\$0	\$0	0.0%
4500-0020	Guest Suite	\$0	\$0	\$0	0.0%
4500-0030	Revenues from release of provision	\$0	\$0	\$0	0.0%
4500-0040	Misc Income	\$0	\$0	\$0	0.0%
TOTAL CORPORATE APT INCOME		\$0	\$0	\$0	0.0%

CORPORATE EXPENSES					
4600-0010	Furnishings	\$0	\$0	\$0	0.0%
4600-0020	Cleaning	\$0	\$0	\$0	0.0%
4600-0030	Carpet Cleaning	\$0	\$0	\$0	0.0%
4600-0040	Housing General	\$0	\$0	\$0	0.0%
4600-0050	Housing Turnover	\$0	\$0	\$0	0.0%
4600-0060	Other	\$0	\$0	\$0	0.0%
TOTAL CORPORATE EXPENSES		\$0	\$0	\$0	0.0%

UTILITY REIMBURSEMENT INCOME					
4700-0010	Reimbursed Electricity	\$0	\$0	\$0	0.0%
4700-0020	Reimbursed Gas	\$0	\$0	\$0	0.0%
4700-0030	Reimbursed Utilities	\$0	\$0	\$0	0.0%
4700-0035	Reimbursed Water	\$0	\$0	\$0	0.0%
4700-0040	Reimbursed Sewer	\$0	\$0	\$0	0.0%
4700-0050	Reimbursed Trash Removal	\$0	\$0	\$0	0.0%
4700-0060	Reimbursed Vacant Recovery	\$0	\$0	\$0	0.0%
4700-0070	Reimbursed Electrical EV Station	\$0	\$0	\$0	0.0%
4700-0080	Illuminar Electric - Occupied Bill Back Income	\$0	\$0	\$0	0.0%
4700-0090	Illuminar Electric - Revenue	\$0	\$0	\$0	0.0%
4700-0100	Contract Utility Admin	\$0	\$0	\$0	0.0%
TOTAL UTILITY REIMBURSEMENT INCOME		\$0	\$0	\$0	0.0%

TOTAL INCOME	\$3,570,866	\$3,527,986	\$42,881	1.2%

OPERATING EXPENSES					
PAYROLL					
ADMINISTRATIVE PAYROLL					
5100-1010	Regional Manager	\$7,400	\$6,864	(\$537)	-7.8%
5100-1020	Senior Manager	\$35,315	\$33,905	(\$1,410)	-4.2%
5100-1030	Manager	\$0	\$0	\$0	0.0%
5100-1040	Assistant Manager	\$28,932	\$29,439	\$507	1.7%
5100-1050	Activity Director	\$0	\$0	\$0	0.0%
5100-1060	Assistant Activity Director	\$0	\$0	\$0	0.0%
5100-1070	Bookkeeper	\$0	\$0	\$0	0.0%
5100-1080	Concierge	\$0	\$0	\$0	0.0%
5100-1090	Lifeguard	\$0	\$0	\$0	0.0%
5100-1100	Other Admin Payroll	\$13,109	\$5,451	(\$7,658)	-140.5%
TOTAL ADMINISTRATIVE PAYROLL		\$84,756	\$75,659	(\$9,098)	-12.0%

LEASING PAYROLL					

Alliance Residential Budget Template
Standard Chart of Accounts

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
7400-0300	Water Heater Replacement	\$0	\$0	\$0	0.0%
7400-0310	Garage	\$0	\$0	\$0	0.0%
7400-0320	Furniture & Fixtures	\$0	\$0	\$0	0.0%
7400-0330	Furniture & Office Equipment	\$0	\$0	\$0	0.0%
7400-0340	Office Furniture	\$0	\$0	\$0	0.0%
7400-0350	Laundry	\$0	\$0	\$0	0.0%
7400-0360	Signage	\$0	\$0	\$0	0.0%
7400-0370	Heavy Equip/Tools	\$0	\$0	\$0	0.0%
7400-0380	Interior Painting	\$0	\$0	\$0	0.0%
7400-0390	Emergency Repairs & Remediation	\$0	\$0	\$0	0.0%
7400-0400	Kitchen Remodeling	\$0	\$0	\$0	0.0%
7400-0410	Hardware Fixture/Supplies	\$0	\$0	\$0	0.0%
7400-0420	Landscaping	\$0	\$0	\$0	0.0%
7400-0430	Landscaping - Trees	\$0	\$0	\$0	0.0%
7400-0440	Landscaping - Rocks	\$0	\$0	\$0	0.0%
7400-0450	Paving & Landscape	\$31,275	\$21,835	(\$9,440)	-43.2%
7400-0460	Survey/Seepage Consulting	\$0	\$0	\$0	0.0%
7400-0470	Tree Trimming Seasonal	\$0	\$10,000	\$10,000	100.0%
7400-0480	Carpentry Work	\$0	\$0	\$0	0.0%
7400-0490	Carpentry-Other	\$0	\$0	\$0	0.0%
7400-0500	Deck & Staircases	\$0	\$0	\$0	0.0%
7400-0510	Lighting Fixtures	\$0	\$0	\$0	0.0%
7400-0520	Flooring-Tile	\$0	\$0	\$0	0.0%
7400-0530	Flooring- Carpet	\$0	\$0	\$0	0.0%
7400-0540	Flooring- Other	\$0	\$0	\$0	0.0%
7400-0550	Linolium	\$0	\$0	\$0	0.0%
7400-0560	Painting	\$0	\$0	\$0	0.0%
7400-0570	Molding	\$0	\$0	\$0	0.0%
7400-0580	Masonry	\$0	\$0	\$0	0.0%
7400-0590	Windows	\$0	\$0	\$0	0.0%
7400-0600	Screen Replacement	\$0	\$0	\$0	0.0%
7400-0610	Doors	\$0	\$0	\$0	0.0%
7400-0620	Parking Lot	\$0	\$0	\$0	0.0%
7400-0630	Paving	\$0	\$0	\$0	0.0%
7400-0640	Plumbing	\$0	\$0	\$0	0.0%
7400-0650	Pool Furniture	\$0	\$0	\$0	0.0%
7400-0660	Pool/Spa	\$0	\$0	\$0	0.0%
7400-0670	Pool	\$0	\$0	\$0	0.0%
7400-0680	Fountains	\$0	\$0	\$0	0.0%
7400-0690	Gutters & Downspouts	\$0	\$0	\$0	0.0%
7400-0700	Roofs	\$0	\$0	\$0	0.0%
7400-0710	Elevators	\$0	\$0	\$0	0.0%
7400-0720	Land Fencing	\$0	\$0	\$0	0.0%
7400-0730	Motor Vehicles	\$0	\$0	\$0	0.0%
7400-0740	Seasonal Décor	\$0	\$0	\$0	0.0%
7400-0750	Promotional Videos	\$0	\$0	\$0	0.0%
7400-0760	Capital Expenditures	\$0	\$0	\$0	0.0%
7400-0770	Life Safety	\$0	\$0	\$0	0.0%
7400-0780	Fire Repairs	\$0	\$0	\$0	0.0%
7400-0790	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	0.0%
7400-0800	Miscellaneous	\$0	\$0	\$0	0.0%
7400-0810	Security Systems	\$0	\$0	\$0	0.0%
7400-0830	Owner's Rehab	\$0	\$0	\$0	0.0%
7400-0840	Other Non-Routine Service	\$167,950	\$71,898	(\$96,052)	-133.6%
7400-0850	Other Capital Expenditure	\$0	\$0	\$0	0.0%
7400-0860	Association Land	\$0	\$0	\$0	0.0%
7400-0870	Non Routine - Ins. Deductible	\$0	\$0	\$0	0.0%
7400-0880	Prior Year Incentive Fee	\$0	\$0	\$0	0.0%
7400-0890	Other Capital Replacement	\$0	\$0	\$0	0.0%
TOTAL NON-ROUTINE MAINTENANCE		\$207,175	\$109,159	(\$98,016)	-89.8%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
5100-2010	Leasing Manager	\$18,084	\$13,619	(\$4,465)	-32.8%
5100-2020	Leasing Consultant	\$14,922	\$20,390	\$5,468	26.8%
5100-2030	Other Leasing Payroll	\$0	\$0	\$0	0.0%
TOTAL LEASING PAYROLL		\$33,006	\$34,008	\$1,003	2.9%

MAINTENANCE PAYROLL

5100-3010	Director of Facilities	\$0	\$0	\$0	0.0%
5100-3020	Sr. Maintenance Manager	\$24,407	\$22,452	(\$1,955)	-8.7%
5100-3030	Maintenance Manager	\$0	\$0	\$0	0.0%
5100-3040	Asst. Maintenance Manager	\$18,084	\$18,070	(\$14)	-0.1%
5100-3050	Maintenance Person	\$49,598	\$77,779	\$28,181	36.2%
5100-3060	Painter-In-House	\$0	\$0	\$0	0.0%
5100-3070	Other Maintenance Payroll	\$33,074	\$0	(\$33,074)	-100.0%
TOTAL MAINTENANCE PAYROLL		\$125,162	\$118,300	(\$6,862)	-5.8%

CLEANING PAYROLL

5100-4010	Housekeeper	\$0	\$0	\$0	0.0%
5100-4020	Other Cleaning Payroll	\$0	\$0	\$0	0.0%
TOTAL CLEANING PAYROLL		\$0	\$0	\$0	0.0%

GROUNDS PAYROLL

5100-5010	Porter/Groundskeeper	\$25,020	\$22,849	(\$2,172)	-9.5%
5100-5020	Other Grounds Payroll	\$0	\$0	\$0	0.0%
TOTAL GROUNDS PAYROLL		\$25,020	\$22,849	(\$2,172)	-9.5%

MARKETING PAYROLL

5100-6010	Marketing	\$0	\$0	\$0	0.0%
5100-6020	Other Marketing Payroll	\$0	\$0	\$0	0.0%
TOTAL MARKETING PAYROLL		\$0	\$0	\$0	0.0%

SECURITY PAYROLL

5100-7010	Security	\$0	\$0	\$0	0.0%
5100-7020	Other Security Payroll	\$0	\$0	\$0	0.0%
TOTAL SECURITY PAYROLL		\$0	\$0	\$0	0.0%

GARAGE STAFF PAYROLL

5100-8010	Garage Staff	\$0	\$0	\$0	0.0%
5100-8020	Other Garage Staff Payroll	\$0	\$0	\$0	0.0%
TOTAL GARAGE STAFF PAYROLL		\$0	\$0	\$0	0.0%

OVERTIME

5200-0010	Administrative	\$7,495	\$14,358	\$6,863	47.8%
5200-0020	Leasing	\$6,307	\$2,547	(\$3,761)	-147.7%
5200-0030	Maintenance	\$20,310	\$12,613	(\$7,697)	-61.0%
5200-0040	Cleaning	\$0	\$0	\$0	0.0%
5200-0050	Grounds	\$1,195	\$924	(\$272)	-29.4%
5200-0060	Marketing	\$0	\$0	\$0	0.0%
5200-0070	Security	\$0	\$0	\$0	0.0%
5200-0080	Garage	\$0	\$0	\$0	0.0%
5200-0090	Other Overtime	\$0	\$0	\$0	0.0%
TOTAL OVERTIME		\$35,308	\$30,442	(\$4,866)	-16.0%

BONUS

5250-0010	Administrative - Monthly	\$0	\$0	\$0	0.0%
5250-0020	Administrative - Commissions	\$0	\$0	\$0	0.0%
5250-0030	Administrative - Quarterly	\$0	\$0	\$0	0.0%
5250-0040	Administrative - Other	(\$582)	(\$291)	\$291	100.0%
5250-0050	Leasing - Monthly	\$0	\$0	\$0	0.0%
5250-0060	Leasing - Commissions	\$0	\$0	\$0	0.0%
5250-0070	Leasing - Quarterly	\$0	\$0	\$0	0.0%
5250-0080	Leasing - Other	\$0	\$0	\$0	0.0%
5250-0090	Maintenance - Monthly	\$0	\$0	\$0	0.0%
5250-0100	Maintenance - Commissions	\$0	\$0	\$0	0.0%
5250-0110	Maintenance - Quarterly	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
TOTAL OPERATING EXP		\$1,406,562	\$1,261,916		
NET OPERATING INCOME		\$2,164,304	\$2,266,069		

NON-OPERATING EXPENSES

PARTNERSHIP INCOME

8100-0010	Other Income	\$0	\$0	\$0	0.0%
8100-0020	Purchase Discount	\$0	\$0	\$0	0.0%
TOTAL PARTNERSHIP INCOME		\$0	\$0	\$0	0.0%

PARTNERSHIP EXPENSE

8200-0010	Bank Service Charges-Other	\$0	\$0	\$0	0.0%
8200-0020	Compliance	\$0	\$0	\$0	0.0%
8200-0030	HOA Costs	\$0	\$0	\$0	0.0%
8200-0040	Legal	\$0	\$0	\$0	0.0%
8200-0050	State Filing Fees	\$0	\$0	\$0	0.0%
8200-0060	Audit, Acctg and Tax Prep	\$0	\$0	\$0	0.0%
8200-0070	Bookkeeping	\$0	\$0	\$0	0.0%
8200-0080	Asset Management Fee	\$0	\$0	\$0	0.0%
8200-0090	Supervisory Fee	\$0	\$0	\$0	0.0%
8200-0100	Admin Expense	\$0	\$0	\$0	0.0%
8200-0110	Consulting Partnership	\$0	\$0	\$0	0.0%
8200-0120	Branding	\$0	\$0	\$0	0.0%
8200-0130	Business Solutions	\$0	\$0	\$0	0.0%
8200-0140	Interest Expense	\$0	\$0	\$0	0.0%
8200-0150	Travel Partnership	\$0	\$0	\$0	0.0%
8200-0160	Interest Income - Development	\$0	\$0	\$0	0.0%
8200-0170	Partnership Insurance	\$0	\$0	\$0	0.0%
8200-0180	Partnership Non-Routine Expenses	\$0	\$0	\$0	0.0%
8200-0190	Supplies	\$0	\$0	\$0	0.0%
8200-0200	Other Partnership Expenses	\$0	\$0	\$0	0.0%
TOTAL PARTNERSHIP EXPENSE		\$0	\$0	\$0	0.0%

DEBT SERVICES

8300-0010	Debt Service - 1st	\$0	\$0	\$0	0.0%
8300-0020	Debt Service - 2nd	\$0	\$0	\$0	0.0%
8300-0030	Debt Service - 3rd	\$0	\$0	\$0	0.0%
8300-0040	Debt Service - Principal	\$0	\$0	\$0	0.0%
8300-0050	Other Lease Payments	\$0	\$0	\$0	0.0%
8300-0060	Int Exp-Other Notes	\$0	\$0	\$0	0.0%
8300-0070	General Interest	\$0	\$0	\$0	0.0%
8300-0080	Prepayment Penalty	\$0	\$0	\$0	0.0%
8300-0090	Oth Lease Pymts - Insurance Escrow	\$0	\$0	\$0	0.0%
8300-0100	Oth Lease Pymts - Tax Escrow	\$0	\$0	\$0	0.0%
8300-0110	Mezzanine Interest Expense	\$0	\$0	\$0	0.0%
8300-0120	Letter of Credit Fees	\$0	\$0	\$0	0.0%
8300-0130	Contingent Interest	\$0	\$0	\$0	0.0%
8300-0140	Financing Expense (Income)	\$0	\$0	\$0	0.0%
8300-0150	Title Costs	\$0	\$0	\$0	0.0%
8300-0160	Sale Commissions	\$0	\$0	\$0	0.0%
8300-0170	Condominiums Sales	\$0	\$0	\$0	0.0%
8300-0180	Deffrd Finance Amort Exp	\$0	\$0	\$0	0.0%
8300-0190	Ground Lease Expense	\$0	\$0	\$0	0.0%
8300-0200	Other	\$0	\$0	\$0	0.0%
8300-0210	Re-Marketing Fees	\$0	\$0	\$0	0.0%
8300-0220	Extension Fees	\$0	\$0	\$0	0.0%
8300-0230	Administration Fees	\$0	\$0	\$0	0.0%
8300-0240	Trustee Fees	\$0	\$0	\$0	0.0%
8300-0250	Credit Enhancement Fees	\$0	\$0	\$0	0.0%
8300-0260	Issuer Fees	\$0	\$0	\$0	0.0%
TOTAL DEBT SERVICES		\$0	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
5250-0120	Maintenance - Other	\$0	\$0	\$0	0.0%
5250-0130	Cleaning - Monthly	\$0	\$0	\$0	0.0%
5250-0140	Cleaning - Commissions	\$0	\$0	\$0	0.0%
5250-0150	Cleaning - Quarterly	\$0	\$0	\$0	0.0%
5250-0160	Cleaning - Other	\$0	\$0	\$0	0.0%
5250-0170	Grounds - Monthly	\$0	\$0	\$0	0.0%
5250-0180	Grounds - Commissions	\$0	\$0	\$0	0.0%
5250-0190	Grounds - Quarterly	\$0	\$0	\$0	0.0%
5250-0200	Grounds - Other	\$0	\$0	\$0	0.0%
5250-0210	Marketing - Monthly	\$0	\$0	\$0	0.0%
5250-0220	Marketing - Commissions	\$0	\$0	\$0	0.0%
5250-0230	Marketing - Quarterly	\$0	\$0	\$0	0.0%
5250-0240	Marketing - Other	\$0	\$0	\$0	0.0%
5250-0250	Security - Monthly	\$0	\$0	\$0	0.0%
5250-0260	Security - Commissions	\$0	\$0	\$0	0.0%
5250-0270	Security - Quarterly	\$0	\$0	\$0	0.0%
5250-0280	Security - Other	\$0	\$0	\$0	0.0%
5250-0290	Garage - Monthly	\$0	\$0	\$0	0.0%
5250-0300	Garage - Commissions	\$0	\$0	\$0	0.0%
5250-0310	Garage - Quarterly	\$0	\$0	\$0	0.0%
5250-0320	Garage - Other	\$0	\$0	\$0	0.0%
5250-0330	Other Bonuses	\$582	\$291	(\$291)	-100.0%
TOTAL BONUS		\$0	\$0	\$0	0.0%

HOUSING

5300-0010	Administrative	\$0	\$0	\$0	0.0%
5300-0020	Leasing	\$0	\$0	\$0	0.0%
5300-0030	Maintenance	\$0	\$0	\$0	0.0%
5300-0040	Cleaning	\$0	\$0	\$0	0.0%
5300-0050	Grounds	\$0	\$0	\$0	0.0%
5300-0060	Marketing	\$0	\$0	\$0	0.0%
5300-0070	Security	\$0	\$0	\$0	0.0%
5300-0080	Garage	\$0	\$0	\$0	0.0%
5300-0090	Other Housing	\$0	\$0	\$0	0.0%
TOTAL HOUSING		\$0	\$0	\$0	0.0%

CHECK PROCESSING FEES

5400-0010	Ck Processing - Administrative	\$1,534	\$1,082	(\$453)	-41.8%
5400-0020	Ck Processing - Leasing	\$582	\$493	(\$90)	-18.2%
5400-0030	Ck Processing - Maintenance	\$2,038	\$1,810	(\$228)	-12.6%
5400-0040	Ck Processing - Cleaning	\$0	\$0	\$0	0.0%
5400-0050	Ck Processing - Grounds	\$582	\$437	(\$146)	-33.3%
5400-0060	Ck Processing - Marketing	\$0	\$0	\$0	0.0%
5400-0070	Ck Processing - Security	\$0	\$0	\$0	0.0%
5400-0080	Ck Processing - Garage	\$0	\$0	\$0	0.0%
5400-0090	Other Check Processing	\$0	\$0	\$0	0.0%
TOTAL CHECK PROCESSING FEES		\$4,738	\$3,821	(\$916)	-24.0%

PAYROLL TAXES

5450-0010	Administrative - FICA	\$7,776	\$6,001	(\$1,775)	-29.6%
5450-0020	Administrative - FUTA	\$224	\$53	(\$171)	-322.8%
5450-0030	Administrative - SUTA	\$1,736	\$507	(\$1,229)	-242.4%
5450-0040	Leasing - FICA	\$2,525	\$2,547	\$22	0.8%
5450-0050	Leasing - FUTA	\$112	\$35	(\$77)	-224.4%
5450-0060	Leasing - SUTA	\$868	\$367	(\$501)	-136.7%
5450-0070	Maintenance - FICA	\$9,575	\$9,803	\$229	2.3%
5450-0080	Maintenance - FUTA	\$392	\$118	(\$274)	-231.9%
5450-0090	Maintenance - SUTA	\$3,038	\$1,240	(\$1,798)	-144.9%
5450-0100	Cleaning - FICA	\$0	\$0	\$0	0.0%
5450-0110	Cleaning - FUTA	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
NON-ROUTINE IMPROVEMENTS					
8400-0010	Appliances	\$0	\$0	\$0	0.0%
8400-0020	Bathroom Remodeling	\$0	\$0	\$0	0.0%
8400-0030	Bathroom Resurfacing	\$0	\$0	\$0	0.0%
8400-0040	Glass/Mirror Replacement	\$0	\$0	\$0	0.0%
8400-0050	Carpeting	\$0	\$0	\$0	0.0%
8400-0060	Vinyl Replacement	\$0	\$0	\$0	0.0%
8400-0070	Apartment Interiors	\$0	\$0	\$0	0.0%
8400-0080	Doors & Hardware	\$0	\$0	\$0	0.0%
8400-0090	Interiors - Other	\$0	\$0	\$0	0.0%
8400-0100	Model	\$0	\$0	\$0	0.0%
8400-0110	Amenities	\$0	\$0	\$0	0.0%
8400-0120	Construction Relate Exp	\$0	\$0	\$0	0.0%
8400-0130	Professional Fees	\$0	\$0	\$0	0.0%
8400-0140	Chimneys	\$0	\$0	\$0	0.0%
8400-0150	Carports	\$0	\$0	\$0	0.0%
8400-0160	Common Area	\$0	\$0	\$0	0.0%
8400-0170	Computer Hardware/Software	\$0	\$0	\$0	0.0%
8400-0180	Drapes/Blinds	\$0	\$0	\$0	0.0%
8400-0190	Electrical	\$0	\$0	\$0	0.0%
8400-0200	Exercise Room Equipment	\$0	\$0	\$0	0.0%
8400-0210	Equipment	\$0	\$0	\$0	0.0%
8400-0220	HVAC	\$0	\$0	\$0	0.0%
8400-0230	Garage	\$0	\$0	\$0	0.0%
8400-0240	Furniture & Fixtures	\$0	\$0	\$0	0.0%
8400-0250	Furniture & Office Equipment	\$0	\$0	\$0	0.0%
8400-0260	Laundry	\$0	\$0	\$0	0.0%
8400-0270	Signage	\$0	\$0	\$0	0.0%
8400-0280	Monument	\$0	\$0	\$0	0.0%
8400-0290	Heavy Equip/Tools	\$0	\$0	\$0	0.0%
8400-0300	Interior Painting	\$0	\$0	\$0	0.0%
8400-0310	Emergency Repairs & Remediation	\$0	\$0	\$0	0.0%
8400-0320	Kitchen Remodeling	\$0	\$0	\$0	0.0%
8400-0330	Hardware Fixture/Supplies	\$0	\$0	\$0	0.0%
8400-0340	Landscaping - Trees	\$0	\$0	\$0	0.0%
8400-0350	Landscaping - Rocks	\$0	\$0	\$0	0.0%
8400-0360	Paving & Landscape	\$0	\$0	\$0	0.0%
8400-0370	Tree Trimming Seasonal	\$0	\$0	\$0	0.0%
8400-0380	Carpentry-Other	\$0	\$0	\$0	0.0%
8400-0390	Deck & Staircases	\$0	\$0	\$0	0.0%
8400-0400	Exterior Lighting	\$0	\$0	\$0	0.0%
8400-0410	Lighting Fixtures	\$0	\$0	\$0	0.0%
8400-0420	Flooring-Tile	\$0	\$0	\$0	0.0%
8400-0430	Flooring- Other	\$0	\$0	\$0	0.0%
8400-0440	Linolium	\$0	\$0	\$0	0.0%
8400-0450	Painting	\$0	\$0	\$0	0.0%
8400-0460	Molding	\$0	\$0	\$0	0.0%
8400-0470	Carpentry Work	\$0	\$0	\$0	0.0%
8400-0480	Masonry	\$0	\$0	\$0	0.0%
8400-0490	Windows	\$0	\$0	\$0	0.0%
8400-0500	Screen Replacement	\$0	\$0	\$0	0.0%
8400-0510	Closet Doors	\$0	\$0	\$0	0.0%
8400-0520	Parking Lot	\$0	\$0	\$0	0.0%
8400-0530	Paving	\$0	\$0	\$0	0.0%
8400-0540	Pool Furniture	\$0	\$0	\$0	0.0%
8400-0550	Pool	\$0	\$0	\$0	0.0%
8400-0560	Gutters & Downspouts	\$0	\$0	\$0	0.0%
8400-0570	Roofs	\$0	\$0	\$0	0.0%
8400-0580	Elevators	\$0	\$0	\$0	0.0%
8400-0590	Land Fencing	\$0	\$0	\$0	0.0%
8400-0600	Golf Cart	\$0	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
5450-0120	Cleaning - SUTA	\$0	\$0	\$0	0.0%
5450-0130	Grounds - FICA	\$1,914	\$1,591	(\$323)	-20.3%
5450-0140	Grounds - FUTA	\$112	\$21	(\$91)	-434.6%
5450-0150	Grounds - SUTA	\$868	\$334	(\$534)	-159.6%
5450-0160	Marketing - FICA	\$0	\$0	\$0	0.0%
5450-0170	Marketing - FUTA	\$0	\$0	\$0	0.0%
5450-0180	Marketing - SUTA	\$0	\$0	\$0	0.0%
5450-0190	Security - FICA	\$0	\$0	\$0	0.0%
5450-0200	Security - FUTA	\$0	\$0	\$0	0.0%
5450-0210	Security - SUTA	\$0	\$0	\$0	0.0%
5450-0220	Garage - FICA	\$0	\$0	\$0	0.0%
5450-0230	Garage - FUTA	\$0	\$0	\$0	0.0%
5450-0240	Garage - SUTA	\$0	\$0	\$0	0.0%
5450-0250	Other Payroll Taxes	\$45	\$22	(\$22)	-100.0%
TOTAL PAYROLL TAXES		\$29,184	\$22,639	(\$6,545)	-28.9%

INSURANCE BENEFITS					
5500-0010	Administrative	\$7,945	\$7,772	(\$174)	-2.2%
5500-0020	Leasing	\$2,915	\$4,814	\$1,899	39.5%
5500-0030	Maintenance	\$4,665	\$27,415	\$22,750	83.0%
5500-0040	Cleaning	\$0	\$0	\$0	0.0%
5500-0050	Grounds	\$7,263	\$7,110	(\$153)	-2.2%
5500-0060	Marketing	\$0	\$0	\$0	0.0%
5500-0070	Security	\$0	\$0	\$0	0.0%
5500-0080	Garage	\$0	\$0	\$0	0.0%
5500-0090	Other Insurance Benefits	\$0	\$0	\$0	0.0%
5500-0100	Insurance Plan Costs	\$0	\$0	\$0	0.0%
TOTAL INSURANCE BENEFITS		\$22,789	\$47,112	\$24,323	51.6%

401K CONTRIBUTION					
5550-0010	Administrative	\$718	\$1,227	\$509	41.5%
5550-0020	Leasing	\$281	\$296	\$15	5.2%
5550-0030	Maintenance	\$1,064	\$1,552	\$488	31.4%
5550-0040	Cleaning	\$0	\$0	\$0	0.0%
5550-0050	Grounds	\$213	\$97	(\$116)	-119.2%
5550-0060	Marketing	\$0	\$0	\$0	0.0%
5550-0070	Security	\$0	\$0	\$0	0.0%
5550-0080	Garage	\$0	\$0	\$0	0.0%
5550-0090	Other 401K Contribution	\$0	\$0	\$0	0.0%
5550-0100	401K Administration Costs	\$0	\$0	\$0	0.0%
TOTAL 401K CONTRIBUTION		\$2,275	\$3,172	\$897	28.3%

WORKERS COMPENSATION					
5600-0010	Administrative	\$7,257	\$5,112	(\$2,145)	-42.0%
5600-0020	Leasing	\$2,277	\$1,810	(\$468)	-25.9%
5600-0030	Maintenance	\$8,636	\$7,066	(\$1,570)	-22.2%
5600-0040	Cleaning	\$0	\$0	\$0	0.0%
5600-0050	Grounds	\$1,726	\$1,218	(\$509)	-41.8%
5600-0060	Marketing	\$0	\$0	\$0	0.0%
5600-0070	Security	\$0	\$0	\$0	0.0%
5600-0080	Garage	\$0	\$0	\$0	0.0%
5600-0090	Other Workmens Compensation	\$0	\$0	\$0	0.0%
TOTAL WORKERS COMPENSATION		\$19,897	\$15,206	(\$4,692)	-30.9%

PAYROLL OTHER					
5650-0010	Temporary Labor - Admin	\$6,000	\$3,999	(\$2,001)	-50.0%
5650-0020	Temporary Labor - Leasing	\$0	\$0	\$0	0.0%
5650-0030	Temporary Labor - Maint	\$0	\$0	\$0	0.0%
5650-0040	New Hire Expense - Admin	\$970	\$685	(\$285)	-41.6%
5650-0050	New Hire Expense - Maint	\$1,020	\$510	(\$510)	-100.0%
5650-0060	New Hire Expense - Other	(\$370)	(\$52)	\$318	618.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
8400-0610	Seasonal Décor	\$0	\$0	\$0	0.0%
8400-0620	Promotional Videos	\$0	\$0	\$0	0.0%
8400-0630	Capital Expenditures	\$0	\$0	\$0	0.0%
8400-0640	Life Safety	\$0	\$0	\$0	0.0%
8400-0650	Fire Repairs	\$0	\$0	\$0	0.0%
8400-0660	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	0.0%
8400-0670	Miscellaneous	\$0	\$0	\$0	0.0%
8400-0680	Security Systems	\$0	\$0	\$0	0.0%
8400-0690	Other Non-Routine Service	\$0	\$0	\$0	0.0%
8400-0700	Other Capital Expenditure	\$0	\$0	\$0	0.0%
8400-0710	Association Land	\$0	\$0	\$0	0.0%
8400-0720	Non Routine - Ins. Deductible	\$0	\$0	\$0	0.0%
8400-0730	Prior Year Incentive Fee	\$0	\$0	\$0	0.0%
TOTAL NON-ROUTINE IMPROVEMENTS		\$0	\$0	\$0	0.0%

NON-ROUTINE CAPITAL EXPENDITURES					
8500-0010	Appliances	\$0	\$0	\$0	0.0%
8500-0030	Bathroom Remodeling	\$0	\$0	\$0	0.0%
8500-0040	Bathroom Resurfacing	\$0	\$0	\$0	0.0%
8500-0050	Glass/Mirror Replacement	\$0	\$0	\$0	0.0%
8500-0060	Carpeting	\$0	\$0	\$0	0.0%
8500-0070	Vinyl	\$0	\$0	\$0	0.0%
8500-0080	Other Flooring Replacement	\$0	\$0	\$0	0.0%
8500-0090	Apartment Interiors	\$0	\$0	\$0	0.0%
8500-0100	Plumbing - Interior	\$0	\$0	\$0	0.0%
8500-0110	Ceiling Fans	\$0	\$0	\$0	0.0%
8500-0120	Interiors - Other	\$0	\$0	\$0	0.0%
8500-0130	Model Renovation	\$0	\$0	\$0	0.0%
8500-0140	Corp/Guest Suite	\$0	\$0	\$0	0.0%
8500-0150	Amenities	\$0	\$0	\$0	0.0%
8500-0160	Enginneer/Design	\$0	\$0	\$0	0.0%
8500-0170	Professional Fees	\$0	\$0	\$0	0.0%
8500-0180	Building & Structures	\$0	\$0	\$0	0.0%
8500-0190	Infrastructure Upgrade	\$0	\$0	\$0	0.0%
8500-0200	Foundations & Slab	\$0	\$0	\$0	0.0%
8500-0210	Insulation	\$0	\$0	\$0	0.0%
8500-0220	Exterior	\$0	\$0	\$0	0.0%
8500-0230	Siding	\$0	\$0	\$0	0.0%
8500-0240	Stairs & Landings	\$0	\$0	\$0	0.0%
8500-0250	Site Improvements	\$0	\$0	\$0	0.0%
8500-0260	Bldg Improvements - Contra	\$0	\$0	\$0	0.0%
8500-0270	Exterior Lighting	\$0	\$0	\$0	0.0%
8500-0280	Retng Wall & Erosion Rep	\$0	\$0	\$0	0.0%
8500-0290	Asbestos Abatement	\$0	\$0	\$0	0.0%
8500-0300	Boiler	\$0	\$0	\$0	0.0%
8500-0310	Fence Repair/Replacement	\$0	\$0	\$0	0.0%
8500-0320	Sprinkler System	\$0	\$0	\$0	0.0%
8500-0330	Pest Control	\$0	\$0	\$0	0.0%
8500-0340	Monument	\$0	\$0	\$0	0.0%
8500-0350	Stucco	\$0	\$0	\$0	0.0%
8500-0360	Water Submeters	\$0	\$0	\$0	0.0%
8500-0370	Misc Buildings	\$0	\$0	\$0	0.0%
8500-0380	Balconies & Decks	\$0	\$0	\$0	0.0%
8500-0390	Chimneys	\$0	\$0	\$0	0.0%
8500-0400	Carports	\$0	\$0	\$0	0.0%
8500-0410	Common Area	\$0	\$0	\$0	0.0%
8500-0420	Common Area Carpet Replacement	\$0	\$0	\$0	0.0%
8500-0430	Common Area Vinyl Replacement	\$0	\$0	\$0	0.0%
8500-0440	Computer Hardware/Software	\$0	\$0	\$0	0.0%
8500-0460	Drapes/Blinds	\$0	\$0	\$0	0.0%
8500-0470	Electrical	\$0	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
5650-0070	Other Payroll - Admin	\$0	\$0	\$0	0.0%
5650-0080	Other Payroll - Maint	\$0	\$0	\$0	0.0%
5650-0090	Employee Gifts	\$0	\$0	\$0	0.0%
5650-0100	Corner Store Payroll Expense	\$0	\$0	\$0	0.0%
5650-0110	Employee Relocation	\$0	\$0	\$0	0.0%
5650-0120	Utility Allowance - Admin	\$0	\$0	\$0	0.0%
5650-0130	Utility Allowance - Leasing	\$0	\$0	\$0	0.0%
5650-0140	Utility Allowance - Maint	\$0	\$0	\$0	0.0%
5650-0150	Education Reimbursement	\$0	\$0	\$0	0.0%
TOTAL PAYROLL OTHER		\$7,620	\$5,143	(\$2,477)	-48.2%

TOTAL PAYROLL **\$389,755** **\$378,349**

LANDSCAPING

6000-0010	Landscape Contract	\$41,834	\$39,936	(\$1,898)	-4.8%
6000-0020	Flowers	\$0	\$0	\$0	0.0%
6000-0030	Mulch	\$0	\$0	\$0	0.0%
6000-0040	Landscape Supplies	\$0	\$0	\$0	0.0%
6000-0050	Plants & Plant Maintenance	\$0	\$0	\$0	0.0%
6000-0060	Replacement Plants	\$0	\$0	\$0	0.0%
6000-0070	Landscape Equipment	\$0	\$0	\$0	0.0%
6000-0080	Other Landscaping	\$3,900	\$3,593	(\$307)	-8.5%
6000-0090	Snow Removal	\$0	\$0	\$0	0.0%
6000-0100	Contract Common Area Cleaning	\$0	\$0	\$0	0.0%
6000-0110	Other Contracted Services	\$0	\$0	\$0	0.0%
6000-0120	Landscaping Repairs	\$0	\$0	\$0	0.0%
6000-0130	Irrigation/Sprinkler Repairs	\$7,500	\$7,285	(\$215)	-3.0%
6000-0140	Pool Contract/Supplies	\$0	\$0	\$0	0.0%
6000-0150	Pool/Jacuzzi Repairs	\$0	\$0	\$0	0.0%
6000-0160	Lake Supplies	\$0	\$0	\$0	0.0%
TOTAL LANDSCAPING		\$53,234	\$50,814	(\$2,420)	-4.8%

UTILITY EXPENSE

6100-0010	Electricity	\$5,237	\$4,941	(\$296)	-6.0%
6100-0020	Electricity - Resident Submeter	\$0	\$0	\$0	0.0%
6100-0030	Electricity - Model	\$0	\$0	\$0	0.0%
6100-0040	Electricity - Vacant	\$378	\$360	(\$18)	-4.9%
6100-0050	Electricity - Office	\$0	\$0	\$0	0.0%
6100-0060	Electricity - Hot Water Heater	\$0	\$0	\$0	0.0%
6100-0080	Gas	\$180	\$163	(\$17)	-10.5%
6100-0090	Gas - Resident Submitter	\$0	\$0	\$0	0.0%
6100-0100	Gas - Model	\$0	\$0	\$0	0.0%
6100-0110	Gas - Vacant	\$238	\$113	(\$125)	-111.0%
6100-0120	Gas - Pool & Spa	\$0	\$0	\$0	0.0%
6100-0140	Oil	\$0	\$0	\$0	0.0%
6100-0150	Water	\$99,048	\$92,568	(\$6,480)	-7.0%
6100-0160	Water - Resident Submeter	\$0	\$0	\$0	0.0%
6100-0170	Water - Vacant	\$0	\$11	\$11	100.0%
6100-0180	Water - Irrigation	\$0	\$0	\$0	0.0%
6100-0200	Water - Chilled Water	\$0	\$0	\$0	0.0%
6100-0210	Water - Steam Exp	\$0	\$0	\$0	0.0%
6100-0220	Sewer	\$54,960	\$52,339	(\$2,621)	-5.0%
6100-0230	Sewer - Resident Submeter	\$0	\$0	\$0	0.0%
6100-0240	Sewer - Taxes	\$0	\$0	\$0	0.0%
6100-0250	Sewer - Vacant	\$0	\$0	\$0	0.0%
6100-0270	Utility - A/C Servicing	\$0	\$0	\$0	0.0%
6100-0280	Trash Removal	\$1,980	\$1,546	(\$434)	-28.1%
6100-0290	Trash Recycling	\$0	\$0	\$0	0.0%
6100-0300	Trash Amenity Expense	\$0	\$0	\$0	0.0%
6100-0310	Cable Expense	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
8500-0480	Clubhouse & Fitness Center	\$0	\$0	\$0	0.0%
8500-0490	Exercise Room Equipment	\$0	\$0	\$0	0.0%
8500-0500	Equipment	\$0	\$0	\$0	0.0%
8500-0520	HVAC	\$0	\$0	\$0	0.0%
8500-0540	Garage	\$0	\$0	\$0	0.0%
8500-0550	Furniture & Fixtures	\$0	\$0	\$0	0.0%
8500-0560	Furniture & Office Equipment	\$0	\$0	\$0	0.0%
8500-0570	Office Furniture	\$0	\$0	\$0	0.0%
8500-0580	Laundry	\$0	\$0	\$0	0.0%
8500-0590	Laundry Retrofit	\$0	\$0	\$0	0.0%
8500-0600	Signage	\$0	\$0	\$0	0.0%
8500-0610	Heavy Equip/Tools	\$0	\$0	\$0	0.0%
8500-0620	Interior Painting	\$0	\$0	\$0	0.0%
8500-0630	Emergency Repairs & Remediation	\$0	\$0	\$0	0.0%
8500-0640	Kitchen Remodeling	\$0	\$0	\$0	0.0%
8500-0650	Cabinets	\$0	\$0	\$0	0.0%
8500-0660	Countertops	\$0	\$0	\$0	0.0%
8500-0670	Dishwashers	\$0	\$0	\$0	0.0%
8500-0680	Compactor Installation	\$0	\$0	\$0	0.0%
8500-0690	Disposals	\$0	\$0	\$0	0.0%
8500-0700	Microwaves	\$0	\$0	\$0	0.0%
8500-0710	Ovens	\$0	\$0	\$0	0.0%
8500-0720	Ranges	\$0	\$0	\$0	0.0%
8500-0730	Hoods	\$0	\$0	\$0	0.0%
8500-0740	Refrigerators	\$0	\$0	\$0	0.0%
8500-0750	Hardware Fixture/Supplies	\$0	\$0	\$0	0.0%
8500-0760	Landscaping	\$0	\$0	\$0	0.0%
8500-0770	Landscaping - Trees	\$0	\$0	\$0	0.0%
8500-0780	Landscaping - Rocks	\$0	\$0	\$0	0.0%
8500-0790	Paving & Landscape	\$0	\$0	\$0	0.0%
8500-0800	Drainage	\$0	\$0	\$0	0.0%
8500-0810	Walkways	\$0	\$0	\$0	0.0%
8500-0820	Tree Trimming Seasonal	\$0	\$0	\$0	0.0%
8500-0830	Miscellaneous Land	\$0	\$0	\$0	0.0%
8500-0840	Carpentry Work	\$0	\$0	\$0	0.0%
8500-0850	Carpentry-Other	\$0	\$0	\$0	0.0%
8500-0860	Deck & Staircases	\$0	\$0	\$0	0.0%
8500-0870	Lighting Fixtures	\$0	\$0	\$0	0.0%
8500-0880	Flooring-Tile	\$0	\$0	\$0	0.0%
8500-0890	Flooring- Carpet	\$0	\$0	\$0	0.0%
8500-0900	Flooring- Other	\$0	\$0	\$0	0.0%
8500-0910	Linolium	\$0	\$0	\$0	0.0%
8500-0920	Painting	\$0	\$0	\$0	0.0%
8500-0930	Painting & Staining	\$0	\$0	\$0	0.0%
8500-0940	Molding	\$0	\$0	\$0	0.0%
8500-0950	Masonry	\$0	\$0	\$0	0.0%
8500-0960	Windows	\$0	\$0	\$0	0.0%
8500-0970	Screen Replacement	\$0	\$0	\$0	0.0%
8500-0980	Doors	\$0	\$0	\$0	0.0%
8500-0990	Parking Lot	\$0	\$0	\$0	0.0%
8500-1000	Paving	\$0	\$0	\$0	0.0%
8500-1010	Asphalt Repair	\$0	\$0	\$0	0.0%
8500-1020	Plumbing	\$0	\$0	\$0	0.0%
8500-1030	Pool Furniture	\$0	\$0	\$0	0.0%
8500-1040	Pool/Spa	\$0	\$0	\$0	0.0%
8500-1050	Pool	\$0	\$0	\$0	0.0%
8500-1060	Tennis Courts	\$0	\$0	\$0	0.0%
8500-1070	Fountains	\$0	\$0	\$0	0.0%
8500-1080	Gutters & Downspouts	\$0	\$0	\$0	0.0%
8500-1090	Roofs	\$0	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
6100-0320	Utilities - Corporate Apartment	\$0	\$0	\$0	0.0%
6100-0330	Illuminar Electric - Occupied	\$0	\$0	\$0	0.0%
6100-0340	Green Consumption Track Costs	\$0	\$0	\$0	0.0%
6100-0350	Reimbursed Electricity	\$0	\$0	\$0	0.0%
6100-0360	Reimbursed Gas	\$0	\$0	\$0	0.0%
6100-0370	Reimbursed Utilities	\$0	\$0	\$0	0.0%
6100-0375	Reimbursed Water	\$0	\$1,053	\$1,053	100.0%
6100-0380	Reimbursed Sewer	\$0	\$0	\$0	0.0%
6100-0390	Reimbursed Trash Removal	\$0	\$0	\$0	0.0%
6100-0400	Reimbursed Vacant Recovery	\$0	\$0	\$0	0.0%
6100-0410	Reimbursed Electrical EV Station	\$0	\$0	\$0	0.0%
6100-0420	Illuminar Electric - Occupied Reimb	\$0	\$0	\$0	0.0%
6100-0430	Contract Utility Admin	\$0	\$0	\$0	0.0%
TOTAL UTILITY EXPENSE		\$162,021	\$153,094	(\$8,928)	-5.8%

MARKETING					
6300-0010	Advertising-Print	\$1,680	\$1,667	(\$13)	-0.8%
6300-0020	Advertising-Product. Exp.	\$0	\$0	\$0	0.0%
6300-0030	Apt. Magazines/Guides	\$0	\$0	\$0	0.0%
6300-0040	Business Cards	\$0	\$0	\$0	0.0%
6300-0050	Marketing - Internet	\$0	\$97	\$97	100.0%
6300-0060	Marketing - Radio	\$250	\$150	(\$100)	-66.7%
6300-0070	Marketing Consultant	\$0	\$0	\$0	0.0%
6300-0080	Content/Branding	\$0	\$0	\$0	0.0%
6300-0090	Yellow Pages Ad	\$0	\$0	\$0	0.0%
6300-0100	Direct Mail	\$0	\$0	\$0	0.0%
6300-0110	Postage/Stationery/Miscellaneous	\$0	\$0	\$0	0.0%
6300-0120	Forms	\$0	\$0	\$0	0.0%
6300-0130	Brochures	\$0	\$0	\$0	0.0%
6300-0140	Building Brochures	\$0	\$0	\$0	0.0%
6300-0150	Collaterals	\$0	\$0	\$0	0.0%
6300-0160	Vaultware	\$0	\$0	\$0	0.0%
6300-0170	Lead Management	\$0	\$0	\$0	0.0%
6300-0180	Miracle Maker	\$0	\$0	\$0	0.0%
6300-0190	Lead2Lease	\$0	\$0	\$0	0.0%
6300-0200	LevelOne	\$0	\$0	\$0	0.0%
6300-0210	Advertising Other	\$0	\$0	\$0	0.0%
6300-0220	Dues, Memberships & Sub.	\$545	\$545	\$0	0.0%
6300-0230	Resident Functions	\$0	\$0	\$0	0.0%
6300-0240	Gifts/Tickets	\$0	\$0	\$0	0.0%
6300-0250	Marketing-Gift Certificates	\$0	\$0	\$0	0.0%
6300-0260	Marketing-Prizes/Awards Prem	\$0	\$0	\$0	0.0%
6300-0270	Special Events	\$0	\$0	\$0	0.0%
6300-0280	Marketing Supplies	\$0	\$0	\$0	0.0%
6300-0290	Billboards/Signs	\$800	\$0	(\$800)	-100.0%
6300-0300	Temporary Signage	\$0	\$0	\$0	0.0%
6300-0310	Permanent Signage	\$0	\$0	\$0	0.0%
6300-0320	Banners/Flags	\$0	\$0	\$0	0.0%
6300-0330	Seasonal Decorations	\$0	\$0	\$0	0.0%
6300-0340	Marketing Promotions	\$0	\$0	\$0	0.0%
6300-0342	Alliance Resident Works	\$6,480	\$6,480	\$0	0.0%
6300-0344	Graphic Design	\$0	\$0	\$0	0.0%
6300-0346	PPC	\$0	\$0	\$0	0.0%
6300-0350	Promotional Supplies	\$0	\$0	\$0	0.0%
6300-0360	Promotions - Other	\$0	\$0	\$0	0.0%
6300-0370	Locator/Broker Fees	\$0	\$0	\$0	0.0%
6300-0380	Other Locator Fees	\$0	\$0	\$0	0.0%
6300-0390	Prospect Refreshments	\$0	\$0	\$0	0.0%
6300-0400	Resident Referrals	\$0	\$0	\$0	0.0%
6300-0410	Resident Move In Gifts	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
8500-1100	Elevators	\$0	\$0	\$0	0.0%
8500-1110	Land Fencing	\$0	\$0	\$0	0.0%
8500-1120	Motor Vehicles	\$0	\$0	\$0	0.0%
8500-1130	Seasonal Décor	\$0	\$0	\$0	0.0%
8500-1140	Promotional Videos	\$0	\$0	\$0	0.0%
8500-1150	Capital Expenditures	\$0	\$0	\$0	0.0%
8500-1160	Life Safety	\$0	\$0	\$0	0.0%
8500-1170	Fire Repairs	\$0	\$0	\$0	0.0%
8500-1180	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	0.0%
8500-1190	Miscellaneous	\$0	\$0	\$0	0.0%
8500-1200	Security Systems	\$0	\$0	\$0	0.0%
8500-1220	Owner's Rehab	\$0	\$0	\$0	0.0%
8500-1230	Other Personal Property	\$0	\$0	\$0	0.0%
8500-1240	Other Non-Routine Service	\$0	\$0	\$0	0.0%
8500-1250	Other Capital Expenditure	\$0	\$0	\$0	0.0%
8500-1260	Association Land	\$0	\$0	\$0	0.0%
8500-1270	Non Routine - Ins. Deductible	\$0	\$0	\$0	0.0%
8500-1280	Prior Year Incentive Fee	\$0	\$0	\$0	0.0%
8500-1290	Other Capital Replacement	\$0	\$0	\$0	0.0%
8500-1300	Other Capital - Contra	\$0	\$0	\$0	0.0%
8500-1310	ADA	\$0	\$0	\$0	0.0%
8500-1320	LPS - Other	\$0	\$0	\$0	0.0%
8500-1330	Non - Recurring Maintenance	\$0	\$0	\$0	0.0%
8500-1340	Accrued Capital Asset	\$0	\$0	\$0	0.0%
8500-1350	Lease-Up Costs	\$0	\$0	\$0	0.0%
8500-1360	Construction Related Exp	\$0	\$0	\$0	0.0%
TOTAL NON-ROUTINE CAPITAL EXPENDITURES		\$0	\$0	\$0	0.0%

DEPRECIATION EXPENSE					
8600-0010	Depreciation - Land	\$0	\$0	\$0	0.0%
8600-0020	Depreciation - Land Improvements	\$0	\$0	\$0	0.0%
8600-0030	Depreciation - Land Major Repairs	\$0	\$0	\$0	0.0%
8600-0040	Depreciation - Building & Structure	\$0	\$0	\$0	0.0%
8600-0050	Depreciation - Building Improvements	\$0	\$0	\$0	0.0%
8600-0060	Depreciation - Model/Special	\$0	\$0	\$0	0.0%
8600-0070	Depreciation - Building Major Repairs	\$0	\$0	\$0	0.0%
8600-0080	Depreciation - Building Other	\$0	\$0	\$0	0.0%
8600-0090	Depreciation - Roof	\$0	\$0	\$0	0.0%
8600-0100	Depreciation - HVAC	\$0	\$0	\$0	0.0%
8600-0110	Depreciation - Furniture & Fixture	\$0	\$0	\$0	0.0%
8600-0120	Depreciation - Paving & Landscape	\$0	\$0	\$0	0.0%
8600-0130	Depreciation - Parking	\$0	\$0	\$0	0.0%
8600-0140	Depreciation - Apartment Interiors	\$0	\$0	\$0	0.0%
8600-0150	Depreciation - Appliances	\$0	\$0	\$0	0.0%
8600-0160	Depreciation - Carpet Replacement	\$0	\$0	\$0	0.0%
8600-0170	Depreciation - Vinyl Replacement	\$0	\$0	\$0	0.0%
8600-0180	Depreciation - Equipment	\$0	\$0	\$0	0.0%
8600-0190	Depreciation - Office Equipment	\$0	\$0	\$0	0.0%
8600-0200	Depreciation - Computer Equipment	\$0	\$0	\$0	0.0%
8600-0210	Depreciation - Vehicles	\$0	\$0	\$0	0.0%
8600-0220	Depreciation - Seasonal Decorations	\$0	\$0	\$0	0.0%
8600-0230	Depreciation - Other Capital	\$0	\$0	\$0	0.0%
8600-0240	Depreciation - Marketing Campaign	\$0	\$0	\$0	0.0%
8600-0250	Depreciation - Financing Costs	\$0	\$0	\$0	0.0%
TOTAL DEPRECIATION EXPENSE		\$0	\$0	\$0	0.0%

AMORTIZATION					
8700-0010	Amortization Expense	\$0	\$0	\$0	0.0%
8700-0020	Amortization - Loan Costs	\$0	\$0	\$0	0.0%
8700-0030	Amortization - Deferred Lease Comm.	\$0	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
6300-0420	Resident Retention	\$0	\$0	\$0	0.0%
6300-0430	Community Newsletter	\$0	\$0	\$0	0.0%
6300-0440	Lease Renewal Program	\$0	\$0	\$0	0.0%
6300-0450	Special Programs	\$0	\$0	\$0	0.0%
6300-0460	Model Maintenance	\$0	\$0	\$0	0.0%
6300-0470	Model Rent	\$0	\$0	\$0	0.0%
6300-0480	Model Accessories	\$0	\$0	\$0	0.0%
6300-0490	Clubhouse Fees	\$0	\$0	\$0	0.0%
6300-0500	Condo Marketing Expense	\$0	\$0	\$0	0.0%
6300-0510	Furniture Rental	\$0	\$0	\$0	0.0%
6300-0520	Country Club	\$0	\$0	\$0	0.0%
6300-0530	Country Club - Property	\$0	\$0	\$0	0.0%
6300-0540	Other Mktg. - Non Adv.	\$0	\$800	\$800	100.0%
6300-0542	SEO Program	\$0	\$0	\$0	0.0%
6300-0544	Reputation Management	\$0	\$0	\$0	0.0%
6300-0550	Shopper Reports	\$0	\$0	\$0	0.0%
6300-0560	Employer Call Program	\$0	\$0	\$0	0.0%
6300-0570	Fitness program	\$0	\$0	\$0	0.0%
6300-0580	Fitness program - Property	\$0	\$0	\$0	0.0%
6300-0590	Activity Center	\$0	\$0	\$0	0.0%
6300-0600	Business Center	\$0	\$0	\$0	0.0%
6300-0610	Video Library	\$0	\$0	\$0	0.0%
6300-0620	Marketing Research	\$0	\$0	\$0	0.0%
6300-0630	Specialty Items	\$0	\$0	\$0	0.0%
TOTAL MARKETING		\$9,755	\$9,739	(\$16)	-0.2%

ADMINISTRATIVE					
6400-0010	Telephone	\$27,312	\$25,494	(\$1,818)	-7.1%
6400-0020	Cell Phone	\$0	\$0	\$0	0.0%
6400-0030	Pagers	\$0	\$0	\$0	0.0%
6400-0040	Answering Service	\$1,080	\$1,076	(\$4)	-0.4%
6400-0050	Internet Service	\$0	\$0	\$0	0.0%
6400-0060	Common Area TV	\$0	\$0	\$0	0.0%
6400-0070	Office Supplies	\$2,381	\$2,131	(\$250)	-11.7%
6400-0075	Misc Office Expense	\$0	\$0	\$0	0.0%
6400-0080	Office Equipment	\$3,390	\$3,188	(\$202)	-6.3%
6400-0090	Office Equipment Purchases	\$0	\$0	\$0	0.0%
6400-0100	Office & Equipment	\$0	\$79	\$79	100.0%
6400-0110	Office Cleaning	\$0	\$0	\$0	0.0%
6400-0120	Postage	\$2,045	\$1,997	(\$47)	-2.4%
6400-0130	Express Mail	\$0	\$0	\$0	0.0%
6400-0140	Misc Postage	\$0	\$0	\$0	0.0%
6400-0150	Furniture Rental	\$0	\$0	\$0	0.0%
6400-0160	Furniture Purchases	\$0	\$0	\$0	0.0%
6400-0170	Printing	\$300	\$263	(\$37)	-13.9%
6400-0180	Copier Expense	\$0	\$0	\$0	0.0%
6400-0190	Forms	\$115	\$0	(\$115)	-100.0%
6400-0200	Licenses	\$2,000	\$1,848	(\$152)	-8.2%
6400-0202	Kingsley Survey	\$546	\$516	\$0	0.0%
6400-0210	Dues & Subscriptions	\$0	\$0	\$0	0.0%
6400-0220	Courtesy Patrol	\$0	\$0	\$0	0.0%
6400-0230	Training & Education	\$2,470	\$2,276	(\$194)	-8.5%
6400-0240	Training Travel	\$0	\$0	\$0	0.0%
6400-0250	Eviction/Legal Fees	\$11,950	\$15,986	\$4,036	25.2%
6400-0260	Credit Bureau Fees	\$0	\$0	\$0	0.0%
6400-0270	Credit Check	\$4,152	\$3,926	(\$226)	-5.7%
6400-0280	Shopper Reports	\$0	\$0	\$0	0.0%
6400-0290	Recruitment - Mkt/Lease	\$0	\$0	\$0	0.0%
6400-0300	Recruitment - Maintenance	\$0	\$0	\$0	0.0%
6400-0310	Bank Charges/Credit Card Fees	\$4,080	\$2,874	(\$1,206)	-41.9%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
8700-0040	Amortization - Leasing Costs	\$0	\$0	\$0	0.0%
8700-0050	Amortization - Deferred Other	\$0	\$0	\$0	0.0%
8700-0060	Amortization - Financing Cost	\$0	\$0	\$0	0.0%
8700-0080	Amortization - Organizational Costs	\$0	\$0	\$0	0.0%
8700-0090	Amortization - Start-Up Costs	\$0	\$0	\$0	0.0%
TOTAL AMORTIZATION		\$0	\$0	\$0	0.0%

EXTRAORDINARY ITEMS					
8800-0010	Extraordinary Cost	\$0	\$0	\$0	0.0%
8800-0020	Ground Rent	\$0	\$0	\$0	0.0%
8800-0030	Ground Rent Expense	\$0	\$0	\$0	0.0%
8800-0040	Closing Costs: Purchase/Sale	\$0	\$0	\$0	0.0%
8800-0050	Disposition Costs	\$0	\$0	\$0	0.0%
8800-0060	Gain/Loss on Sale	\$0	\$0	\$0	0.0%
8800-0070	Gain/Loss from Disposal of Assets	\$0	\$0	\$0	0.0%
8800-0080	Gain/Loss Transfer Interest	\$0	\$0	\$0	0.0%
8800-0090	Unrealized Gain/Loss	\$0	\$0	\$0	0.0%
8800-0100	Unrealized Gain/Loss - Debt	\$0	\$0	\$0	0.0%
8800-0110	Unrealized Loss on Interest Rate Cap	\$0	\$0	\$0	0.0%
8800-0120	Unrealized gain/loss on instruments	\$0	\$0	\$0	0.0%
8800-0130	Net Book Value of Sale	\$0	\$0	\$0	0.0%
8800-0140	Net Book Value of Sale/ACC	\$0	\$0	\$0	0.0%
8800-0150	Realized Appreciation	\$0	\$0	\$0	0.0%
8800-0160	Unrealized Appreciation	\$0	\$0	\$0	0.0%
8800-0170	Gross Cost of Assets Sold	\$0	\$0	\$0	0.0%
8800-0180	Gross Costs Assts Sold/Dispose	\$0	\$0	\$0	0.0%
8800-0190	Sales Commission	\$0	\$0	\$0	0.0%
8800-0200	Leasing Commissions	\$0	\$0	\$0	0.0%
8800-0210	Impairment Loss	\$0	\$0	\$0	0.0%
8800-0220	Casualty Loss Expense	\$0	\$0	\$0	0.0%
8800-0230	Amort-Above/Below Market Leases Acquired	\$0	\$0	\$0	0.0%
8800-0240	Non Oper - Legal	\$0	\$0	\$0	0.0%
8800-0250	Non Oper - Audit	\$0	\$0	\$0	0.0%
8800-0270	Non Oper - Appraisal	\$0	\$0	\$0	0.0%
8800-0280	Non Oper - Advisor Fees	\$0	\$0	\$0	0.0%
8800-0290	Non Oper - Advisor Fees - Prior Year Adjustment	\$0	\$0	\$0	0.0%
8800-0300	Non Oper - Consulting Fees	\$0	\$0	\$0	0.0%
8800-0310	Non Oper - Filing Fees	\$0	\$0	\$0	0.0%
8800-0320	Non Oper - Payroll	\$0	\$0	\$0	0.0%
8800-0330	Non Oper - Professional Fees	\$0	\$0	\$0	0.0%
8800-0340	Non Oper - Other Admin	\$0	\$0	\$0	0.0%
8800-0350	Non Oper - Other	\$0	\$0	\$0	0.0%
8800-0370	Non Oper- Bank Fees	\$0	\$0	\$0	0.0%
8800-0380	Non Oper- Mgmt Fee	\$0	\$0	\$0	0.0%
8800-0390	Non Oper - Income Tax Expense	\$0	\$0	\$0	0.0%
8800-0400	Capital Placement Fee	\$0	\$0	\$0	0.0%
8800-0410	Capitalization of Op Exp	\$0	\$0	\$0	0.0%
8800-0420	Construction Monitoring Fees	\$0	\$0	\$0	0.0%
8800-0430	FASB 133 Adjustments	\$0	\$0	\$0	0.0%
8800-0440	Environmental issues	\$0	\$0	\$0	0.0%
8800-0450	Radon expense	\$0	\$0	\$0	0.0%
8800-0460	Int Exp-Security Deposits	\$0	\$0	\$0	0.0%
8800-0470	EQ Insurance	\$0	\$0	\$0	0.0%
8800-0480	Insurance Reimbursement	\$0	\$0	\$0	0.0%
8800-0490	Sundry Expenses	\$0	\$0	\$0	0.0%
8800-0500	Concession Expense	\$0	\$0	\$0	0.0%
8800-0510	Hospitality Expense	\$0	\$0	\$0	0.0%
8800-0520	Shared Repairs & Maintenance	\$0	\$0	\$0	0.0%
8800-0530	Shared Water	\$0	\$0	\$0	0.0%
8800-0540	Shared Insurance	\$0	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
6400-0312	Yardi CHECKscan	\$800	\$0		0.0%
6400-0320	Employee Recognition	\$0	\$0	\$0	0.0%
6400-0330	Employee Meetings	\$0	\$0	\$0	0.0%
6400-0340	Corporate Events	\$0	\$0	\$0	0.0%
6400-0350	Client Gifts	\$0	\$0	\$0	0.0%
6400-0360	Travel & Entertainment	\$1,185	\$1,238	\$53	4.3%
6400-0370	Airfare	\$0	\$0	\$0	0.0%
6400-0380	Lodging	\$0	\$0	\$0	0.0%
6400-0390	Rental Car	\$0	\$0	\$0	0.0%
6400-0400	Meals - Travel	\$0	\$0	\$0	0.0%
6400-0410	Meals - Non Travel	\$0	\$0	\$0	0.0%
6400-0420	Entertainment	\$0	\$0	\$0	0.0%
6400-0430	Other Travel	\$0	\$0	\$0	0.0%
6400-0440	Administrative Other	\$1,194	\$316	(\$878)	-277.8%
6400-0450	Charitable Contrib. Exp.	\$0	\$0	\$0	0.0%
6400-0460	Political Contributions	\$0	\$0	\$0	0.0%
6400-0470	Computer Expense	\$0	\$51	\$51	100.0%
6400-0480	Computer Software	\$5,123	\$4,245	(\$878)	-20.7%
6400-0482	Yardi Maintenance Agreement	\$4,200	\$4,120		0.0%
6400-0484	Yardi PAYscan	\$2,404	\$1,978		0.0%
6400-0486	LRO Revenue Management	\$0	\$0	\$0	0.0%
6400-0488	Cloud Based Budget Solution	\$800	\$897		0.0%
6400-0490	Computer Software Other	\$0	\$0	\$0	0.0%
6400-0500	Computer Supplies	\$0	\$0	\$0	0.0%
6400-0510	Computer Leasing	\$0	\$0	\$0	0.0%
6400-0520	Computer Networks	\$0	\$0	\$0	0.0%
6400-0530	Computer-Service Bureau	\$0	\$0	\$0	0.0%
6400-0540	Computer-Data Processing	\$0	\$0	\$0	0.0%
6400-0550	Computer-R&M	\$0	\$0	\$0	0.0%
6400-0560	Gov Licenses Fees/Permits	\$0	\$0	\$0	0.0%
6400-0570	Inspection Fees	\$0	\$0	\$0	0.0%
6400-0580	Green Property Licenses	\$0	\$0	\$0	0.0%
6400-0590	Apt Association Dues	\$0	\$0	\$0	0.0%
6400-0600	Temporary Help	\$0	\$0	\$0	0.0%
6400-0610	Homeowner's Assoc. Dues	\$0	\$0	\$0	0.0%
6400-0620	Office Rent	\$0	\$0	\$0	0.0%
6400-0630	Accounting Expense	\$0	\$0	\$0	0.0%
6400-0640	Mobility Plan	\$0	\$0	\$0	0.0%
6400-0650	Hauling & Storage	\$0	\$0	\$0	0.0%
6400-0660	Renter's Insurance	\$0	\$0	\$0	0.0%
6400-0670	Vehicle R&M	\$0	\$0	\$0	0.0%
6400-0680	Vehicle Rental	\$0	\$0	\$0	0.0%
6400-0690	Vehicle Ins & Licenses	\$0	\$0	\$0	0.0%
6400-0700	Interest - Car Loan	\$0	\$0	\$0	0.0%
6400-0710	Interest - Other	\$0	\$0	\$0	0.0%
6400-0720	Culture	\$0	\$0	\$0	0.0%
6400-0730	Leadership	\$0	\$0	\$0	0.0%
6400-0740	Maintenance Safety	\$0	\$0	\$0	0.0%
6400-0750	Sales	\$0	\$0	\$0	0.0%
6400-0760	Compliance	\$0	\$0	\$0	0.0%
6400-0770	Rent Control-Fees	\$0	\$0	\$0	0.0%
6400-0780	Office Mgmt: Reimb Exp	\$0	\$0	\$0	0.0%
6400-0790	Bad Debt Expense	\$0	\$0	\$0	0.0%
6400-0800	Uniforms - Administrative	\$922	\$923	\$1	0.1%
6400-0805	Uniforms- Leasing	\$625	\$599	(\$26)	-4.3%
6400-0810	Uniforms- Marketing	\$0	\$0	\$0	0.0%
6400-0815	Other Uniforms	\$0	\$0	\$0	0.0%
TOTAL ADMINISTRATIVE		\$79,073	\$76,021	(\$3,051)	-4.0%

MAINTENANCE

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
8800-0550	Shared HOA	\$0	\$0	\$0	0.0%
8800-0560	Shared Miscellaneous	\$0	\$0	\$0	0.0%
8800-0570	Hedge Mark to market Loss	\$0	\$0	\$0	0.0%
8800-0580	Corner Store Income	\$0	\$0	\$0	0.0%
8800-0590	Corner Store Sales Tax	\$0	\$0	\$0	0.0%
8800-0600	Corner Store Mgmt Expense	\$0	\$0	\$0	0.0%
8800-0610	Corner Store Other Expense	\$0	\$0	\$0	0.0%
8800-0620	Prior Year Property Taxes	\$0	\$0	\$0	0.0%
8800-0630	Prior Year Adjustments	\$0	\$0	\$0	0.0%
TOTAL EXTRAORDINARY ITEMS		\$0	\$0	\$0	0.0%
NET INCOME		\$2,164,304	\$2,266,069		
CAPITAL ASSETS					
1500-0010	Land	\$0	\$0	\$0	0.0%
1500-0020	Land Additional Basis	\$0	\$0	\$0	0.0%
1500-0030	Land Acquisition	\$0	\$0	\$0	0.0%
1500-0040	Land Sale	\$0	\$0	\$0	0.0%
1500-0050	Land Improvement 1	\$0	\$0	\$0	0.0%
1500-0060	Land Improvement 2	\$0	\$0	\$0	0.0%
1500-0070	Land Improvement - Acquisition	\$0	\$0	\$0	0.0%
1500-0080	Land Improvement - Landscaping	\$0	\$0	\$0	0.0%
1500-0090	Retng Wall & Erosion Rep	\$0	\$0	\$0	0.0%
1500-0100	Fence Repair/Replacement	\$0	\$0	\$0	0.0%
1500-0110	Swimming Pool	\$0	\$0	\$0	0.0%
1500-0120	Pool Equipment	\$0	\$0	\$0	0.0%
1500-0130	Pool Furniture	\$0	\$0	\$0	0.0%
1500-0140	Pool Plastering	\$0	\$0	\$0	0.0%
1500-0150	Pool Coping	\$0	\$0	\$0	0.0%
1500-0160	Pool Decking	\$0	\$0	\$0	0.0%
1500-0170	Asphalt/Walkways	\$0	\$0	\$0	0.0%
1500-0180	Parking Lot	\$0	\$0	\$0	0.0%
1500-0190	Parking Lot Seal Coat	\$0	\$0	\$0	0.0%
1500-0210	Land Held for Investment	\$0	\$0	\$0	0.0%
1500-0220	Land Other	\$0	\$0	\$0	0.0%
1500-0230	Buildings	\$0	\$0	\$0	0.0%
1500-0240	Building Additional Basis	\$0	\$0	\$0	0.0%
1500-0250	Buildings - Acquisition	\$0	\$0	\$0	0.0%
1500-0260	Building - Acquisition Costs	\$0	\$0	\$0	0.0%
1500-0270	Buildings - Sale	\$0	\$0	\$0	0.0%
1500-0280	Bldgs-Exterior/Structure	\$0	\$0	\$0	0.0%
1500-0290	Bldgs-Parking Structure	\$0	\$0	\$0	0.0%
1500-0300	Bldgs-Roof	\$0	\$0	\$0	0.0%
1500-0310	Bldgs-HVAC	\$0	\$0	\$0	0.0%
1500-0320	Bldgs-Sustainability Initiative+A22	\$0	\$0	\$0	0.0%
1500-0330	Buildings-Apartment Units	\$0	\$0	\$0	0.0%
1500-0340	Bldgs-Apartment Units-Acq	\$0	\$0	\$0	0.0%
1500-0350	Bldgs Apartments Sale	\$0	\$0	\$0	0.0%
1500-0360	Buildings-Apartment Units-Common Areas	\$0	\$0	\$0	0.0%
1500-0370	Bldgs-Apartment CAM-Acq	\$0	\$0	\$0	0.0%
1500-0380	Bldg Apt CAM Sale	\$0	\$0	\$0	0.0%
1500-0390	Building Improvements - Other	\$1,700,340	\$1,030,402	(\$669,938)	-65.0%
1500-0400	Building Improvements - Non Rehab	\$0	\$0	\$0	0.0%
1500-0410	Building Improvements - Rehab	\$0	\$0	\$0	0.0%
1500-0420	Building Improvements - Reserve	\$0	\$0	\$0	0.0%
1500-0430	Building Improvements - Acq. Rehab	\$0	\$0	\$0	0.0%
1500-0440	Asbestos Abatement	\$0	\$0	\$0	0.0%
1500-0450	Bldg Improv - Fire Protect	\$0	\$0	\$0	0.0%
1500-0460	Building Improvement	\$0	\$0	\$0	0.0%
1500-0530	Electrical	\$0	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
6500-0010	Building & Structure	\$4,820	\$4,794	(\$26)	-0.5%
6500-0020	Building & Maintenance	\$0	\$0	\$0	0.0%
6500-0030	Building & Maintenance Supplies	\$0	\$0	\$0	0.0%
6500-0040	Roof	\$0	\$0	\$0	0.0%
6500-0050	Gutter	\$0	\$0	\$0	0.0%
6500-0060	Lighting	\$0	\$0	\$0	0.0%
6500-0070	General Property	\$0	\$0	\$0	0.0%
6500-0080	General Property Supplies	\$0	\$0	\$0	0.0%
6500-0090	Corridors	\$0	\$0	\$0	0.0%
6500-0100	Exterior Supplies	\$0	\$0	\$0	0.0%
6500-0110	Amenities R&M	\$0	\$0	\$0	0.0%
6500-0120	Concrete Repair - Yacht	\$0	\$0	\$0	0.0%
6500-0130	Ceiling/Interior Walls	\$0	\$0	\$0	0.0%
6500-0140	Parking	\$0	\$0	\$0	0.0%
6500-0150	Garage	\$0	\$0	\$0	0.0%
6500-0160	Garage R & M	\$0	\$0	\$0	0.0%
6500-0170	Garage Management Fee	\$0	\$0	\$0	0.0%
6500-0180	Garage Taxes	\$0	\$0	\$0	0.0%
6500-0190	Garage Other	\$0	\$0	\$0	0.0%
6500-0200	Roadway	\$0	\$0	\$0	0.0%
6500-0210	Sidewalks	\$0	\$0	\$0	0.0%
6500-0220	Parking & Garage Cleaning	\$0	\$0	\$0	0.0%
6500-0230	Parking & Garage Stripping	\$0	\$0	\$0	0.0%
6500-0240	Parking & Garage Lighting	\$0	\$0	\$0	0.0%
6500-0250	Parking Lot Repair	\$0	\$0	\$0	0.0%
6500-0260	Interior Painting Contract	\$0	\$0	\$0	0.0%
6500-0270	Interior Painting	\$0	\$0	\$0	0.0%
6500-0280	Exterior Painting	\$0	\$0	\$0	0.0%
6500-0290	Exterior Painting Contract	\$0	\$0	\$0	0.0%
6500-0300	Exterior Painting Supplies	\$0	\$0	\$0	0.0%
6500-0310	Elevator Maintenance Contract	\$0	\$0	\$0	0.0%
6500-0320	Elevator Maintenance	\$0	\$0	\$0	0.0%
6500-0330	Elevator Telephone	\$0	\$0	\$0	0.0%
6500-0340	Elevator Inspection Fees	\$0	\$0	\$0	0.0%
6500-0350	Elevator Supplies	\$0	\$0	\$0	0.0%
6500-0360	Electrical	\$16,020	\$14,522	(\$1,498)	-10.3%
6500-0370	Electrical Contract	\$0	\$0	\$0	0.0%
6500-0380	Electrical Supplies	\$0	\$187	\$187	100.0%
6500-0390	Utility Metering	\$0	\$0	\$0	0.0%
6500-0400	Plumbing	\$14,500	\$14,112	(\$388)	-2.7%
6500-0410	Plumbing Supplies	\$0	\$0	\$0	0.0%
6500-0420	Plumbing Other	\$0	\$0	\$0	0.0%
6500-0430	HVAC	\$4,500	\$4,295	(\$205)	-4.8%
6500-0440	HVAC Supplies	\$0	\$0	\$0	0.0%
6500-0450	HVAC Maint. Contract	\$0	\$0	\$0	0.0%
6500-0460	HVAC R&M	\$0	\$0	\$0	0.0%
6500-0470	HVAC Other	\$0	\$0	\$0	0.0%
6500-0480	HVAC Suite	\$0	\$0	\$0	0.0%
6500-0490	Water Heater	\$0	\$0	\$0	0.0%
6500-0500	Water Extraction	\$0	\$0	\$0	0.0%
6500-0510	Water Damage - Carpentry	\$0	\$0	\$0	0.0%
6500-0520	Water Damage - Painting	\$0	\$0	\$0	0.0%
6500-0530	Building Music Services	\$0	\$0	\$0	0.0%
6500-0540	Ceiling Fans	\$0	\$0	\$0	0.0%
6500-0550	Tenant Decorations	\$0	\$0	\$0	0.0%
6500-0560	Vacant Unit	\$0	\$0	\$0	0.0%
6500-0570	Environmental Fees	\$0	\$0	\$0	0.0%
6500-0580	Signage	\$0	\$0	\$0	0.0%
6500-0590	Signage Supplies	\$0	\$0	\$0	0.0%
6500-0600	Misc. Supplies	\$3,300	\$3,277	(\$23)	-0.7%
6500-0610	Housekeeping	\$2,880	\$2,687	(\$193)	-7.2%
6500-0620	Cleaning Supplies	\$0	\$0	\$0	0.0%
6500-0630	Cleaning Supplies - Interior	\$0	\$0	\$0	0.0%
6500-0640	Power Wash / Steam Cleaning	\$0	\$0	\$0	0.0%
6500-0650	Window Washing	\$0	\$0	\$0	0.0%
6500-0660	Utility Vehicle Maintenance	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
1500-0540	Exterior Replacement	\$0	\$0	\$0	0.0%
1500-0550	Signage	\$0	\$0	\$0	0.0%
1500-0560	Foundations & Slab	\$0	\$0	\$0	0.0%
1500-0570	Fire Protection/Life Safety	\$0	\$0	\$0	0.0%
1500-0580	Gutters & Downspouts	\$0	\$0	\$0	0.0%
1500-0590	HVAC	\$0	\$0	\$0	0.0%
1500-0600	Unit HVAC	\$0	\$0	\$0	0.0%
1500-0610	Insulation	\$0	\$0	\$0	0.0%
1500-0620	Painting & Staining	\$0	\$0	\$0	0.0%
1500-0630	Common Area Finishes	\$0	\$0	\$0	0.0%
1500-0640	Exterior Painting	\$0	\$0	\$0	0.0%
1500-0650	Mail Boxes	\$0	\$0	\$0	0.0%
1500-0660	Waterproofing	\$0	\$0	\$0	0.0%
1500-0670	Plumbing	\$0	\$0	\$0	0.0%
1500-0680	Roof	\$0	\$0	\$0	0.0%
1500-0690	Siding	\$0	\$0	\$0	0.0%
1500-0700	Stairs & Landings	\$0	\$0	\$0	0.0%
1500-0710	Windows	\$0	\$0	\$0	0.0%
1500-0720	Capital Improvements	\$0	\$0	\$0	0.0%
1500-0730	Exercise Equipment	\$0	\$0	\$0	0.0%
1500-0740	Clubhouse Renovation	\$0	\$0	\$0	0.0%
1500-0750	Interior Replacements	\$0	\$0	\$0	0.0%
1500-0760	Model Renovation	\$0	\$0	\$0	0.0%
1500-0770	Maintenance Equipment	\$0	\$0	\$0	0.0%
1500-0780	Office Equipment	\$0	\$0	\$0	0.0%
1500-0790	ADA	\$0	\$0	\$0	0.0%
1500-0800	Site Improvements	\$0	\$0	\$0	0.0%
1500-0810	Recreation Facilities - Other	\$0	\$0	\$0	0.0%
1500-0820	Security System	\$0	\$0	\$0	0.0%
1500-0830	Furniture & Fixtures	\$0	\$0	\$0	0.0%
1500-0840	Furniture (indoor)	\$0	\$0	\$0	0.0%
1500-0850	Furniture (Outdoor)	\$0	\$0	\$0	0.0%
1500-0860	FF&E - Acquisition	\$0	\$0	\$0	0.0%
1500-0870	FF&E - Sale	\$0	\$0	\$0	0.0%
1500-0880	FF&E - Apartment Units	\$0	\$0	\$0	0.0%
1500-0890	FF&E-Apartment Common Are	\$0	\$0	\$0	0.0%
1500-0900	FF&E-Other (Autos)	\$0	\$0	\$0	0.0%
1500-0910	FF&E - Non Rehab	\$0	\$0	\$0	0.0%
1500-0920	FF&E - Rehab	\$0	\$0	\$0	0.0%
1500-0930	Machinery & Equipment	\$0	\$0	\$0	0.0%
1500-0940	Leasehold Improvements	\$0	\$0	\$0	0.0%
1500-0950	Computer Hardware	\$0	\$4,261	\$4,261	100.0%
1500-0960	Computer Equipment - Non Rehab	\$0	\$0	\$0	0.0%
1500-0970	Computer Equipment - Rehab	\$0	\$0	\$0	0.0%
1500-0980	Software	\$0	\$0	\$0	0.0%
1500-0990	Personal Property	\$0	\$0	\$0	0.0%
1500-1010	Non Depreciable Assets	\$0	\$0	\$0	0.0%
1500-1080	Capitalized Property Tax	\$0	\$0	\$0	0.0%
1500-1090	Intangible Asset	\$0	\$0	\$0	0.0%
1500-1100	T/E-Leasing Commissions	\$0	\$0	\$0	0.0%
1500-1110	T/E Legal	\$0	\$0	\$0	0.0%
1500-1120	Acquisition Cost	\$0	\$0	\$0	0.0%
1500-1130	Impairment	\$0	\$0	\$0	0.0%
1500-1140	Personal Property at Acquisition	\$0	\$0	\$0	0.0%
1500-1150	Asset Disposal	\$0	\$0	\$0	0.0%
1500-1160	Leasing Commission	\$0	\$0	\$0	0.0%
1500-1170	Special Improvements	\$0	\$0	\$0	0.0%
1500-1180	Retirement-Loan Cap Rate	\$0	\$0	\$0	0.0%
1500-1190	Autos/Trucks	\$0	\$0	\$0	0.0%
1500-1200	Landscape	(\$2,007,449)	\$5,000	\$2,012,449	40249.0%
1500-1210	Tenant Improvements - Misc.	\$0	\$0	\$0	0.0%
1500-1220	Improvements	\$0	\$0	\$0	0.0%
1500-1230	Improvements - Non Rehab	\$0	\$0	\$0	0.0%
1500-1240	Improvements - Rehab	\$0	\$0	\$0	0.0%
1500-1250	Apartment Interiors	\$205,089	\$197,534	(\$7,555)	-3.8%
1500-1260	Balconies & Decks	\$0	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
6500-0670	Vehicle Supplies	\$0	\$0	\$0	0.0%
6500-0680	Small Equipment	\$1,500	\$2,274	\$774	34.0%
6500-0690	Pest Control	\$5,700	\$5,172	(\$528)	-10.2%
6500-0700	Misc. Pest Control	\$0	\$0	\$0	0.0%
6500-0710	Swimming Pool	\$0	\$0	\$0	0.0%
6500-0720	Swimming Pool Supplies	\$0	\$0	\$0	0.0%
6500-0730	Swimming Pool Licenses	\$0	\$0	\$0	0.0%
6500-0740	Swimming Pool Contract	\$0	\$0	\$0	0.0%
6500-0750	Swimming Pool FF&E	\$0	\$0	\$0	0.0%
6500-0760	Fountain Repairs/Supplies	\$0	\$0	\$0	0.0%
6500-0770	Playground Maintenance	\$0	\$0	\$0	0.0%
6500-0780	Playground Maintenance Supplies	\$0	\$0	\$0	0.0%
6500-0790	Public Area R&M	\$0	\$0	\$0	0.0%
6500-0800	Tennis Courts	\$0	\$0	\$0	0.0%
6500-0810	Pond R&M	\$0	\$0	\$0	0.0%
6500-0820	Vandalism	\$0	\$0	\$0	0.0%
6500-0830	Grounds	\$0	\$0	\$0	0.0%
6500-0840	Courtesy Patrol	\$0	\$0	\$0	0.0%
6500-0850	Security Contract	\$0	\$0	\$0	0.0%
6500-0860	Security Monitoring Equipment	\$0	\$0	\$0	0.0%
6500-0870	Security R&M	\$0	\$0	\$0	0.0%
6500-0880	Security Fees & Permits	\$0	\$0	\$0	0.0%
6500-0890	Security Equipment	\$0	\$0	\$0	0.0%
6500-0900	Security Vehicle	\$0	\$0	\$0	0.0%
6500-0910	System Key Cards	\$0	\$0	\$0	0.0%
6500-0920	Security - Other	\$0	\$0	\$0	0.0%
6500-0930	Security Life Safety	\$0	\$0	\$0	0.0%
6500-0940	Misc. Security	\$0	\$0	\$0	0.0%
6500-0950	Contract Cable	\$0	\$0	\$0	0.0%
6500-0960	Contract Housing Allowance	\$0	\$0	\$0	0.0%
6500-0970	Maintenance Guarantee	\$0	\$0	\$0	0.0%
6500-0980	Mold Remediation	\$0	\$0	\$0	0.0%
6500-0990	Snow Removal/Parking Lot	\$0	\$0	\$0	0.0%
6500-1000	Misc. Snow Removal	\$0	\$0	\$0	0.0%
6500-1010	Windows	\$7,750	\$7,544	(\$206)	-2.7%
6500-1020	Drapes/Blinds	\$0	\$0	\$0	0.0%
6500-1030	Doors	\$0	\$0	\$0	0.0%
6500-1040	Keys	\$4,356	\$3,564	(\$792)	-22.2%
6500-1050	Locks	\$0	\$0	\$0	0.0%
6500-1060	Fire Extinguisher, 1st Aid	\$8,167	\$6,875	(\$1,291)	-18.8%
6500-1070	Sprinkler System	\$0	\$0	\$0	0.0%
6500-1080	Fire Damage	\$0	\$0	\$0	0.0%
6500-1090	Misc Fire Protection	\$0	\$0	\$0	0.0%
6500-1100	Fuels & Lubricants	\$0	\$0	\$0	0.0%
6500-1110	Alarm Expense	\$840	\$621	(\$219)	-35.2%
6500-1120	Maint Travel & Mileage	\$0	\$0	\$0	0.0%
6500-1130	Computer Maintenance	\$0	\$0	\$0	0.0%
6500-1140	Clubroom R&M	\$0	\$0	\$0	0.0%
6500-1150	Laundry	\$0	\$0	\$0	0.0%
6500-1160	Plumbing Contract	\$0	\$0	\$0	0.0%
6500-1170	Tenant Services	\$0	\$0	\$0	0.0%
6500-1180	Service Desk	\$0	\$0	\$0	0.0%
6500-1190	Gate Repair	\$0	\$0	\$0	0.0%
6500-1200	Access Gate & Surveillance	\$0	\$0	\$0	0.0%
6500-1210	Lift Station Repair	\$0	\$0	\$0	0.0%
6500-1220	Interior Plant Maintenance	\$0	\$0	\$0	0.0%
6500-1230	Carpentry Contract	\$0	\$0	\$0	0.0%
6500-1240	Handyman Contract	\$0	\$0	\$0	0.0%
6500-1250	R&M Contract Fee	\$0	\$0	\$0	0.0%
6500-1260	Misc Contract Fee	\$0	\$0	\$0	0.0%
6500-1270	Maintenance Other	\$8,700	\$9,403	\$703	7.5%
6500-1280	Maintenance-Rehab	\$0	\$0	\$0	0.0%
6500-1290	Unit Refurbishment	\$0	\$0	\$0	0.0%
6500-1300	Direct Rooms Ex+A2pense	\$0	\$0	\$0	0.0%
6500-1310	Direct Food & Beverage Expense	\$0	\$0	\$0	0.0%
6500-1320	Direct Telecommunications Exp	\$0	\$0	\$0	0.0%
6500-1330	FF&E Reserve Expense	\$0	\$0	\$0	0.0%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
1500-1270	Blinds & Drapes	\$0	\$0	\$0	0.0%
1500-1280	Cabinets	\$0	\$0	\$0	0.0%
1500-1290	Countertops	\$0	\$0	\$0	0.0%
1500-1300	Doors & Hardware	\$0	\$0	\$0	0.0%
1500-1310	Dishwashers	\$0	\$0	\$0	0.0%
1500-1320	Disposals	\$0	\$0	\$0	0.0%
1500-1330	Microwaves	\$0	\$0	\$0	0.0%
1500-1340	Ovens	\$0	\$0	\$0	0.0%
1500-1350	Ranges	\$0	\$0	\$0	0.0%
1500-1360	Hoods	\$0	\$0	\$0	0.0%
1500-1370	Refrigerators	\$0	\$0	\$0	0.0%
1500-1380	Lighting Fixtures	\$0	\$0	\$0	0.0%
1500-1390	Reglazing Tub Repairs	\$0	\$0	\$0	0.0%
1500-1400	Washers/Dryers	\$0	\$0	\$0	0.0%
1500-1410	Water Heaters	\$0	\$0	\$0	0.0%
1500-1450	Other Appliances	\$0	\$0	\$0	0.0%
1500-1460	Unit Carpet Replacement	\$0	\$0	\$0	0.0%
1500-1470	Unit Vinyl Replacement	\$0	\$0	\$0	0.0%
1500-1480	Ceiling Fans	\$0	\$0	\$0	0.0%
1500-1490	Carpet/Plank - Rehab	\$0	\$0	\$0	0.0%
1500-1500	Vinyl - Rehab	\$0	\$0	\$0	0.0%
1500-1510	Other Flooring Rehab	\$0	\$0	\$0	0.0%
1500-1520	Appliance - Rehab	\$0	\$0	\$0	0.0%
1500-1530	Computers & Related Equipment	\$0	\$0	\$0	0.0%
1500-1540	Loan Costs - Operations	\$0	\$0	\$0	0.0%
1500-1550	Non Budget Capital Items	\$0	\$0	\$0	0.0%
1500-1560	Other Capital	\$102,020	\$6,863	(\$95,157)	-1386.5%
1500-1570	Other Capital - Sale	\$0	\$0	\$0	0.0%
1500-1580	Loan Costs	\$0	\$0	\$0	0.0%
1500-1590	Other Capital, Value Add	\$0	\$0	\$0	0.0%
1500-1600	Deferred Financing Costs	\$0	\$0	\$0	0.0%
1500-1610	Loan Cap Rate	\$0	\$0	\$0	0.0%
1500-1620	Acquisition Costs	\$0	\$0	\$0	0.0%
1500-1630	Loan Disposal/Retirement	\$0	\$0	\$0	0.0%
1500-1640	Loan Hedge Premiums	\$0	\$0	\$0	0.0%
1500-1650	Franchise Fees	\$0	(\$1,244,060)	(\$1,244,060)	-100.0%
1500-1660	Asset Acquisition Fee	\$0	\$0	\$0	0.0%
TOTAL CAPITAL ASSETS		\$0	\$0	(\$0)	-1900.0%

RETAINED EARNINGS					
3000-0010	Contributions 1	\$0	\$0	\$0	0.0%
3000-0470	Distributions 1	\$1,532,220	\$1,532,220	\$0	0.0%
TOTAL RETAINED EARNINGS		\$1,532,220	\$1,532,220	\$0	0.0%

OTHER CURRENT ASSETS					
1400-0180	Other Current Assets	\$0	\$0	\$0	0.0%
TOTAL OTHER CURRENT ASSETS		\$0	\$0	\$0	0.0%

TAX ESCROW					
1400-0190	Tax Escrow	\$0	\$0	\$0	0.0%
TOTAL TAX ESCROW		\$0	\$0	\$0	0.0%

INSURANCE ESCROW					
1400-0200	Insurance Escrow	\$0	\$0	\$0	0.0%
TOTAL INSURANCE ESCROW		\$0	\$0	\$0	0.0%

INTEREST ESCROW					
1400-0210	Interest Escrow	\$0	\$0	\$0	0.0%
TOTAL INTEREST ESCROW		\$0	\$0	\$0	0.0%

MORTGAGE INSURANCE PREM RESERVE					
1400-0220	Mortgage Insurance Prem Reserve	\$0	\$0	\$0	0.0%
TOTAL MORTGAGE INSURANCE PREM RESERVE		\$0	\$0	\$0	0.0%

REPLACEMENT RESERVE					
1400-0240	Capital Reserve	\$545,340	\$545,340	\$0	0.0%
TOTAL REPLACEMENT RESERVE		\$545,340	\$545,340	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
6500-1340	Retail Common Allocation	\$0	\$0	\$0	0.0%
6500-1350	FLS Reg Tests & Repairs	\$0	\$0	\$0	0.0%
6500-1360	Appliances	\$0	\$0	\$0	0.0%
6500-1370	Appliance Supplies	\$0	\$0	\$0	0.0%
6500-1380	Countertop/Kitchen Repair	\$0	\$0	\$0	0.0%
6500-1390	Bathroom Repair	\$0	\$0	\$0	0.0%
6500-1400	Mirror Repairs	\$0	\$0	\$0	0.0%
6500-1410	Glass Repair	\$0	\$0	\$0	0.0%
6500-1420	Glass/Screen/Repair	\$0	\$0	\$0	0.0%
6500-1450	Misc. Rubbish Removal	\$0	\$0	\$0	0.0%
6500-1460	Safety Tool Equip/Rep/Sup	\$280	\$280	\$0	0.0%
6500-1470	Equipment	\$0	\$0	\$0	0.0%
6500-1480	Appliance Repair	\$0	\$0	\$0	0.0%
6500-1490	Carpet Repair	\$0	\$0	\$0	0.0%
6500-1500	Carpet Replacement	\$0	\$0	\$0	0.0%
6500-1510	Carpet Contract	\$0	\$0	\$0	0.0%
6500-1520	Vinyl/Tile	\$0	\$0	\$0	0.0%
6500-1530	Misc R&M - Interior	\$0	\$0	\$0	0.0%
6500-1540	Misc R&M - Exterior	\$0	\$0	\$0	0.0%
6500-1550	Uniforms - Maintenance	\$1,133	\$1,157	\$24	2.1%
6500-1555	Uniforms- Cleaning	\$0	\$0	\$0	0.0%
6500-1560	Uniforms- Grounds	\$615	\$615	\$0	0.0%
6500-1565	Uniforms- Security	\$0	\$0	\$0	0.0%
6500-1570	Uniforms- Garage	\$0	\$0	\$0	0.0%
TOTAL MAINTENANCE		\$85,061	\$81,379	(\$3,682)	-4.5%

Acct #	Description	2021 Total	2020 Projected	Variance	Variance %
WIP					
1600-0010	WIP	\$0	\$0	\$0	0.0%
1600-0020	WIP - Contra Operating	\$0	\$0	\$0	0.0%
1600-0030	WIP - Redev Hard Cost	\$0	\$0	\$0	0.0%
1600-0040	WIP - Redev Soft Costs	\$0	\$0	\$0	0.0%
1600-0050	WIP - Acquisition Costs	\$0	\$0	\$0	0.0%
1600-0060	WIP - Sale Costs	\$0	\$0	\$0	0.0%
1600-0070	WIP - Period Interest	\$0	\$0	\$0	0.0%
1600-0080	WIP - Period Taxes	\$0	\$0	\$0	0.0%
1600-0090	WIP - Management Fees	\$0	\$0	\$0	0.0%
1600-0100	WIP - Redev Other	\$0	\$0	\$0	0.0%
1600-0110	Lobby/Leasing Office/Hallway Renovation	\$0	\$0	\$0	0.0%
1600-0120	Replace Trash Compactors w/Recycle Drawers	\$0	\$0	\$0	0.0%
1600-0130	Condo Ready	\$0	\$0	\$0	0.0%
1600-0150	Phase 1 of 3 Balcony Posts	\$0	\$0	\$0	0.0%
1600-0160	Cabinet Facings	\$0	\$0	\$0	0.0%
1600-0170	A/C Upgrade	\$0	\$0	\$0	0.0%
1600-0180	Landry hook up retrofit	\$0	\$0	\$0	0.0%
1600-0190	Upgrade floor units	\$0	\$0	\$0	0.0%
1600-0200	Reseal and Restripe parking lot	\$0	\$0	\$0	0.0%
1600-0210	Clubhouse Design	\$0	\$0	\$0	0.0%
1600-0220	Pool Deck Replacement	\$0	\$0	\$0	0.0%
1600-0230	Fitness Center Facelift	\$0	\$0	\$0	0.0%
1600-0240	Windows	\$0	\$0	\$0	0.0%
1600-0250	Fitness Ctr & Maintenance Shop Bldg	\$0	\$0	\$0	0.0%
1600-0251	Fitness Center	\$0	\$0	\$0	0.0%
1600-0252	Leasing Office Relocation	\$0	\$0	\$0	0.0%
1600-0253	Fitness Ctr & Equipment & Relocation	\$0	\$0	\$0	0.0%
1600-0260	Stainless Steel Appliances	\$0	\$0	\$0	0.0%
1600-0270	Cabinet Facings	\$0	\$0	\$0	0.0%
1600-0300	Exterior Wood Replacement	\$0	\$0	\$0	0.0%
1600-0310	Carport Roofs	\$0	\$0	\$0	0.0%
1600-0320	Spa Project	\$0	\$0	\$0	0.0%
TOTAL WIP		\$0	\$0	\$0	0.0%

LONG TERM LIABILITIES					
2300-0010	Mortgage Note Payable #1	\$0	\$0	\$0	0.0%
2300-0020	Mortgage Note Payable #2	\$0	\$0	\$0	0.0%
2300-0050	Long-Term Notes Payable	\$0	\$0	\$0	0.0%
2300-0060	Note Payable Principal Payment	\$0	\$0	\$0	0.0%
2300-0170	Mortgage Note Payable	\$0	\$0	\$0	0.0%
2300-0180	Mezzanine Loan	\$0	\$0	\$0	0.0%
2300-0210	Construction Loan	\$0	\$0	\$0	0.0%
TOTAL LONG TERM LIABILITIES		\$0	\$0	\$0	0.0%

NET CASH FLOW	\$86,744	\$188,509

ABRAMS PARK
2021 STANDARD BUDGET
SUMMARY COMPARATIVES



Description	2021 Total	Per Unit	2020 Projected	Per Unit	2020 Budget	Per Unit	2019 Actuals	Per Unit	2021 Total vs. 2020 Projected		2021 Total vs. 2020 Budget		2020 Projected vs. 2019 Actuals	
									Variance	Variance %	Variance	Variance %	Variance	Variance %
Physical Occupancy	98.80%		99.31%		0.00%		98.10%							
Economic Occupancy	97.81%		98.30%		0.00%		96.78%							
INCOME														
GROSS POTENTIAL MARKET RENT	\$3,522,956	\$18,160	\$3,481,062	\$17,944	\$3,494,578	\$18,013	\$3,417,626	\$17,617	\$41,894	1.2%	\$28,378	0.8%	\$63,436	1.9%
OTHER INCOME	\$32,715	\$169	\$31,728	\$164	\$33,164	\$171	\$31,930	\$165	\$987	3.1%	(\$449)	-1.4%	(\$202)	-0.6%
MISCELLANEOUS INCOME	\$15,195	\$78	\$15,195	\$78	\$12,762	\$66	\$13,716	\$71	\$0	0.0%	\$2,433	19.1%	\$1,479	10.8%
RETAIL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
CORPORATE APT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
CORPORATE EXPENSES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
UTILITY REIMBURSEMENT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
TOTAL INCOME	\$3,570,866	\$18,407	\$3,527,986	\$18,185	\$3,540,504	\$18,250	\$3,463,272	\$17,852	\$42,881	1.2%	\$30,362	0.9%	\$64,713	1.9%
OPERATING EXPENSES														
PAYROLL	\$389,755	\$2,009	\$378,349	\$1,950	\$373,430	\$1,925	\$315,135	\$1,624	(\$11,406)	-3.0%	(\$16,325)	-4.4%	(\$63,214)	-20.1%
LANDSCAPING	\$53,234	\$274	\$50,814	\$262	\$55,780	\$288	\$54,132	\$279	(\$2,420)	-4.8%	\$2,546	4.6%	\$3,318	6.1%
UTILITY EXPENSE	\$162,021	\$835	\$153,094	\$789	\$139,682	\$720	\$112,449	\$580	(\$8,928)	-5.8%	(\$22,339)	-16.0%	(\$40,645)	-36.1%
MARKETING	\$9,755	\$50	\$9,739	\$50	\$8,955	\$46	\$7,683	\$40	(\$16)	-0.2%	(\$800)	-8.9%	(\$2,055)	-26.8%
ADMINISTRATIVE	\$79,073	\$408	\$76,021	\$392	\$73,411	\$378	\$58,604	\$302	(\$3,051)	-4.0%	(\$5,662)	-7.7%	(\$17,417)	-29.7%
MAINTENANCE	\$85,061	\$438	\$81,379	\$419	\$82,928	\$427	\$58,289	\$300	(\$3,682)	-4.5%	(\$2,133)	-2.6%	(\$23,090)	-39.6%
REDECORATING	\$89,124	\$459	\$84,970	\$438	\$97,036	\$500	\$62,998	\$325	(\$4,154)	-4.9%	\$7,912	8.2%	(\$21,972)	-34.9%
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
MANAGEMENT FEES	\$89,272	\$460	\$89,193	\$460	\$88,513	\$456	\$86,537	\$446	(\$78)	-0.1%	(\$759)	-0.9%	(\$2,656)	-3.1%
INSURANCE	\$190,282	\$981	\$178,682	\$921	\$153,195	\$790	\$115,341	\$595	(\$11,600)	-6.5%	(\$37,087)	-24.2%	(\$63,340)	-54.9%
TAXES	\$51,811	\$267	\$50,517	\$260	\$47,928	\$247	\$47,927	\$247	(\$1,294)	-2.6%	(\$3,883)	-8.1%	(\$2,590)	-5.4%
PROFESSIONAL SERVICES	\$0	\$0	\$0	\$0	\$100	\$1	\$0	\$0	\$0	0.0%	\$100	100.0%	\$0	0.0%
NON-ROUTINE MAINTENANCE	\$207,175	\$1,068	\$109,159	\$563	\$116,054	\$598	\$120,762	\$622	(\$98,016)	-89.8%	(\$91,121)	-78.5%	\$11,603	9.6%
TOTAL OPERATING EXP	\$1,406,562	\$7,250	\$1,261,916	\$6,505	\$1,237,012	\$6,376	\$1,039,859	\$5,360	(\$144,645)	-11.5%	(\$169,550)	-13.7%	(\$222,058)	-21.4%
NET OPERATING INCOME	\$2,164,304	\$11,156	\$2,266,069	\$11,681	\$2,303,492	\$11,874	\$2,423,414	\$12,492	(\$101,765)	-4.5%	(\$139,188)	-6.0%	(\$157,344)	-6.5%
NON-OPERATING EXPENSES														
PARTNERSHIP INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
PARTNERSHIP EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
DEBT SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
NON-ROUTINE IMPROVEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
NON-ROUTINE CAPITAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
DEPRECIATION EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
EXTRAORDINARY ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
NET INCOME	\$2,164,304	\$11,156	\$2,266,069	\$11,681	\$2,303,492	\$11,874	\$2,423,414	\$12,492	(\$101,765)	-4.5%	(\$139,188)	-6.0%	(\$157,344)	-6.5%
CAPITAL ASSETS														
RETAINED EARNINGS	\$1,532,220	\$7,898	\$1,532,220	\$7,898	\$1,532,220	\$7,898	\$1,532,220	\$7,898	\$0	0.0%	\$0	0.0%	\$0	0.0%
OTHER CURRENT ASSETS	\$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%
MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
REPLACEMENT RESERVE	\$545,340	\$2,811	\$545,340	\$2,811	\$545,340	\$2,811	\$545,340	\$2,811	\$0	0.0%	\$0	0.0%	\$0	0.0%
WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
LONG TERM LIABILITIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
NET CASH FLOW	\$86,744	\$447	\$188,509	\$972	(\$1,484,148)	(\$7,650)	(\$656,006)	(\$3,381)	(\$101,765)	-54.0%	\$1,570,892	105.8%	\$844,516	128.7%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
INCOME																			
RENTAL INCOME																			
4100-0010	Gross Potential Mkt Rent	\$290,920	\$292,109	\$290,282	\$288,871	\$288,821	\$291,894	\$300,229	\$299,702	\$299,423	\$299,423	\$299,423	\$300,156	\$3,541,253	\$18,254	\$13.17	\$3,578,936	(\$37,683)	-1.1%
4100-0030	Loss to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$5,632)	\$5,632	100.0%
4100-0040	Gain to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0050	Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
ACTUAL POTENTIAL RENT		\$290,920	\$292,109	\$290,282	\$288,871	\$288,821	\$291,894	\$300,229	\$299,702	\$299,423	\$299,423	\$299,423	\$300,156	\$3,541,253	\$18,254	\$13.17	\$3,573,304	(\$32,051)	-0.9%
4100-0060	Vacancy Loss	(\$3,566)	(\$1,727)	(\$3,518)	(\$812)	(\$664)	(\$31)	(\$800)	(\$363)	(\$3,859)	(\$3,087)	(\$3,087)	(\$3,087)	(\$24,600)	(\$127)	(\$0.09)	(\$43,015)	\$18,415	42.8%
4100-0070	Vacancy Loss Collected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0080	Non Rev Producing Units	(\$2,723)	(\$2,723)	(\$2,723)	(\$2,723)	\$4,900	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$14,592)	(\$75)	(\$0.05)	(\$14,816)	\$224	1.5%
4100-0090	Models	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0100	Employee Units	\$0	\$0	\$0	\$0	(\$8,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$20,999)	(\$108)	(\$0.08)	(\$20,895)	(\$104)	-0.5%
4100-0110	Office, Laundry, Maintenance Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0120	Courtesy Office Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0130	Guest Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0140	Guest Housing Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0150	Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0160	Recurring Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0170	Other Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0180	Free Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0190	Referral Rent Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0200	Previously Collected Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0210	Future Rent Collected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0220	Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0230	Net Delinquency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0240	Other Month Rent/Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0250	Other Month Rent/Past Due - Affordable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0260	Rent Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0270	Rent Adjustments - Affordable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0280	Prior Year Income Accrual Adj	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0290	Rents Collected by Prior Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0300	Less: Writeoffs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0310	Write Off Rent Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0320	Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0330	Base Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0340	Base Rent - Section 8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0350	Base Rent - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0360	Base Rent - CPI Increase	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0370	Accelerated Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4100-0380	Lease Buyout	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL RENTAL INCOME		\$284,631	\$287,659	\$284,042	\$285,336	\$284,307	\$288,897	\$296,463	\$296,373	\$292,577	\$293,348	\$293,348	\$294,081	\$3,481,062	\$17,944	\$12.95	\$3,494,578	(\$13,516)	-0.4%
Physical Occupancy		98.77 %	99.41 %	98.79 %	99.72 %	99.77 %	99.99 %	99.73 %	99.88 %	98.71 %	98.97 %	98.97 %	98.97 %	99.31 %			0.0%		
Economic Occupancy		97.84 %	98.48 %	97.85 %	98.78 %	98.44 %	98.97 %	98.75 %	98.89 %	97.71 %	97.97 %	97.97 %	97.98 %	98.30 %			0.0%		
OTHER INCOME																			
4200-0010	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0020	Washer/Dryer Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0030	Washer/Dryer Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0040	Other Appliance Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0050	Resident Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0060	Application Fees	\$931	\$387	\$196	\$98	\$192	\$184	\$180	\$90	\$480	\$432	\$528	\$480	\$4,178	\$22	\$0.02	\$5,424	(\$1,246)	-23.0%
4200-0070	Credit Report Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0080	Credit Report Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0090	Lease Reservation Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0100	Carport Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0110	Garage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0120	Parking/Garage Non-Tenant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0130	Parking/Garage Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0140	Parking Expense (Contra Rev)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0150	Slip Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0160	Storage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0170	Storage Concession	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0180	Damage Fees	\$4,868	\$12,217	(\$12,132)	\$1,209	\$673	\$1,900	\$1,015	\$1,000	\$1,140	\$1,140	\$1,520	\$1,330	\$15,880	\$82	\$0.06	\$14,630	\$1,250	8.5%
4200-0190	Cleaning Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0200	Phone System Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0210	Phone System Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
4200-0220	Internet Access	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0230	Termination Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$750	(\$750)	-100.0%
4200-0240	Lease Cancellations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0250	Failure to Occupy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0260	Redecoration Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0270	MTM Premium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0280	Short Term Lease Premium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0290	Move In Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0300	Transfer Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0310	Furniture Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0330	Amenities Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0340	Pet Fees	\$225	\$225	\$225	\$225	\$225	\$225	\$200	\$225	\$150	\$150	\$150	\$150	\$2,375	\$12	\$0.01	\$1,800	\$575	31.9%
4200-0350	Initial Pet Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0360	NSF	\$0	\$0	\$50	\$50	\$75	\$50	\$0	\$0	\$50	\$50	\$50	\$50	\$425	\$2	\$0.00	\$600	(\$175)	-29.2%
4200-0370	Late Fees	\$500	\$750	\$750	\$1,550	(\$400)	\$550	\$1,150	\$700	\$830	\$830	\$830	\$830	\$8,870	\$46	\$0.03	\$9,960	(\$1,090)	-10.9%
4200-0380	Administrative Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0390	Add Keys/Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0400	Forfeited Security Deposit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0410	Deposit Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0420	Other Forfeited Deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0430	Legal Expense Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0440	Alarm Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0450	SMART Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0460	Tenant Work Orders	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0470	Yard Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0480	Antenna Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0490	Guest Suite Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0500	HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0540	Sundry Resident Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0550	Maid Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0560	Maintenance Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0570	Renovation Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0580	Police Fee Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0590	Property Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4200-0600	Write Off Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL OTHER INCOME		\$6,524	\$13,579	(\$10,911)	\$3,132	\$765	\$2,909	\$2,545	\$2,015	\$2,650	\$2,602	\$3,078	\$2,840	\$31,728	\$164	\$0.12	\$33,164	(\$1,436)	-4.3%
MISCELLANEOUS INCOME																			
4300-0010	Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0020	Miscellaneous Apt Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0030	Clubhouse Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0040	Vending Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0060	Interest Income	\$1,660	\$1,691	\$1,257	\$1	\$742	\$905	\$980	\$2,691	\$1,317	\$1,317	\$1,317	\$1,317	\$15,195	\$78	\$0.06	\$12,762	\$2,433	19.1%
4300-0070	Interest Income - Security Deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0080	Interest Income - Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0090	Interest Income - Misc	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0100	Interest Income - Investment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0110	Cable Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0120	Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0130	Collection Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0140	Commission	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0150	Bad Debt Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0160	Bad Debt Expense - Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0170	Bad Debt Income Turnover	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0180	Bad Debt Expense Turnover	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0190	Ground Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0200	University House Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0210	Homeowners Dues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0220	Homeowners Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0230	Investment Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0240	Escalations-Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0250	Escalations - Operating Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0260	Escalations - CAM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0270	Escalations - Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0280	Escalations - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0290	Unallocated Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0300	Sales Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0310	Gain/Loss on Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0320	Rebate Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
4300-0330	Percent Rents	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0340	Other Misc. Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0350	Participation Interest - Investment Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0360	Food & Beverage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0370	Base Rent Abatement (Contra Rev)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0380	CPI Rent Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0390	Defer Mkt Rent Revenue Acq Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0400	Straight Line Adj of Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0410	MI - Discount Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0420	Non-Rent Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0430	Rent Refunds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0440	Sign Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0450	Tenant Billed Water Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0460	Tenant Improvement Amortization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0470	Turnover Billings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0480	Reimburs. Profession. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0490	Payroll Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0500	Resid. - common area rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0510	Resid.-Rent board fee rec	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0520	Resid. - tenant reimburse	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0530	Concierge Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0540	Advertising Service - Non-customary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0550	Mortgage Interest income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0560	Condo Gross Sales Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0570	Condo Cost Of Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0580	Fines Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0590	Recoveries - Operating Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0600	Insurance Income from Tenants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0610	Recoveries - Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0620	Realized Gain or Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0630	Accelerated Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0640	Tax Recovery - Actual	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0650	Recovery of Expenses - Actual	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0660	Tax Recovery - Estimated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4300-0670	Recovery of Expenses - Estimated	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MISCELLANEOUS INCOME		\$1,660	\$1,691	\$1,257	\$1	\$742	\$905	\$980	\$2,691	\$1,317	\$1,317	\$1,317	\$1,317	\$15,195	\$78	\$0.06	\$12,762	\$2,433	19.1%
RETAIL INCOME																			
4400-0010	Retail Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0020	Deferred Retail Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0030	Retail 2nd Space	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0040	Rent Concession - Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0050	Retail Vacancy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0060	Percentage Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0070	Retail Garage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0080	Retail Income CAM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0090	Retail Income Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4400-0100	Retail Income Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL RETAIL INCOME		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
CORPORATE APT INCOME																			
4500-0010	Corporate Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4500-0020	Guest Suite	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4500-0030	Revenues from release of provision	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4500-0040	Misc Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL CORPORATE APT INCOME		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
CORPORATE EXPENSES																			
4600-0010	Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4600-0020	Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4600-0030	Carpet Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4600-0040	Housing General	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4600-0050	Housing Turnover	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4600-0060	Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL CORPORATE EXPENSES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
UTILITY REIMBURSEMENT INCOME																			
4700-0010	Reimbursed Electricity	\$0	\$135	(\$135)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
4700-0020	Reimbursed Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0030	Reimbursed Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0035	Reimbursed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0040	Reimbursed Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0050	Reimbursed Trash Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0060	Reimbursed Vacant Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0070	Reimbursed Electrical EV Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0080	Illuminar Electric - Occupied Bill Back Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0090	Illuminar Electric - Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
4700-0100	Contract Utility Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL UTILITY REIMBURSEMENT INCOME		\$0	\$135	(\$135)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL INCOME		\$292,814	\$303,064	\$274,253	\$288,469	\$285,814	\$292,711	\$299,988	\$301,079	\$296,544	\$297,267	\$297,743	\$298,238	\$3,527,986	\$18,185	\$13.12	\$3,540,504		
OPERATING EXPENSES																			
PAYROLL																			
ADMINISTRATIVE PAYROLL																			
5100-1010	Regional Manager	\$523	\$523	\$523	\$784	\$261	\$784	\$523	\$523	\$596	\$596	\$614	\$614	\$6,864	\$35	\$0.03	\$7,185	\$321	4.5%
5100-1020	Senior Manager	\$2,813	\$2,840	\$2,802	\$2,841	\$2,766	\$2,827	\$2,840	\$2,670	\$2,834	\$2,834	\$2,919	\$2,919	\$33,905	\$175	\$0.13	\$34,182	\$277	0.8%
5100-1030	Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-1040	Assistant Manager	\$2,696	\$2,575	\$2,318	\$2,437	\$2,084	\$2,707	\$2,600	\$2,566	\$2,329	\$2,329	\$2,399	\$2,399	\$29,439	\$152	\$0.11	\$28,088	(\$1,351)	-4.8%
5100-1050	Activity Director	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-1060	Assistant Activity Director	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-1070	Bookkeeper	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-1080	Concierge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-1090	Lifeguard	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-1100	Other Admin Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,343	\$1,343	\$1,383	\$1,383	\$5,451	\$28	\$0.02	\$12,727	\$7,276	57.2%
TOTAL ADMINISTRATIVE PAYROLL		\$6,032	\$5,938	\$5,643	\$6,062	\$5,111	\$6,318	\$5,963	\$5,759	\$7,102	\$7,102	\$7,315	\$7,315	\$75,659	\$390	\$0.28	\$82,182	\$6,523	7.9%
LEASING PAYROLL																			
5100-2010	Leasing Manager	\$1,163	\$1,786	(\$2,949)	\$2,009	\$1,467	\$1,595	\$1,366	\$1,273	\$1,456	\$1,456	\$1,499	\$1,499	\$13,619	\$70	\$0.05	\$17,555	\$3,936	22.4%
5100-2020	Leasing Consultant	\$304	(\$175)	\$7,035	\$254	\$1,887	\$1,817	\$1,394	\$2,422	\$1,343	\$1,343	\$1,383	\$1,383	\$20,390	\$105	\$0.08	\$16,192	(\$4,198)	-25.9%
5100-2030	Other Leasing Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL LEASING PAYROLL		\$1,467	\$1,611	\$4,086	\$2,262	\$3,354	\$3,412	\$2,760	\$3,695	\$2,798	\$2,798	\$2,882	\$2,882	\$34,008	\$175	\$0.13	\$33,747	(\$261)	-0.8%
MAINTENANCE PAYROLL																			
5100-3010	Director of Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-3020	Sr. Maintenance Manager	\$151	\$1,796	\$870	\$4,326	\$1,757	\$1,923	\$1,834	\$1,817	\$1,965	\$1,965	\$2,024	\$2,024	\$22,452	\$116	\$0.08	\$23,700	\$1,248	5.3%
5100-3030	Maintenance Manager	\$1,534	\$0	\$0	(\$1,534)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-3040	Asst. Maintenance Manager	\$1,475	\$1,458	\$2,160	\$1,254	\$1,370	\$1,616	\$1,383	\$1,443	\$1,456	\$1,456	\$1,499	\$1,499	\$18,070	\$93	\$0.07	\$17,555	(\$515)	-2.9%
5100-3050	Maintenance Person	\$5,872	\$6,427	\$5,338	\$7,136	\$6,714	\$5,559	\$6,917	\$6,783	\$6,659	\$6,659	\$6,858	\$6,858	\$77,779	\$401	\$0.29	\$80,302	\$2,523	3.1%
5100-3060	Painter-In-House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-3070	Other Maintenance Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MAINTENANCE PAYROLL		\$9,032	\$9,680	\$8,367	\$11,182	\$9,841	\$9,098	\$10,135	\$10,043	\$10,079	\$10,079	\$10,382	\$10,382	\$118,300	\$610	\$0.44	\$121,557	\$3,257	2.7%
CLEANING PAYROLL																			
5100-4010	Housekeeper	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-4020	Other Cleaning Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL CLEANING PAYROLL		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
GROUNDS PAYROLL																			
5100-5010	Porter/Groundskeeper	\$1,740	\$1,049	\$4,049	(\$18)	\$1,930	\$2,026	\$1,959	\$1,936	\$2,014	\$2,014	\$2,074	\$2,074	\$22,849	\$118	\$0.08	\$24,288	\$1,439	5.9%
5100-5020	Other Grounds Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL GROUNDS PAYROLL		\$1,740	\$1,049	\$4,049	(\$18)	\$1,930	\$2,026	\$1,959	\$1,936	\$2,014	\$2,014	\$2,074	\$2,074	\$22,849	\$118	\$0.08	\$24,288	\$1,439	5.9%
MARKETING PAYROLL																			
5100-6010	Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-6020	Other Marketing Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MARKETING PAYROLL		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
SECURITY PAYROLL																			
5100-7010	Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-7020	Other Security Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL SECURITY PAYROLL		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
GARAGE STAFF PAYROLL																			
5100-8010	Garage Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5100-8020	Other Garage Staff Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL GARAGE STAFF PAYROLL		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
OVERTIME																			
5200-0010	Administrative	\$1,366	\$1,564	\$1,044	\$2,044	\$2,044	\$2,044	\$1,044	\$993	\$546	\$546	\$562	\$562	\$14,358	\$74	\$0.05	\$6,322	(\$8,036)	-127.1%
5200-0020	Leasing	\$169	\$202	\$290	\$184	\$68	\$237	\$147	\$165	\$267	\$267	\$275	\$275	\$2,547	\$13	\$0.01	\$3,224	\$677	21.0%
5200-0030	Maintenance	\$698	\$658	\$832	\$643	\$297	\$1,547	\$758	\$1,291	\$1,451	\$1,451	\$1,494	\$1,494	\$12,613	\$65	\$0.05	\$17,495	\$4,882	27.9%
5200-0040	Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5200-0050	Grounds	\$50	\$28	\$221	\$90	\$3	\$14	\$10	\$118	\$96	\$96	\$99	\$99	\$924	\$5	\$0.00	\$1,160	\$236	20.4%
5200-0060	Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5200-0070	Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5200-0080	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5200-0090	Other Overtime	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL OVERTIME		\$2,283	\$2,451	\$2,387	\$2,960	\$2,413	\$3,841	\$1,959	\$2,567	\$2,360	\$2,360	\$2,431	\$2,431	\$30,442	\$157	\$0.11	\$28,201	(\$2,241)	-7.9%
BONUS																			
5250-0010	Administrative - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0020	Administrative - Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0030	Administrative - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0040	Administrative - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$291)	(\$291)	(\$2)	(\$0.00)	(\$582)	(\$291)	-50.0%
5250-0050	Leasing - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0060	Leasing - Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0070	Leasing - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0080	Leasing - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0090	Maintenance - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0100	Maintenance - Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0110	Maintenance - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0120	Maintenance - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0130	Cleaning - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0140	Cleaning - Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0150	Cleaning - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0160	Cleaning - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0170	Grounds - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0180	Grounds - Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0190	Grounds - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0200	Grounds - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0210	Marketing - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0220	Marketing - Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0230	Marketing - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0240	Marketing - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0250	Security - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0260	Security - Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0270	Security - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0280	Security - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0290	Garage - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0300	Garage - Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0310	Garage - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0320	Garage - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5250-0330	Other Bonuses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291	\$291	\$2	\$0.00	\$582	\$291	50.0%
TOTAL BONUS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
HOUSING																			
5300-0010	Administrative	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5300-0020	Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5300-0030	Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5300-0040	Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5300-0050	Grounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5300-0060	Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5300-0070	Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5300-0080	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5300-0090	Other Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL HOUSING		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
CHECK PROCESSING FEES																			
5400-0010	Ck Processing - Administrative	\$48	\$48	\$48	\$71	\$24	\$71	\$48	\$232	\$123	\$123	\$123	\$123	\$1,082	\$6	\$0.00	\$1,534	\$452	29.5%
5400-0020	Ck Processing - Leasing	\$22	\$22	\$67	\$67	\$22	\$67	\$45	\$0	\$45	\$45	\$45	\$45	\$493	\$3	\$0.00	\$582	\$89	15.3%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
5400-0030	Ck Processing - Maintenance	\$146	\$157	\$164	\$224	\$67	\$269	\$157	\$0	\$157	\$157	\$157	\$157	\$1,810	\$9	\$0.01	\$2,038	\$228	11.2%
5400-0040	Ck Processing - Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5400-0050	Ck Processing - Grounds	\$22	\$22	\$45	\$67	\$22	\$34	\$45	\$0	\$45	\$45	\$45	\$45	\$437	\$2	\$0.00	\$582	\$145	24.9%
5400-0060	Ck Processing - Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5400-0070	Ck Processing - Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5400-0080	Ck Processing - Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5400-0090	Other Check Processing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL CHECK PROCESSING FEES		\$238	\$249	\$323	\$430	\$136	\$441	\$294	\$232	\$370	\$370	\$370	\$370	\$3,821	\$20	\$0.01	\$4,736	\$915	19.3%

PAYROLL TAXES																			
5450-0010	Administrative - FICA	\$496	\$510	\$446	\$542	\$401	\$498	\$454	\$469	\$543	\$543	\$560	\$537	\$6,001	\$31	\$0.02	\$6,242	\$242	3.9%
5450-0020	Administrative - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$32	\$3	\$5	\$5	\$5	\$3	\$53	\$0	\$0.00	\$224	\$171	76.3%
5450-0030	Administrative - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$340	\$29	\$37	\$37	\$38	\$27	\$507	\$3	\$0.00	\$1,736	\$1,229	70.8%
5450-0040	Leasing - FICA	\$121	\$133	\$312	\$174	\$257	\$192	\$208	\$281	\$214	\$214	\$220	\$220	\$2,547	\$13	\$0.01	\$2,582	\$35	1.4%
5450-0050	Leasing - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$14	\$21	\$0	\$0	\$0	\$0	\$35	\$0	\$0.00	\$112	\$77	69.2%
5450-0060	Leasing - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$145	\$222	\$0	\$0	\$0	\$0	\$367	\$2	\$0.00	\$868	\$501	57.8%
5450-0070	Maintenance - FICA	\$613	\$772	\$851	\$777	\$718	\$911	\$791	\$852	\$868	\$868	\$891	\$891	\$9,803	\$51	\$0.04	\$10,452	\$649	6.2%
5450-0080	Maintenance - FUTA	\$1	\$7	\$0	\$0	\$0	\$0	\$56	\$54	\$0	\$0	\$0	\$0	\$118	\$1	\$0.00	\$392	\$274	69.9%
5450-0090	Maintenance - SUTA	\$13	\$67	\$0	\$0	\$0	\$0	\$595	\$565	\$0	\$0	\$0	\$0	\$1,240	\$6	\$0.00	\$3,038	\$1,798	59.2%
5450-0100	Cleaning - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0110	Cleaning - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0120	Cleaning - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0130	Grounds - FICA	\$120	\$73	\$159	\$119	\$170	\$37	\$142	\$146	\$154	\$154	\$159	\$159	\$1,591	\$8	\$0.01	\$1,858	\$267	14.3%
5450-0140	Grounds - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$10	\$11	\$0	\$0	\$0	\$0	\$21	\$0	\$0.00	\$112	\$91	81.3%
5450-0150	Grounds - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$105	\$116	\$113	\$0	\$0	\$0	\$334	\$2	\$0.00	\$868	\$534	61.5%
5450-0160	Marketing - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0170	Marketing - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0180	Marketing - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0190	Security - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0200	Security - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0210	Security - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0220	Garage - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0230	Garage - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0240	Garage - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5450-0250	Other Payroll Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22	\$22	\$0	\$0.00	\$45	\$23	50.5%
TOTAL PAYROLL TAXES		\$1,364	\$1,562	\$1,769	\$1,612	\$1,546	\$1,638	\$2,891	\$2,770	\$1,934	\$1,821	\$1,872	\$1,860	\$22,639	\$117	\$0.08	\$28,529	\$5,890	20.6%

INSURANCE BENEFITS																			
5500-0010	Administrative	\$627	\$627	\$627	\$626	\$626	\$626	\$662	\$665	\$670	\$670	\$672	\$672	\$7,772	\$40	\$0.03	\$7,933	\$162	2.0%
5500-0020	Leasing	\$316	\$624	\$624	\$316	\$316	\$316	\$652	\$660	\$247	\$247	\$247	\$247	\$4,814	\$25	\$0.02	\$2,960	(\$1,854)	-62.6%
5500-0030	Maintenance	\$2,284	\$2,284	\$2,284	\$2,284	\$2,284	\$2,284	\$2,291	\$2,284	\$2,284	\$2,284	\$2,284	\$2,284	\$27,415	\$141	\$0.10	\$2,737	(\$24,678)	-901.7%
5500-0040	Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5500-0050	Grounds	\$313	\$613	\$613	\$613	\$613	\$613	\$649	\$664	\$605	\$605	\$605	\$605	\$7,110	\$37	\$0.03	\$7,255	\$145	2.0%
5500-0060	Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5500-0070	Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5500-0080	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5500-0090	Other Insurance Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5500-0100	Insurance Plan Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL INSURANCE BENEFITS		\$3,540	\$4,148	\$4,148	\$3,840	\$3,840	\$3,840	\$4,255	\$4,272	\$3,805	\$3,805	\$3,809	\$3,809	\$47,112	\$243	\$0.18	\$20,885	(\$26,227)	-125.6%

401K CONTRIBUTION																			
5550-0010	Administrative	\$119	\$122	\$109	\$172	\$56	\$172	\$113	\$121	\$60	\$60	\$62	\$61	\$1,227	\$6	\$0.00	\$696	(\$531)	-76.3%
5550-0020	Leasing	\$8	\$21	\$24	\$32	\$11	\$32	\$31	\$41	\$24	\$24	\$25	\$25	\$296	\$2	\$0.00	\$287	(\$9)	-3.1%
5550-0030	Maintenance	\$105	\$124	\$136	\$194	\$62	\$221	\$168	\$195	\$86	\$86	\$88	\$88	\$1,552	\$8	\$0.01	\$1,033	(\$519)	-50.2%
5550-0040	Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5550-0050	Grounds	\$0	\$0	\$0	\$13	\$0	\$0	\$15	\$0	\$17	\$17	\$18	\$18	\$97	\$1	\$0.00	\$206	\$109	52.9%
5550-0060	Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5550-0070	Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5550-0080	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5550-0090	Other 401K Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5550-0100	401K Administration Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL 401K CONTRIBUTION		\$231	\$267	\$268	\$411	\$129	\$425	\$326	\$357	\$187	\$187	\$193	\$191	\$3,172	\$16	\$0.01	\$2,222	(\$950)	-42.7%

WORKERS COMPENSATION																			
5600-0010	Administrative	\$349	\$468	\$335	\$405	\$290	\$402	\$325	\$569	\$490	\$490	\$505	\$485	\$5,112	\$26	\$0.02	\$5,630	\$518	9.2%
5600-0020	Leasing	\$67	\$158	\$219	\$122	\$171	\$134	\$146	\$9	\$193	\$193	\$199	\$199	\$1,810	\$9	\$0.01	\$2,329	\$519	22.3%
5600-0030	Maintenance	\$389	\$687	\$563	\$517	\$488	\$552	\$524	\$38	\$816	\$816	\$837	\$837	\$7,066	\$36	\$0.03	\$9,828	\$2,762	28.1%
5600-0040	Cleaning	\$0	\$0	\$0	\$0	\$0	\$71	\$0	(\$71)	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
5600-0050	Grounds	\$44	\$91	\$111	\$87	\$115	\$31	\$98	\$75	\$139	\$139	\$143	\$143	\$1,218	\$6	\$0.00	\$1,676	\$458	27.3%
5600-0060	Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5600-0070	Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5600-0080	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5600-0090	Other Workmens Compensation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL WORKERS COMPENSATION		\$849	\$1,403	\$1,228	\$1,132	\$1,064	\$1,191	\$1,094	\$620	\$1,638	\$1,638	\$1,684	\$1,664	\$15,206	\$78	\$0.06	\$19,463	\$4,257	21.9%
PAYROLL OTHER																			
5650-0010	Temporary Labor - Admin	\$1,084	\$305	\$0	\$0	\$435	\$176	\$0	\$0	\$0	\$1,000	\$1,000	\$0	\$3,999	\$21	\$0.01	\$6,000	\$2,001	33.3%
5650-0020	Temporary Labor - Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0030	Temporary Labor - Maint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$970	\$970	100.0%
5650-0040	New Hire Expense - Admin	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$485	\$0	\$0	\$685	\$4	\$0.00	\$1,020	\$335	32.8%
5650-0050	New Hire Expense - Maint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$510	\$0	\$0	\$0	\$510	\$3	\$0.00	(\$370)	(\$880)	-237.8%
5650-0060	New Hire Expense - Other	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$0	(\$310)	\$0	\$250	\$0	(\$52)	(\$0)	(\$0.00)	\$0	\$52	100.0%
5650-0070	Other Payroll - Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0080	Other Payroll - Maint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0090	Employee Gifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0100	Corner Store Payroll Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0110	Employee Relocation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0120	Utility Allowance - Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0130	Utility Allowance - Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0140	Utility Allowance - Maint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
5650-0150	Education Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL PAYROLL OTHER		\$1,084	\$305	\$8	\$200	\$435	\$176	\$0	\$0	\$200	\$1,485	\$1,250	\$0	\$5,143	\$27	\$0.02	\$7,620	\$2,477	32.5%
TOTAL PAYROLL		\$27,862	\$28,663	\$32,276	\$30,072	\$29,799	\$32,405	\$31,636	\$32,251	\$32,487	\$33,659	\$34,261	\$32,977	\$378,349	\$1,950	\$1.41	\$373,430	(\$4,919)	(\$0)
LANDSCAPING																			
6000-0010	Landscape Contract	\$3,142	\$3,142	\$3,142	\$3,142	\$3,142	\$3,142	\$3,142	\$3,142	\$3,700	\$3,700	\$3,700	\$3,700	\$39,936	\$206	\$0.15	\$44,400	\$4,464	10.1%
6000-0020	Flowers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0030	Mulch	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0040	Landscape Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0050	Plants & Plant Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0060	Replacement Plants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0070	Landscape Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0080	Other Landscaping	\$355	\$1,898	\$0	\$0	\$0	\$0	\$0	\$485	\$0	\$525	\$330	\$0	\$3,593	\$19	\$0.01	\$4,480	\$887	19.8%
6000-0090	Snow Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0100	Contract Common Area Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0110	Other Contracted Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0120	Landscaping Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0130	Irrigation/Sprinkler Repairs	\$1,840	\$952	\$0	\$992	\$705	(\$705)	\$496	\$705	\$575	\$575	\$575	\$575	\$7,285	\$38	\$0.03	\$6,900	(\$385)	-5.6%
6000-0140	Pool Contract/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0150	Pool/Jacuzzi Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6000-0160	Lake Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL LANDSCAPING		\$5,337	\$5,992	\$3,142	\$4,134	\$3,847	\$2,437	\$3,638	\$4,332	\$4,275	\$4,800	\$4,605	\$4,275	\$50,814	\$262	\$0.19	\$55,780	\$4,966	8.9%
UTILITY EXPENSE																			
6100-0010	Electricity	(\$2,196)	\$683	\$1,979	(\$196)	\$589	\$892	\$2,083	(\$785)	\$471	\$471	\$471	\$471	\$4,941	\$25	\$0.02	\$5,650	\$709	12.5%
6100-0020	Electricity - Resident Submeter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0030	Electricity - Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0040	Electricity - Vacant	\$0	\$0	\$0	\$23	\$0	\$63	\$10	\$9	\$75	\$60	\$60	\$60	\$360	\$2	\$0.00	\$840	\$480	57.1%
6100-0050	Electricity - Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0060	Electricity - Hot Water Heater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0080	Gas	\$0	(\$19)	\$4	\$4	\$3	\$28	\$37	\$58	\$12	\$12	\$12	\$12	\$163	\$1	\$0.00	\$145	(\$18)	-12.4%
6100-0090	Gas - Resident Submeter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0100	Gas - Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0110	Gas - Vacant	\$0	\$0	\$0	\$16	\$0	\$18	\$7	\$0	\$21	\$17	\$17	\$17	\$113	\$1	\$0.00	\$238	\$125	52.6%
6100-0120	Gas - Pool & Spa	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0140	Oil	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0150	Water	\$16,210	\$5,830	\$19,105	\$8,021	\$5,111	\$7,590	(\$1,187)	\$7,587	\$6,075	\$6,075	\$6,075	\$6,075	\$92,568	\$477	\$0.34	\$72,904	(\$19,664)	-27.0%
6100-0160	Water - Resident Submeter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0170	Water - Vacant	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11	\$0	\$0.00	\$0	(\$11)	-100.0%
6100-0180	Water - Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0200	Water - Chilled Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0210	Water - Steam Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0220	Sewer	\$3,788	\$3,870	\$4,569	\$4,337	\$4,060	\$4,214	\$4,286	\$3,906	\$4,827	\$4,827	\$4,827	\$4,827	\$52,339	\$270	\$0.19	\$57,925	\$5,586	9.6%
6100-0230	Sewer - Resident Submeter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0240	Sewer - Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
6100-0250	Sewer - Vacant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0270	Utility - A/C Servicing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0280	Trash Removal	(\$307)	\$319	\$222	\$21	\$364	\$49	\$33	\$186	\$165	\$165	\$165	\$165	\$1,546	\$8	\$0.01	\$1,980	\$434	21.9%
6100-0290	Trash Recycling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0300	Trash Amenity Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0310	Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0320	Utilities - Corporate Apartment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0330	Illuminar Electric - Occupied	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0340	Green Consumption Track Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0350	Reimbursed Electricity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0360	Reimbursed Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0370	Reimbursed Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0375	Reimbursed Water	\$109	\$0	\$0	\$0	\$0	\$0	\$704	\$0	\$0	\$0	\$240	\$0	\$1,053	\$5	\$0.00	\$0	(\$1,053)	-100.0%
6100-0380	Reimbursed Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0390	Reimbursed Trash Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0400	Reimbursed Vacant Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0410	Reimbursed Electrical EV Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0420	Illuminar Electric - Occupied Reimb	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6100-0430	Contract Utility Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL UTILITY EXPENSE		\$17,625	\$10,683	\$25,878	\$12,226	\$10,126	\$12,854	\$5,973	\$10,961	\$11,647	\$11,627	\$11,867	\$11,627	\$153,094	\$789	\$0.57	\$139,682	(\$13,412)	-9.6%
MARKETING																			
6300-0010	Advertising-Print	\$653	\$10	\$52	\$52	\$105	\$130	\$124	(\$19)	\$140	\$140	\$140	\$140	\$1,667	\$9	\$0.01	\$1,680	\$13	0.8%
6300-0020	Advertising-Product. Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0030	Apt. Magazines/Guides	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0040	Business Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0050	Marketing - Internet	\$0	\$0	\$0	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97	\$1	\$0.00	\$0	(\$97)	-100.0%
6300-0060	Marketing - Radio	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$1	\$0.00	\$250	\$100	40.0%
6300-0070	Marketing Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0080	Content/Branding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0090	Yellow Pages Ad	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0100	Direct Mail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0110	Postage/Stationery/Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0120	Forms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0130	Brochures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0140	Building Brochures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0150	Collaterals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0160	Vaultware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0170	Lead Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0180	Miracle Maker	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0190	Lead2Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0200	LevelOne	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0210	Advertising Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0220	Dues, Memberships & Sub.	\$0	\$0	\$0	\$0	\$545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$545	\$3	\$0.00	\$545	\$0	0.0%
6300-0230	Resident Functions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0240	Gifts/Tickets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0250	Marketing-Gift Certificates	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0260	Marketing-Prizes/Awards Prem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0270	Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0280	Marketing Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0290	Billboards/Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0300	Temporary Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0310	Permanent Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0320	Banners/Flags	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0330	Seasonal Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0340	Marketing Promotions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0342	Alliance Resident Works	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480	\$33	\$0.02	\$6,480	\$0	0.0%
6300-0344	Graphic Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0346	PPC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0350	Promotional Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0360	Promotions - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0370	Locator/Broker Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0380	Other Locator Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0390	Prospect Refreshments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0400	Resident Referrals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0410	Resident Move In Gifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0420	Resident Retention	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0430	Community Newsletter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0440	Lease Renewal Program	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
6300-0450	Special Programs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0460	Model Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0470	Model Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0480	Model Accessories	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0490	Clubhouse Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0500	Condo Marketing Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0510	Furniture Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0520	Country Club	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0530	Country Club - Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0540	Other Mktg. - Non Adv.	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$4	\$0.00	\$0	(\$800)	-100.0%
6300-0542	SEO Program	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0544	Reputation Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0550	Shopper Reports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0560	Employer Call Program	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0570	Fitness program	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0580	Fitness program - Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0590	Activity Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0600	Business Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0610	Video Library	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0620	Marketing Research	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6300-0630	Specialty Items	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MARKETING		\$1,193	\$700	\$592	\$689	\$1,990	\$670	\$664	\$521	\$680	\$680	\$680	\$680	\$9,739	\$50	\$0.04	\$8,955	(\$784)	-8.8%

ADMINISTRATIVE																			
6400-0010	Telephone	\$504	\$2,274	\$1,295	\$3,245	\$2,867	\$3,104	\$332	\$5,469	\$1,601	\$1,601	\$1,601	\$1,601	\$25,494	\$131	\$0.09	\$19,212	(\$6,282)	-32.7%
6400-0020	Cell Phone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0030	Pagers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0040	Answering Service	\$20	\$66	\$66	\$66	\$66	\$76	\$277	\$191	\$62	\$62	\$62	\$62	\$1,076	\$6	\$0.00	\$744	(\$332)	-44.6%
6400-0050	Internet Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0060	Common Area TV	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0070	Office Supplies	(\$41)	\$302	\$154	\$154	\$9	\$401	\$271	\$142	\$185	\$185	\$185	\$185	\$2,131	\$11	\$0.01	\$2,405	\$274	11.4%
6400-0075	Misc Office Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0080	Office Equipment	\$186	\$481	\$484	\$84	\$140	\$548	\$186	\$45	\$100	\$735	\$100	\$100	\$3,188	\$16	\$0.01	\$3,740	\$552	14.8%
6400-0090	Office Equipment Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0100	Office & Equipment	\$0	\$168	(\$168)	\$0	\$0	\$0	\$0	\$79	\$0	\$0	\$0	\$0	\$79	\$0	\$0.00	\$0	(\$79)	-100.0%
6400-0110	Office Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0120	Postage	\$78	\$287	\$42	\$24	\$150	\$158	\$108	\$45	\$165	\$610	\$165	\$165	\$1,997	\$10	\$0.01	\$2,430	\$433	17.8%
6400-0130	Express Mail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0140	Misc Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0150	Furniture Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0160	Furniture Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0170	Printing	(\$2)	(\$29)	\$0	\$0	\$0	\$30	\$115	\$0	\$105	\$0	\$0	\$45	\$263	\$1	\$0.00	\$300	\$37	12.2%
6400-0180	Copier Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0190	Forms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$115	\$115	100.0%
6400-0200	Licenses	\$148	\$0	\$200	\$200	\$200	\$200	\$200	\$200	\$250	\$0	\$0	\$250	\$1,848	\$10	\$0.01	\$1,000	(\$848)	-84.8%
6400-0202	Kingsley Survey	\$103	\$0	\$0	\$103	\$0	\$0	\$212	\$0	\$0	\$99	\$0	\$0	\$516	\$3	\$0.00	\$496	(\$20)	-4.1%
6400-0210	Dues & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0220	Courtesy Patrol	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0230	Training & Education	\$81	\$60	\$1,104	\$60	\$60	\$451	\$60	\$60	\$160	\$60	\$60	\$60	\$2,276	\$12	\$0.01	\$2,270	(\$6)	-0.2%
6400-0240	Training Travel	\$391	\$0	\$0	\$0	\$0	(\$391)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0250	Eviction/Legal Fees	(\$1,076)	\$613	\$1,679	\$0	\$603	\$8,034	\$2,902	\$630	\$650	\$650	\$650	\$650	\$15,986	\$82	\$0.06	\$11,150	(\$4,836)	-43.4%
6400-0260	Credit Bureau Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0270	Credit Check	\$1,162	(\$430)	\$774	\$65	\$105	(\$340)	\$450	\$340	\$450	\$416	\$484	\$450	\$3,926	\$20	\$0.01	\$5,162	\$1,236	23.9%
6400-0280	Shopper Reports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0290	Recruitment - Mkt/Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0300	Recruitment - Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0310	Bank Charges/Credit Card Fees	\$340	\$340	\$340	\$293	\$55	\$60	(\$25)	\$112	\$340	\$340	\$340	\$340	\$2,874	\$15	\$0.01	\$6,480	\$3,606	55.6%
6400-0312	Yardi CHECKscan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$800	\$800	100.0%
6400-0320	Employee Recognition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$300	\$300	100.0%
6400-0330	Employee Meetings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0340	Corporate Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0350	Client Gifts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0360	Travel & Entertainment	\$44	\$0	\$0	\$0	\$0	\$9	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,238	\$6	\$0.00	\$1,185	(\$53)	-4.4%
6400-0370	Airfare	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0380	Lodging	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0390	Rental Car	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0400	Meals - Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0410	Meals - Non Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0420	Entertainment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
6400-0430	Other Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0440	Administrative Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79	\$79	\$79	\$79	\$316	\$2	\$0.00	\$948	\$632	66.7%
6400-0450	Charitable Contrib. Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0460	Political Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0470	Computer Expense	\$0	\$0	\$50	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$51	\$0	\$0.00	\$0	(\$51)	-100.0%
6400-0480	Computer Software	\$242	\$242	\$42	\$335	\$278	\$278	\$1,137	\$155	\$360	\$457	\$360	\$360	\$4,245	\$22	\$0.02	\$5,723	\$1,478	25.8%
6400-0482	Yardi Maintenance Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$4,120	\$0	\$0	\$0	\$0	\$0	\$4,120	\$21	\$0.02	\$4,200	\$80	1.9%
6400-0484	Yardi PAYscan	\$32	\$0	\$274	\$40	\$0	\$0	\$803	\$29	\$200	\$200	\$200	\$200	\$1,978	\$10	\$0.01	\$2,404	\$426	17.7%
6400-0486	LRO Revenue Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0488	Cloud Based Budget Solution	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$897	\$5	\$0.00	\$800	(\$97)	-12.1%
6400-0490	Computer Software Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0500	Computer Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0510	Computer Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0520	Computer Networks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0530	Computer-Service Bureau	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0540	Computer-Data Processing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0550	Computer-R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0560	Gov Licenses Fees/Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0570	Inspection Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0580	Green Property Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0590	Apt Association Dues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0600	Temporary Help	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0610	Homeowner's Assoc. Dues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0620	Office Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0630	Accounting Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0640	Mobility Plan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0650	Hauling & Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0660	Renter's Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0670	Vehicle R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0680	Vehicle Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0690	Vehicle Ins & Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0700	Interest - Car Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0710	Interest - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0720	Culture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0730	Leadership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0740	Maintenance Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0750	Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0760	Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0770	Rent Control-Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0780	Office Mgmt: Reimb Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0790	Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0800	Uniforms - Administrative	\$0	\$0	\$500	\$0	\$11	\$1	\$0	\$11	(\$0)	\$400	(\$0)	(\$0)	\$923	\$5	\$0.00	\$922	(\$1)	-0.1%
6400-0805	Uniforms- Leasing	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	(\$0)	\$300	(\$0)	(\$0)	\$599	\$3	\$0.00	\$625	\$26	4.1%
6400-0810	Uniforms- Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6400-0815	Other Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL ADMINISTRATIVE		\$2,308	\$4,374	\$7,136	\$4,669	\$4,543	\$12,617	\$11,148	\$8,693	\$4,707	\$6,194	\$4,286	\$5,347	\$76,021	\$392	\$0.28	\$73,411	(\$2,610)	-3.6%

MAINTENANCE																			
6500-0010	Building & Structure	\$764	\$642	\$257	\$529	\$313	(\$391)	\$304	\$867	\$377	\$377	\$377	\$377	\$4,794	\$25	\$0.02	\$4,524	(\$270)	-6.0%
6500-0020	Building & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0030	Building & Maintenance Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0040	Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0050	Gutter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0060	Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0070	General Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0080	General Property Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0090	Corridors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0100	Exterior Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0110	Amenities R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0120	Concrete Repair - Yacht	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0130	Ceiling/Interior Walls	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0140	Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0150	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0160	Garage R & M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0170	Garage Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0180	Garage Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0190	Garage Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0200	Roadway	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0210	Sidewalks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
6500-0220	Parking & Garage Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0230	Parking & Garage Stripping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0240	Parking & Garage Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0250	Parking Lot Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0260	Interior Painting Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0270	Interior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0280	Exterior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0290	Exterior Painting Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0300	Exterior Painting Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0310	Elevator Maintenance Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0320	Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0330	Elevator Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0340	Elevator Inspection Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0350	Elevator Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0360	Electrical	\$2,137	\$214	\$1,726	\$765	\$1,688	\$1,169	\$472	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$14,522	\$75	\$0.05	\$15,240	\$718	4.7%
6500-0370	Electrical Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0380	Electrical Supplies	\$0	(\$127)	\$0	\$0	\$0	\$127	\$0	\$187	\$0	\$0	\$0	\$0	\$187	\$1	\$0.00	\$0	(\$187)	-100.0%
6500-0390	Utility Metering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0400	Plumbing	\$2,791	\$270	\$2,517	\$845	\$583	\$179	\$245	\$1,236	\$1,236	\$1,236	\$1,736	\$1,236	\$14,112	\$73	\$0.05	\$16,838	\$2,726	16.2%
6500-0410	Plumbing Supplies	\$0	(\$503)	\$0	\$0	\$0	\$503	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0420	Plumbing Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0430	HVAC	(\$493)	\$0	\$0	\$0	\$562	\$2,258	\$108	\$661	\$250	\$100	\$700	\$150	\$4,295	\$22	\$0.02	\$4,200	(\$95)	-2.3%
6500-0440	HVAC Supplies	\$0	\$754	\$0	\$0	\$0	(\$754)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0450	HVAC Maint. Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0460	HVAC R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0470	HVAC Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0480	HVAC Suite	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0490	Water Heater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0500	Water Extraction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0510	Water Damage - Carpentry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0520	Water Damage - Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0530	Building Music Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0540	Ceiling Fans	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0550	Tenant Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0560	Vacant Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0570	Environmental Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0580	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0590	Signage Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0600	Misc. Supplies	\$155	\$21	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$3,277	\$17	\$0.01	\$3,720	\$443	11.9%
6500-0610	Housekeeping	\$347	\$404	\$173	\$457	\$90	\$112	\$0	\$42	\$265	\$265	\$265	\$265	\$2,687	\$14	\$0.01	\$3,180	\$493	15.5%
6500-0620	Cleaning Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0630	Cleaning Supplies - Interior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0640	Power Wash / Steam Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0650	Window Washing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0660	Utility Vehicle Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0670	Vehicle Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0680	Small Equipment	(\$141)	\$194	\$73	\$44	\$0	\$240	\$1,113	\$0	\$500	\$250	\$0	\$0	\$2,274	\$12	\$0.01	\$3,000	\$726	24.2%
6500-0690	Pest Control	(\$456)	\$2,307	\$450	\$222	\$0	(\$450)	\$888	\$238	\$475	\$475	\$550	\$475	\$5,172	\$27	\$0.02	\$6,000	\$828	13.8%
6500-0700	Misc. Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0710	Swimming Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0720	Swimming Pool Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0730	Swimming Pool Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0740	Swimming Pool Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0750	Swimming Pool FF&E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0760	Fountain Repairs/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0770	Playground Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0780	Playground Maintenance Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0790	Public Area R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0800	Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0810	Pond R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0820	Vandalism	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0830	Grounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0840	Courtesy Patrol	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0850	Security Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0860	Security Monitoring Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0870	Security R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0880	Security Fees & Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0890	Security Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0900	Security Vehicle	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0910	System Key Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
6500-0920	Security - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0930	Security Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0940	Misc. Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0950	Contract Cable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0960	Contract Housing Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0970	Maintenance Guarantee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0980	Mold Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-0990	Snow Removal/Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1000	Misc. Snow Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1010	Windows	\$2,184	\$256	\$837	\$449	\$291	\$244	\$1	\$982	\$700	\$700	\$300	\$600	\$7,544	\$39	\$0.03	\$6,700	(\$844)	-12.6%
6500-1020	Drapes/Blinds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1030	Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1040	Keys	(\$39)	\$0	\$523	\$600	\$0	\$427	\$85	\$515	\$363	\$363	\$363	\$363	\$3,564	\$18	\$0.01	\$4,356	\$792	18.2%
6500-1050	Locks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1060	Fire Extinguisher, 1st Aid	\$248	\$0	\$0	\$0	\$0	\$3,573	\$608	\$258	\$2,000	(\$11)	\$200	\$0	\$6,875	\$35	\$0.03	\$3,542	(\$3,333)	-94.1%
6500-1070	Sprinkler System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1080	Fire Damage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1090	Misc Fire Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1100	Fuels & Lubricants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1110	Alarm Expense	\$140	\$3	\$14	\$116	(\$14)	\$163	\$0	\$0	\$0	\$200	\$0	\$0	\$621	\$3	\$0.00	\$800	\$179	22.3%
6500-1120	Maint Travel & Mileage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1130	Computer Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1140	Clubroom R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1150	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1160	Plumbing Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1170	Tenant Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1180	Service Desk	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1190	Gate Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1200	Access Gate & Surveillance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1210	Lift Station Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1220	Interior Plant Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1230	Carpentry Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1240	Handyman Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1250	R&M Contract Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1260	Misc Contract Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1270	Maintenance Other	\$116	\$1,265	\$761	\$580	\$826	\$1,400	\$455	\$1,400	\$400	\$400	\$1,400	\$400	\$9,403	\$48	\$0.03	\$8,800	(\$603)	-6.9%
6500-1280	Maintenance-Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1290	Unit Refurbishment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1300	Direct Rooms Ex+A2pense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1310	Direct Food & Beverage Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1320	Direct Telecommunications Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1330	FF&E Reserve Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1340	Retail Common Allocation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1350	FLS Reg Tests & Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1360	Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1370	Appliance Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1380	Countertop/Kitchen Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1390	Bathroom Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1400	Mirror Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1410	Glass Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1420	Glass/Screen/Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1450	Misc. Rubbish Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1460	Safety Tool Equip/Rep/Sup	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280	\$1	\$0.00	\$280	\$0	0.0%
6500-1470	Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1480	Appliance Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1490	Carpet Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1500	Carpet Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1510	Carpet Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1520	Vinyl/Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1530	Misc R&M - Interior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1540	Misc R&M - Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1550	Uniforms - Maintenance	\$27	\$2	\$27	\$0	\$341	\$544	\$0	\$0	\$0	\$15	\$200	\$0	\$1,157	\$6	\$0.00	\$1,133	(\$24)	-2.1%
6500-1555	Uniforms- Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1560	Uniforms- Grounds	\$318	(\$30)	\$12	\$0	\$0	\$265	\$0	\$0	\$0	\$0	\$50	\$0	\$615	\$3	\$0.00	\$615	(\$0)	0.0%
6500-1565	Uniforms- Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6500-1570	Uniforms- Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MAINTENANCE		\$8,098	\$5,672	\$7,682	\$4,918	\$4,991	\$9,920	\$4,589	\$8,245	\$8,146	\$5,950	\$7,721	\$5,446	\$81,379	\$419	\$0.30	\$82,928	\$1,549	1.9%

REDECORATING

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
6600-0010	Redec-General Cleaning	\$0	\$897	\$0	\$0	\$897	\$0	\$897	\$0	\$769	\$769	\$1,025	\$897	\$6,151	\$32	\$0.02	\$9,869	\$3,718	37.7%
6600-0020	Redec-Cleaning Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0030	Trash Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0040	Redec-Painting Supplies	\$1,948	\$939	\$3,141	\$1,280	\$85	\$0	\$617	(\$154)	\$1,071	\$1,071	\$1,562	\$1,317	\$12,876	\$66	\$0.05	\$14,083	\$1,207	8.6%
6600-0050	Redec-Painting Contract	\$9,250	\$6,100	\$1,200	\$9,587	\$0	\$0	\$1,200	\$0	\$3,248	\$3,248	\$4,331	\$3,789	\$41,954	\$216	\$0.16	\$41,684	(\$270)	-0.6%
6600-0060	Redec-Paint & Décor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0070	Redec-Rehab	\$655	\$2,745	\$0	\$3,545	\$1,650	\$131	\$0	\$625	\$1,100	\$1,100	\$1,500	\$1,100	\$14,151	\$73	\$0.05	\$14,800	\$649	4.4%
6600-0080	Redec-Drapes/Blinds	\$154	\$291	\$711	\$663	\$249	\$145	(\$163)	\$580	\$396	\$396	\$570	\$483	\$4,477	\$23	\$0.02	\$5,188	\$711	13.7%
6600-0090	Redec-Window Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0100	Redec-Window Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0110	Redec-Carpet/Tile	\$0	\$0	\$0	\$0	\$100	\$425	(\$150)	(\$275)	\$345	\$345	\$345	\$345	\$1,480	\$8	\$0.01	\$4,140	\$2,660	64.3%
6600-0120	Redec-Carpet Repair	\$0	\$0	\$0	\$0	\$325	\$0	\$325	\$325	\$365	\$365	\$365	\$365	\$2,435	\$13	\$0.01	\$4,380	\$1,945	44.4%
6600-0130	Redec-Carpet Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0140	Redec-Carpet Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0150	Redec-Vinyl Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0160	Redec-Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0170	Redec-Bathroom	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0180	Redec-Appliance Repair	\$0	\$241	\$0	\$241	\$0	\$241	\$0	\$241	\$0	\$241	\$0	\$241	\$1,446	\$7	\$0.01	\$2,892	\$1,446	50.0%
6600-0190	Redec-Kitchen	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0200	Redec-Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0210	Redec-Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0220	Redec-Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0230	Redec-Doors/Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0240	Redec-Countertops	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0250	Redec-Wall Coverings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0260	Redec-Vacant Unit Prep	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0270	Redec-Vacant Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0280	Redec-Carpenter Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0290	Redec-Janitorial Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0300	Redec-Handyman Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6600-0310	Redec-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL REDECORATING		\$12,007	\$11,213	\$5,052	\$15,316	\$3,306	\$942	\$2,726	\$1,342	\$7,295	\$7,536	\$9,698	\$8,537	\$84,970	\$438	\$0.32	\$97,036	\$12,066	12.4%
RETAIL EXPENSE																			
6700-0010	Retail Administrative Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0020	Retail Electricity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0030	Retail Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0040	Retail Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0050	Retail Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0060	Retail Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0070	Retail Trash Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0080	Retail Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0090	Retail Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0100	Retail Window Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0110	Retail Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0120	Retail Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0130	Retail Parking Lot Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0140	Retail Parking Lot Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0150	Retail HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0160	Retail Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0170	Retail Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0180	Retail Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0190	Retail Snow Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0200	Retail Roof Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0210	Retail Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0220	Retail Fire Protection System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0230	Retail Machinery & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0240	Retail Merchant Dues/Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0250	Retail Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0260	Retail Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0270	Retail Real Estate Tax Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
6700-0280	Retail Insurance Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL RETAIL EXPENSE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
MANAGEMENT FEES																			
7000-0010	Management Fees - #1	\$7,304	\$7,259	\$7,218	\$7,160	\$7,196	\$8,472	\$7,450	\$7,433	\$7,403	\$7,424	\$7,443	\$7,431	\$89,193	\$460	\$0.33	\$88,513	(\$680)	-0.8%
7000-0020	Management Fees - #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7000-0030	Management Fees - #3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7000-0040	Incentive Mgt Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
7000-0050	Asset Management Fees - #1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7000-0060	Asset Management Fees - #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7000-0070	Management Fees - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MANAGEMENT FEES		\$7,304	\$7,259	\$7,218	\$7,160	\$7,196	\$8,472	\$7,450	\$7,433	\$7,403	\$7,424	\$7,443	\$7,431	\$89,193	\$460	\$0.33	\$88,513	(\$680)	-0.8%
INSURANCE																			
7100-0010	Property Insurance	\$8,397	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$119,813	\$618	\$0.45	\$150,195	\$30,382	20.2%
7100-0020	General Liability Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0030	Excess Liability Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0040	Casualty Loss Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0050	Boiler Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0060	Earthquake Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0070	Auto Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0080	Home Insurance	\$0	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$58,868	\$303	\$0.22	\$0	(\$58,868)	-100.0%
7100-0090	Other Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0100	Insurance Claims	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7100-0110	Insurance Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$3,000	\$3,000	100.0%
TOTAL INSURANCE		\$8,397	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,480	\$15,481	\$15,481	\$15,481	\$15,481	\$178,682	\$921	\$0.66	\$153,195	(\$25,487)	-16.6%
TAXES																			
7200-0010	Real Estate Taxes	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$5,901	\$2,734	\$4,318	\$3,994	\$3,994	\$3,994	\$3,994	\$50,517	\$260	\$0.19	\$47,928	(\$2,589)	-5.4%
7200-0020	Real Estate Taxes - Prior Year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0030	Real Estate Taxes - Undeveloped Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0040	Real Estate Taxes - Service Base	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0050	Real Estate Taxes - Service Savings Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0060	Real Estate Taxes - Appeal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0070	Real Estate Taxes - Refunds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0080	Personal Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0090	Supplemental Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0100	Taxes Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0110	Taxes - Inspection Fees/Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0120	Taxes - License & Fees - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0130	Taxes - Trust Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0140	Federal Income Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0150	State Income Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0160	Franchise Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0170	Sales Tax Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0180	Business License Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0190	City Business Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7200-0200	City Parking Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL TAXES		\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$5,901	\$2,734	\$4,318	\$3,994	\$3,994	\$3,994	\$3,994	\$50,517	\$260	\$0.19	\$47,928	(\$2,589)	-5.4%
PROFESSIONAL SERVICES																			
7300-0010	Accounting Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0020	Partnership Accounting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0030	Audit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0040	Partnership Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0050	Eviction Legal Fees	\$0	\$0	\$603	\$0	\$0	(\$603)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0060	Other Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0070	Tax Consulting Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0080	Tax Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0090	Appraisal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0100	Employment Recruiting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0110	Loan Servicing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0120	Professional Serv. Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$100	\$100	100.0%
7300-0130	Apt. Assoc. Dues & Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0140	Police Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0150	Franchise Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0160	Special Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0170	Miscellaneous Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0180	Organizational Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0190	Dead Deal Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0200	Pursuit Costs - General	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0210	Pursuit Costs - M & E	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0220	Green Consulting Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0230	Consultant-Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0240	Consultant-Code	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0250	Consultant-Financial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0260	Consultant-Space Plan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
7300-0270	Consultant-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7300-0280	Consultant-Engineers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL PROFESSIONAL SERVICES		\$0	\$0	\$603	\$0	\$0	(\$603)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$100	\$100	100.0%
NON-ROUTINE MAINTENANCE																			
7400-0010	Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0030	Bathroom Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0040	Bathroom Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0050	Glass/Mirror Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0060	Carpeting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0070	Vinyl	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0080	Apartment Interiors	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$780	\$4	\$0.00	\$0	(\$780)	-100.0%
7400-0090	Plumbing - Interior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0100	Interiors - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0110	Corp/Guest Suite	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0120	Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0130	Engineer/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0140	Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0150	Building & Structures	\$0	\$4,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,646	\$24	\$0.02	\$6,650	\$2,004	30.1%
7400-0160	Infrastructure Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0170	Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0180	Chimneys	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0190	Carports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0200	Common Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0210	Computer Hardware/Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0230	Drapes/Blinds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0240	Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0250	Clubhouse & Fitness Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0260	Exercise Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0270	Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0280	Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0290	HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0300	Water Heater Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0310	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0320	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0330	Furniture & Office Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0340	Office Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0350	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0360	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0370	Heavy Equip/Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0380	Interior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0390	Emergency Repairs & Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0400	Kitchen Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0410	Hardware Fixture/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0420	Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0430	Landscaping - Trees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0440	Landscaping - Rocks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0450	Paving & Landscape	\$0	\$0	\$0	\$0	\$0	\$21,835	\$0	\$0	\$0	\$0	\$0	\$0	\$21,835	\$113	\$0.08	\$35,244	\$13,409	38.0%
7400-0460	Survey/Seepage Consulting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0470	Tree Trimming Seasonal	\$0	\$5,000	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$10,000	\$52	\$0.04	\$0	(\$10,000)	-100.0%
7400-0480	Carpentry Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0490	Carpentry-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0500	Deck & Staircases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0510	Lighting Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0520	Flooring-Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0530	Flooring- Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0540	Flooring- Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0550	Linolium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0560	Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0570	Molding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0580	Masonry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0590	Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0600	Screen Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0610	Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0620	Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0630	Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0640	Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0650	Pool Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0660	Pool/Spa	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
7400-0670	Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0680	Fountains	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0690	Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0700	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0710	Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0720	Land Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0730	Motor Vehicles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0740	Seasonal Décor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0750	Promotional Videos	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0760	Capital Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0770	Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0780	Fire Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0790	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0800	Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0810	Security Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0830	Owner's Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0840	Other Non-Routine Service	\$18,142	\$4,373	(\$1,299)	\$16,620	\$643	\$7,563	\$12,101	\$1,755	\$3,000	\$3,000	\$3,000	\$3,000	\$71,898	\$371	\$0.27	\$74,160	\$2,262	3.0%
7400-0850	Other Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0860	Association Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0870	Non Routine - Ins. Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0880	Prior Year Incentive Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
7400-0890	Other Capital Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL NON-ROUTINE MAINTENANCE		\$18,922	\$14,019	(\$1,299)	\$16,620	\$643	\$29,398	\$17,101	\$1,755	\$3,000	\$3,000	\$3,000	\$3,000	\$109,159	\$563	\$0.41	\$116,054	\$6,895	5.9%
TOTAL OPERATING EXP		\$113,372	\$108,372	\$108,077	\$115,601	\$86,238	\$130,493	\$103,140	\$95,330	\$99,115	\$100,345	\$103,037	\$98,796	\$1,261,916	\$6,505	\$4.69	\$1,237,012	(\$24,904)	-2.0%
NET OPERATING INCOME		\$179,442	\$194,692	\$166,176	\$172,868	\$199,575	\$162,218	\$196,849	\$205,749	\$197,429	\$196,922	\$194,707	\$199,443	\$2,266,069	\$11,681	\$8.43	\$2,303,492	(\$37,423)	-2%
NON-OPERATING EXPENSES																			
PARTNERSHIP INCOME																			
8100-0010	Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8100-0020	Purchase Discount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL PARTNERSHIP INCOME		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
PARTNERSHIP EXPENSE																			
8200-0010	Bank Service Charges-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0020	Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0030	HOA Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0040	Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0050	State Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0060	Audit, Acctg and Tax Prep	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0070	Bookkeeping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0080	Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0090	Supervisory Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0100	Admin Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0110	Consulting Partnership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0120	Branding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0130	Business Solutions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0140	Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0150	Travel Partnership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0160	Interest Income - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0170	Partnership Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0180	Partnership Non-Routine Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0190	Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8200-0200	Other Partnership Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL PARTNERSHIP EXPENSE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
DEBT SERVICES																			
8300-0010	Debt Service - 1st	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0020	Debt Service - 2nd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0030	Debt Service - 3rd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0040	Debt Service - Principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0050	Other Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0060	Int Exp-Other Notes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0070	General Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0080	Prepayment Penalty	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0090	Oth Lease Pymts - Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0100	Oth Lease Pymts - Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
8300-0110	Mezzanine Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0120	Letter of Credit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0130	Contingent Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0140	Financing Expense (Income)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0150	Title Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0160	Sale Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0170	Condominium Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0180	Defrtd Finance Amort Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0190	Ground Lease Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0200	Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0210	Re-Marketing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0220	Extension Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0230	Administration Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0240	Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0250	Credit Enhancement Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8300-0260	Issuer Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL DEBT SERVICES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

NON-ROUTINE IMPROVEMENTS																			
8400-0010	Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0020	Bathroom Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0030	Bathroom Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0040	Glass/Mirror Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0050	Carpeting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0060	Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0070	Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0080	Doors & Hardware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0090	Interiors - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0100	Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0110	Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0120	Construction Relate Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0130	Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0140	Chimneys	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0150	Carports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0160	Common Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0170	Computer Hardware/Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0180	Drapes/Blinds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0190	Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0200	Exercise Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0210	Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0220	HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0230	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0240	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0250	Furniture & Office Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0260	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0270	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0280	Monument	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0290	Heavy Equip/Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0300	Interior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0310	Emergency Repairs & Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0320	Kitchen Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0330	Hardware Fixture/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0340	Landscaping - Trees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0350	Landscaping - Rocks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0360	Paving & Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0370	Tree Trimming Seasonal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0380	Carpentry-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0390	Deck & Staircases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0400	Exterior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0410	Lighting Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0420	Flooring-Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0430	Flooring- Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0440	Linolium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0450	Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0460	Molding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0470	Carpentry Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0480	Masonry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0490	Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0500	Screen Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
8400-0510	Closet Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0520	Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0530	Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0540	Pool Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0550	Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0560	Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0570	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0580	Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0590	Land Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0600	Golf Cart	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0610	Seasonal Décor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0620	Promotional Videos	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0630	Capital Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0640	Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0650	Fire Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0660	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0670	Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0680	Security Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0690	Other Non-Routine Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0700	Other Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0710	Association Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0720	Non Routine - Ins. Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8400-0730	Prior Year Incentive Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL NON-ROUTINE IMPROVEMENTS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
NON-ROUTINE CAPITAL EXPENDITURES																			
8500-0010	Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0030	Bathroom Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0040	Bathroom Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0050	Glass/Mirror Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0060	Carpeting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0070	Vinyl	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0080	Other Flooring Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0090	Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0100	Plumbing - Interior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0110	Ceiling Fans	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0120	Interiors - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0130	Model Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0140	Corp/Guest Suite	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0150	Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0160	Engineer/Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0170	Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0180	Building & Structures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0190	Infrastructure Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0200	Foundations & Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0210	Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0220	Exterior	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0230	Siding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0240	Stairs & Landings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0250	Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0260	Bldg Improvements - Contra	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0270	Exterior Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0280	Retng Wall & Erosion Rep	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0290	Asbestos Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0300	Boiler	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0310	Fence Repair/Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0320	Sprinkler System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0330	Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0340	Monument	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0350	Stucco	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0360	Water Submeters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0370	Misc Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0380	Balconies & Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0390	Chimneys	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0400	Carports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0410	Common Area	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0420	Common Area Carpet Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0430	Common Area Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0440	Computer Hardware/Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
8500-0460	Drapes/Blinds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0470	Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0480	Clubhouse & Fitness Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0490	Exercise Room Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0500	Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0520	HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0540	Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0550	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0560	Furniture & Office Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0570	Office Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0580	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0590	Laundry Retrofit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0600	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0610	Heavy Equip/Tools	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0620	Interior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0630	Emergency Repairs & Remediation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0640	Kitchen Remodeling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0650	Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0660	Countertops	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0670	Dishwashers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0680	Compactor Installation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0690	Disposals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0700	Microwaves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0710	Ovens	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0720	Ranges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0730	Hoods	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0740	Refrigerators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0750	Hardware Fixture/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0760	Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0770	Landscaping - Trees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0780	Landscaping - Rocks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0790	Paving & Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0800	Drainage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0810	Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0820	Tree Trimming Seasonal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0830	Miscellaneous Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0840	Carpentry Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0850	Carpentry-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0860	Deck & Staircases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0870	Lighting Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0880	Flooring-Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0890	Flooring- Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0900	Flooring- Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0910	Linolium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0920	Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0930	Painting & Staining	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0940	Molding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0950	Masonry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0960	Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0970	Screen Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0980	Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-0990	Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1000	Paving	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1010	Asphalt Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1020	Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1030	Pool Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1040	Pool/Spa	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1050	Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1060	Tennis Courts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1070	Fountains	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1080	Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1090	Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1100	Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1110	Land Fencing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1120	Motor Vehicles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1130	Seasonal Décor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1140	Promotional Videos	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1150	Capital Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1160	Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1170	Fire Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
8500-1180	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1190	Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1200	Security Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1220	Owner's Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1230	Other Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1240	Other Non-Routine Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1250	Other Capital Expenditure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1260	Association Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1270	Non Routine - Ins. Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1280	Prior Year Incentive Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1290	Other Capital Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1300	Other Capital - Contra	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1310	ADA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1320	LPS - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1330	Non - Recurring Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1340	Accrued Capital Asset	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1350	Lease-Up Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8500-1360	Construction Related Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL NON-ROUTINE CAPITAL EXPENDITURES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
DEPRECIATION EXPENSE																			
8600-0010	Depreciation - Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0020	Depreciation - Land Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0030	Depreciation - Land Major Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0040	Depreciation - Building & Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0050	Depreciation - Building Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0060	Depreciation - Model/Special	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0070	Depreciation - Building Major Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0080	Depreciation - Building Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0090	Depreciation - Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0100	Depreciation - HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0110	Depreciation - Furniture & Fixture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0120	Depreciation - Paving & Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0130	Depreciation - Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0140	Depreciation - Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0150	Depreciation - Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0160	Depreciation - Carpet Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0170	Depreciation - Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0180	Depreciation - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0190	Depreciation - Office Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0200	Depreciation - Computer Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0210	Depreciation - Vehicles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0220	Depreciation - Seasonal Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0230	Depreciation - Other Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0240	Depreciation - Marketing Campaign	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8600-0250	Depreciation - Financing Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL DEPRECIATION EXPENSE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
AMORTIZATION																			
8700-0010	Amortization Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0020	Amortization - Loan Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0030	Amortization - Deferred Lease Comm.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0040	Amortization - Leasing Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0050	Amortization - Deferred Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0060	Amortization - Financing Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0080	Amortization - Organizational Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8700-0090	Amortization - Start-Up Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL AMORTIZATION		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
EXTRAORDINARY ITEMS																			
8800-0010	Extraordinary Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0020	Ground Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0030	Ground Rent Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0040	Closing Costs: Purchase/Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0050	Disposition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0060	Gain/Loss on Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0070	Gain/Loss from Disposal of Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0080	Gain/Loss Transfer Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0090	Unrealized Gain/Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
8800-0100	Unrealized Gain/Loss - Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0110	Unrealized Loss on Interest Rate Cap	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0120	Unrealized gain/loss on instruments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0130	Net Book Value of Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0140	Net Book Value of Sale/ACC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0150	Realized Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0160	Unrealized Appreciation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0170	Gross Cost of Assets Sold	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0180	Gross Costs Assts Sold/Dispose	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0190	Sales Commission	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0200	Leasing Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0210	Impairment Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0220	Casualty Loss Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0230	Amort-Above/Below Market Leases Acquired	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0240	Non Oper - Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0250	Non Oper - Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0270	Non Oper - Appraisal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0280	Non Oper - Advisor Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0290	Non Oper - Advisor Fees - Prior Year Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0300	Non Oper - Consulting Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0310	Non Oper - Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0320	Non Oper - Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0330	Non Oper - Professional Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0340	Non Oper - Other Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0350	Non Oper - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0370	Non Oper- Bank Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0380	Non Oper- Mgmt Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0390	Non Oper - Income Tax Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0400	Capital Placement Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0410	Capitalization of Op Exp	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0420	Construction Monitoring Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0430	FASB 133 Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0440	Environmental issues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0450	Radon expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0460	Int Exp-Security Deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0470	EQ Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0480	Insurance Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0490	Sundry Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0500	Concession Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0510	Hospitality Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0520	Shared Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0530	Shared Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0540	Shared Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0550	Shared HOA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0560	Shared Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0570	Hedge Mark to market Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0580	Corner Store Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0590	Corner Store Sales Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0600	Corner Store Mgmt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0610	Corner Store Other Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0620	Prior Year Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
8800-0630	Prior Year Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL EXTRAORDINARY ITEMS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
NET INCOME		\$179,442	\$194,692	\$166,176	\$172,868	\$199,575	\$162,218	\$196,849	\$205,749	\$197,429	\$196,922	\$194,707	\$199,443	\$2,266,069	\$11,681	\$8.43	\$2,303,492	(\$37,423)	-2%
CAPITAL ASSETS																			
1500-0010	Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0020	Land Additional Basis	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0030	Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0040	Land Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0050	Land Improvement 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0060	Land Improvement 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0070	Land Improvement - Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0080	Land Improvement - Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0090	Retng Wall & Erosion Rep	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0100	Fence Repair/Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0110	Swimming Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0120	Pool Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
1500-0130	Pool Furniture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0140	Pool Plastering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0150	Pool Coping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0160	Pool Decking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0170	Asphalt/Walkways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0180	Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0190	Parking Lot Seal Coat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0210	Land Held for Investment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0220	Land Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0230	Buildings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0240	Building Additional Basis	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0250	Buildings - Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0260	Building - Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0270	Buildings - Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0280	Bldgs-Exterior/Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0290	Bldgs-Parking Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0300	Bldgs-Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0310	Bldgs-HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0320	Bldgs-Sustainability Initiative+A22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0330	Buildings-Apartment Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0340	Bldgs-Apartment Units-Acq	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0350	Bldgs Apartments Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0360	Buildings-Apartment Units-Common Areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0370	Bldgs-Apartment CAM-Acq	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0380	Bldg Apt CAM Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0390	Building Improvements - Other	\$0	\$0	\$0	\$0	\$95,000	\$82,720	\$0	\$0	\$804,417	\$48,265	\$0	\$0	\$1,030,402	\$5,311	\$3.83	\$1,402,720	\$372,318	26.5%
1500-0400	Building Improvements - Non Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0410	Building Improvements - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0420	Building Improvements - Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0430	Building Improvements - Acq, Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0440	Asbestos Abatement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0450	Bldg Improv - Fire Protect	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0460	Building Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0530	Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0540	Exterior Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0550	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0560	Foundations & Slab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0570	Fire Protection/Life Safety	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0580	Gutters & Downspouts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0590	HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0600	Unit HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0610	Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0620	Painting & Staining	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0630	Common Area Finishes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0640	Exterior Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0650	Mail Boxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0660	Waterproofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0670	Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0680	Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0690	Siding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0700	Stairs & Landings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0710	Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0720	Capital Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0730	Exercise Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0740	Clubhouse Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0750	Interior Replacements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0760	Model Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0770	Maintenance Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0780	Office Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0790	ADA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0800	Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0810	Recreation Facilities - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0820	Security System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0830	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0840	Furniture (indoor)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0850	Furniture (Outdoor)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0860	FF&E - Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0870	FF&E - Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0880	FF&E - Apartment Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0890	FF&E-Apartment Common Are	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
1500-0900	FF&E-Other (Autos)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0910	FF&E - Non Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0920	FF&E - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0930	Machinery & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0940	Leasehold Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0950	Computer Hardware	\$0	\$0	\$0	\$335	\$0	\$0	\$0	\$1,926	\$2,000	\$0	\$0	\$0	\$4,261	\$22	\$0.02	\$4,000	(\$261)	-6.5%
1500-0960	Computer Equipment - Non Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0970	Computer Equipment - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0980	Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-0990	Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1010	Non Depreciable Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1080	Capitalized Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1090	Intangible Asset	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1100	T/E-Leasing Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1110	T/E Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1120	Acquisition Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1130	Impairment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1140	Personal Property at Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1150	Asset Disposal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1160	Leasing Commission	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1170	Special Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1180	Retirement-Loan Cap Rate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1190	Autos/Trucks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1200	Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000	\$26	\$0.02	\$20,000	\$15,000	75.0%
1500-1210	Tenant Improvements - Misc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1220	Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1230	Improvements - Non Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1240	Improvements - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1250	Apartment Interiors	\$20,887	\$4,000	\$7,830	\$34,973	\$39,003	\$12,254	\$5,577	\$2,434	\$20,383	\$16,108	\$12,442	\$21,643	\$197,534	\$1,018	\$0.73	\$197,412	(\$122)	-0.1%
1500-1260	Balconies & Decks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1270	Blinds & Drapes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1280	Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1290	Countertops	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1300	Doors & Hardware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1310	Dishwashers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1320	Disposals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1330	Microwaves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1340	Ovens	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1350	Ranges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1360	Hoods	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1370	Refrigerators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1380	Lighting Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1390	Reglazing Tub Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1400	Washers/Dryers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1410	Water Heaters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1450	Other Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1460	Unit Carpet Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1470	Unit Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1480	Ceiling Fans	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1490	Carpet/Plank - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1500	Vinyl - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1510	Other Flooring Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1520	Appliance - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1530	Computers & Related Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1540	Loan Costs - Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1550	Non Budget Capital Items	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1560	Other Capital	\$0	\$0	\$0	\$153	\$4,210	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$6,863	\$35	\$0.03	\$85,948	\$79,085	92.0%
1500-1570	Other Capital - Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1580	Loan Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1590	Other Capital, Value Add	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1600	Deferred Financing Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1610	Loan Cap Rate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1620	Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1630	Loan Disposal/Retirement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1640	Loan Hedge Premiums	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1500-1650	Franchise Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,244,060)	(\$1,244,060)	(\$6,413)	(\$4.63)	\$0	\$1,244,060	100.0%
1500-1660	Asset Acquisition Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL CAPITAL ASSETS		\$20,887	\$4,000	\$7,830	\$35,461	\$138,213	\$94,974	\$13,077	\$4,360	\$826,800	\$64,373	\$12,442	(\$1,222,417)	\$0	\$0	\$0.00	\$1,710,080	\$1,710,080	100.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
RETAINED EARNINGS																			
3000-0010	Contributions 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
3000-0470	Distributions 1	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220	\$7,898	\$5.70	\$1,532,220	\$0	0.0%
TOTAL RETAINED EARNINGS		\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220	\$7,898	\$5.70	\$1,532,220	\$0	0.0%
OTHER CURRENT ASSETS																			
1400-0180	Other Current Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL OTHER CURRENT ASSETS		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TAX ESCROW																			
1400-0190	Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL TAX ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
INSURANCE ESCROW																			
1400-0200	Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL INSURANCE ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
INTEREST ESCROW																			
1400-0210	Interest Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL INTEREST ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
MORTGAGE INSURANCE PREM RESERVE																			
1400-0220	Mortgage Insurance Prem Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL MORTGAGE INSURANCE PREM RESERVE		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
REPLACEMENT RESERVE																			
1400-0240	Capital Reserve	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340	\$2,811	\$2.03	\$545,340	\$0	0.0%
TOTAL REPLACEMENT RESERVE		\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340	\$2,811	\$2.03	\$545,340	\$0	0.0%
WIP																			
1600-0010	WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0020	WIP - Contra Operating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0030	WIP - Redev Hard Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0040	WIP - Redev Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0050	WIP - Acquisition Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0060	WIP - Sale Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0070	WIP - Period Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0080	WIP - Period Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0090	WIP - Management Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0100	WIP - Redev Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0110	Lobby/Leasing Office/Hallway Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0120	Replace Trash Compactors w/Recycle Drawers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0130	Condo Ready	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0150	Phase 1 of 3 Balcony Posts	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0160	Cabinet Facings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0170	A/C Upgrade	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0180	Landry hook up retrofit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0190	Upgrade floor units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0200	Reseal and Restripe parking lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0210	Clubhouse Design	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0220	Pool Deck Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0230	Fitness Center Facelift	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0240	Windows	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0250	Fitness Ctr & Maintenance Shop Bldg	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0251	Fitness Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0252	Leasing Office Relocation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0253	Fitness Ctr & Equipment & Relocation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0260	Stainless Steel Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0270	Cabinet Facings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0300	Exterior Wood Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0310	Carport Roofs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
1600-0320	Spa Project	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL WIP		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
LONG TERM LIABILITIES																			
2300-0010	Mortgage Note Payable #1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
2300-0020	Mortgage Note Payable #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
2300-0050	Long-Term Notes Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%

ABRAMS PARK
2021 STANDARD BUDGET
REFORECAST



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2020 Budget	Variance	Var %
2300-0060	Note Payable Principal Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
2300-0170	Mortgage Note Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
2300-0180	Mezzanine Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
2300-0210	Construction Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
TOTAL LONG TERM LIABILITIES		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
NET CASH FLOW		(\$14,575)	\$17,562	(\$14,784)	(\$35,723)	(\$111,768)	(\$105,886)	\$10,642	\$28,259	(\$802,501)	(\$40,581)	\$9,135	\$1,248,730	\$188,509	\$972	\$0.70	(\$1,484,148)	\$1,672,657	112.7%

ABRAMS PARK
2021 STANDARD BUDGET
MARKET RENT



Unit Type	Sq. Ft.	No. of Units	% Mix	Prior Month	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
1. apal	1,000	11	5.7%	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$132,000
2. apal80	1,000	3	1.5%	\$1,416	\$1,416	\$1,416	\$1,416	\$1,416	\$1,416	\$1,416	\$1,416	\$1,416	\$1,416	\$1,416	\$1,416	\$1,416	\$50,976
3. apam	1,000	56	28.9%	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$989,184
4. apamrm	1,000	4	2.1%	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$2,125	\$102,000
5. apas8	1,000	4	2.1%	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$81,600
6. apavl	1,000	18	9.3%	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$173,016
7. apbl	1,700	4	2.1%	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$59,328
8. apbm	1,700	9	4.6%	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$223,128
9. apbmrm	1,700	2	1.0%	\$2,398	\$2,398	\$2,398	\$2,398	\$2,398	\$2,398	\$2,398	\$2,398	\$2,398	\$2,398	\$2,398	\$2,398	\$2,398	\$57,552
10. appbs8	1,700	1	0.5%	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$26,880
11. apbvl	1,700	2	1.0%	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$23,400
12. apcl	1,750	5	2.6%	\$1,222	\$1,222	\$1,222	\$1,222	\$1,222	\$1,222	\$1,222	\$1,222	\$1,222	\$1,222	\$1,222	\$1,222	\$1,222	\$73,320
13. apcm	1,750	15	7.7%	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$2,076	\$373,680
14. apcmrm	1,750	6	3.1%	\$2,515	\$2,515	\$2,515	\$2,515	\$2,515	\$2,515	\$2,515	\$2,515	\$2,515	\$2,515	\$2,515	\$2,515	\$2,515	\$181,080
15. apcvi	1,750	9	4.6%	\$963	\$963	\$963	\$963	\$963	\$963	\$963	\$963	\$963	\$963	\$963	\$963	\$963	\$104,004
16. apdl	1,800	6	3.1%	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$88,992
17. apdm	1,800	26	13.4%	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$655,200
18. apdmrm	1,800	2	1.0%	\$2,596	\$2,596	\$2,596	\$2,596	\$2,596	\$2,596	\$2,596	\$2,596	\$2,596	\$2,596	\$2,596	\$2,596	\$2,596	\$62,304
19. apds8	1,800	1	0.5%	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$28,428
20. apdvl	1,800	10	5.2%	\$965	\$965	\$965	\$965	\$965	\$965	\$965	\$965	\$965	\$965	\$965	\$965	\$965	\$115,800
21.				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals	268,850	194	100%	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$3,601,872

ABRAMS PARK
2021 STANDARD BUDGET
MARKET RENT



Amenity Description	No. of Units	Prior Month	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Total
1.															\$0
2.															\$0
3.															\$0
4.															\$0
5.															\$0
6.															\$0
7.															\$0
8.															\$0
9.															\$0
10.															\$0
11.															\$0
12.															\$0
13.															\$0
14.															\$0
15.															\$0
16.															\$0
17.															\$0
18.															\$0
19.															\$0
20.															\$0
21.															\$0
22.															\$0
23.															\$0
24.															\$0
25.															\$0
26.															\$0
27.															\$0
28.															\$0
29.															\$0
30.															\$0
31.															\$0
32.															\$0
33.															\$0
34.															\$0
35.															\$0
36.															\$0
37.															\$0
38.															\$0
39.															\$0
40.															\$0
41.															\$0
42.															\$0
43.															\$0
44.															\$0
45.															\$0
46.															\$0
47.															\$0
48.															\$0
49.															\$0

ABRAMS PARK
2021 STANDARD BUDGET
MARKET RENT



50.								\$0
51.								\$0
52.								\$0
53.								\$0
54.								\$0
55.								\$0
56.								\$0
57.								\$0
58.								\$0
59.								\$0
60.								\$0
61.								\$0
62.								\$0
63.								\$0
64.								\$0
65.								\$0
66.								\$0
67.								\$0
68.								\$0
69.								\$0
70.								\$0
71.								\$0
72.								\$0
73.								\$0
74.								\$0
75.								\$0
76.								\$0
77.								\$0
78.								\$0
79.								\$0
80.								\$0
81.								\$0
82.								\$0
83.								\$0
84.								\$0
85.								\$0
86.								\$0
87.								\$0
88.								\$0
89.								\$0
90.								\$0
91.								\$0
92.								\$0
93.								\$0
94.								\$0
95.								\$0
96.								\$0
97.								\$0
98.								\$0
99.								\$0
100.								\$0
101.								\$0

ABRAMS PARK
2021 STANDARD BUDGET
MARKET RENT



102.								\$0
103.								\$0
104.								\$0
105.								\$0
106.								\$0
107.								\$0
108.								\$0
109.								\$0
110.								\$0
111.								\$0
112.								\$0
113.								\$0
114.								\$0
115.								\$0
116.								\$0
117.								\$0
118.								\$0
Totals			\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2021 STANDARD BUDGET
RENTAL INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	per unit	per sq ft	2020 Projected
Rental Revenue																
Gross Market Potential	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$3,601,872	\$18,566	\$13.40	\$3,541,253
Market Gain/Loss to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Actual Potential Rent	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$3,601,872	\$18,566	\$13.40	\$3,541,253
Vacancy Loss	(\$3,868)	(\$4,642)	(\$3,868)	(\$3,094)	(\$3,868)	(\$3,868)	(\$3,094)	(\$3,868)	(\$3,868)	(\$3,094)	(\$3,094)	(\$3,094)	(\$43,321)	(\$223)	(\$0.16)	(\$24,600)
Vacancy Loss Collected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Non Rev Producing Units	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$1,216)	(\$14,592)	(\$75)	(\$0.05)	(\$14,592)
Models	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Employee Units	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$21,002)	(\$108)	(\$0.08)	(\$20,999)
Office, Laundry, Maintenance Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Courtesy Office Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Guest Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Guest Housing Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Recurring Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Other Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Free Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Referral Rent Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Previously Collected Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Future Rent Collected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Net Delinquency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Other Month Rent/Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Other Month Rent/Past Due - Affordable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Rent Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Rent Adjustments - Affordable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Prior Year Income Accrual Adj	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Rents Collected by Prior Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Less: Writeoffs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Write Off Rent Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Base Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Base Rent - Section 8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Base Rent - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Base Rent - CPI Increase	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL RENTAL REVENUE	\$293,322	\$292,548	\$293,322	\$294,095	\$293,322	\$293,322	\$294,095	\$293,322	\$293,322	\$294,095	\$294,095	\$294,095	\$3,522,956	\$18,160	\$13.10	\$3,481,062

Gross Market Potential Budget 2021	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
Gross Market Potential	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$300,156	\$3,601,872
Average Rent per Unit (Weighted)	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547
% Incr. (Decrease) from Prior Month	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 %
Avg. Monthly Rent Incr. (Decrease)/Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
YTD Average Rent Incr. (Decrease)/Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Projected 2020	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Total
Gross Market Potential	\$288,463	\$290,920	\$292,109	\$290,282	\$288,871	\$288,821	\$291,894	\$300,229	\$299,702	\$299,423	\$299,423	\$299,423	\$300,156	\$3,541,253
Average Rent per Unit (Weighted)		\$1,500	\$1,506	\$1,496	\$1,489	\$1,489	\$1,505	\$1,548	\$1,545	\$1,543	\$1,543	\$1,543	\$1,547	\$1,521
% Incr. (Decrease) from Prior Month		0.85%	0.41 %	(0.63 %)	(0.49 %)	(0.02 %)	1.06 %	2.86 %	(0.18 %)	(0.09 %)	0.00 %	0.00 %	0.24 %	4.05 %
Avg. Monthly Rent Incr. (Decrease)/Unit		\$13	\$6	(\$9)	(\$7)	(\$0)	\$16	\$43	(\$3)	(\$1)	\$0	\$0	\$4	\$60
YTD Average Rent Incr. (Decrease)/Unit		\$13	\$19	\$9	\$2	\$2	\$18	\$61	\$58	\$56	\$56	\$56	\$60	\$60

ABRAMS PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

ABRAMS PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4200-0050 Resident Fees		Average												
Deposit (Non-Refundable)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
Total Resident Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4200-0060 Application Fees		Average												
Applicant Denials + Cancellations	2	0	0	0	0	0	0	0	0	0	0	0	0	20
100% Application Fees	\$48	\$418	\$466	\$418	\$370	\$322	\$370	\$322	\$322	\$418	\$370	\$466	\$418	\$4,675
														\$0
														\$0
Total Application Fees		\$418	\$466	\$418	\$370	\$322	\$370	\$322	\$322	\$418	\$370	\$466	\$418	\$4,675
2020 Projected		\$931	\$387	\$196	\$98	\$192	\$184	\$180	\$90	\$480	\$432	\$528	\$480	\$4,178

ABRAMS PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4200-0070 Credit Report Fees	Average												
Credit Report Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
Total Credit Report Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4200-0080 Credit Report Expenses	Average												
Credit Report Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
Total Credit Report Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4200-0090 Lease Reservation Fee	Average												
Lease Reservation Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
Total Lease Reservation Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0100 Carport Income	\$/Unit	No. Units											
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%
			\$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%
			\$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%
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
Total Carport Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description			Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4200-0110 Garage Income			\$/Unit	No. Units											
				100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Detached Garages	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$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%
Attached Garages	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
															\$0
															\$0
															\$0
Total Garage Income			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0160 Storage Income															
% Full	\$/Unit	No. Units													
100% Storage	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
															\$0
															\$0
															\$0
															\$0
															\$0
															\$0
															\$0
Total Storage Income			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4200-0180 Damage Fees		Avg. Fee												
100% Damages Fees	\$220	\$1,760	\$1,760	\$1,320	\$1,320	\$1,320	\$1,100	\$1,100	\$1,320	\$1,320	\$1,320	\$1,760	\$1,540	\$16,940
														\$0
														\$0
Total Damage Fees		\$1,760	\$1,760	\$1,320	\$1,320	\$1,320	\$1,100	\$1,100	\$1,320	\$1,320	\$1,320	\$1,760	\$1,540	\$16,940
2020 Projected		\$4,868	\$12,217	(\$12,132)	\$1,209	\$673	\$1,900	\$1,015	\$1,000	\$1,140	\$1,140	\$1,520	\$1,330	\$15,880

Comments

Reflects \$200 in average move out damage fees and follows anticipated move out schedule.

4200-0190 Cleaning Fees		Avg. Fee												
100% Cleaning Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
Total Cleaning Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0230 Termination Fees		\$/Unit												
Cancellation Fee	\$250	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	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$750
						(\$250)			(\$250)			(\$250)		(\$750)
														\$0
														\$0
														\$0
														\$0
Total Termination Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4200-0270 MTM Premium \$/Unit													
100% MTM Premiums	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total MTM Premium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0280 Short Term Lease Premium \$/Unit													
Short Term Premiums	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
													\$0
													\$0
													\$0
													\$0
Total Short Term Lease Premium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4200-0300 Transfer Fees	\$/Res. No.													
	0	0	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
Total Transfer Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0340 Pet Fees	\$/Pet	Avg # of Pets												
		3	0	0	0	0	0	0	0	0	0	0	0	36
Small Dog - Rent	\$25		\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
		0	0	0	0	0	0	0	0	0	0	0	0	0
Large Dog - Rent	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		3	0	0	0	0	0	0	0	0	0	0	0	36
Cat - Rent	\$25		\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
		0	0	0	0	0	0	0	0	0	0	0	0	0
Small Dog - Non-Refund Dep	\$250		\$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
Large Dog - Non-Refund Dep	\$250		\$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
Cat - Non-Refund. Dep	\$250		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
Total Pet Fees			\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
2020 Projected			\$225	\$225	\$225	\$225	\$225	\$225	\$200	\$225	\$150	\$150	\$150	\$2,375

Comments

Lower projection due to pets leaving the community and not being replaced.

ABRAMS PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4200-0360 NSF	\$/Res. No.												
	2	0	0	0	0	0	0	0	0	0	0	0	24
100% NSF Fees	\$25	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
Total NSF		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
2020 Projected		\$0	\$0	\$50	\$50	\$75	\$50	\$0	\$0	\$50	\$50	\$50	\$425

Comments

Budget assumes 2 per month @ \$25 each.

4200-0370 Late Fees	\$/Res. No.												
	15	0	0	0	0	0	0	0	0	0	0	0	174
100% Late Fees	\$50	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$8,700
	0												\$0
													\$0
Total Late Fees		\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$725	\$8,700
2020 Projected		\$500	\$750	\$750	\$1,550	(\$400)	\$550	\$1,150	\$700	\$830	\$830	\$830	\$8,870

Comments

Projecting 14.5 late fees @ \$50 each collected per month.

4200-0550 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
Total Maid Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL OTHER RESIDENT INCOME	\$3,103	\$3,151	\$2,663	\$2,615	\$2,567	\$2,395	\$2,347	\$2,567	\$2,663	\$2,615	\$3,151	\$2,883	\$32,715

ABRAMS PARK
2021 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4300-0010 Miscellaneous Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4300-0030 Clubhouse Income													
	Cost/	Qty											
		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
													\$0
Total Clubhouse Income			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
4300-0060 Interest Income													
													\$0
													\$0
	\$1,660	\$1,691	\$1,257	\$1	\$742	\$905	\$980	\$2,691	\$1,317	\$1,317	\$1,317	\$1,317	\$15,195
													\$0
													\$0
													\$0
													\$0
													\$0
Total Interest Income	\$1,660	\$1,691	\$1,257	\$1	\$742	\$905	\$980	\$2,691	\$1,317	\$1,317	\$1,317	\$1,317	\$15,195
2020 Projected	\$1,660	\$1,691	\$1,257	\$1	\$742	\$905	\$980	\$2,691	\$1,317	\$1,317	\$1,317	\$1,317	\$15,195

Comments

Based on 2020 actuals.

ABRAMS PARK
2021 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
TOTAL MISCELLANEOUS INCOME	\$1,660	\$1,691	\$1,257	\$1	\$742	\$905	\$980	\$2,691	\$1,317	\$1,317	\$1,317	\$1,317	\$15,195

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
ADMINISTRATIVE PAYROLL													
5100-1010 Regional Manager	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$614	\$632	\$632	\$7,400
5100-1020 Sr. Business Manager	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$2,928	\$3,016	\$3,016	\$35,315
5100-1030 Business Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1040 Assistant Business Manager	\$2,399	\$2,399	\$2,399	\$2,399	\$2,399	\$2,399	\$2,399	\$2,399	\$2,399	\$2,399	\$2,471	\$2,471	\$28,932
5100-1050 Activity Director	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1060 Assistant Activity Director	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1070 Bookkeeper	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1080 Concierge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1090 Lifeguard	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1100 Other Admin	\$0	\$0	\$580	\$1,383	\$1,383	\$1,383	\$1,383	\$1,383	\$1,383	\$1,383	\$1,424	\$1,424	\$13,109
Total ADMINISTRATIVE PAYROLL	\$5,941	\$5,941	\$6,521	\$7,324	\$7,324	\$7,324	\$7,324	\$7,324	\$7,324	\$7,324	\$7,543	\$7,543	\$84,756
2020 Projected	\$6,032	\$5,938	\$5,643	\$6,062	\$5,111	\$6,318	\$5,963	\$5,759	\$7,102	\$7,102	\$7,315	\$7,315	\$75,659

Comments
All payroll is split 60% Preston and 40% Abrams.

LEASING PAYROLL													
5100-2010 Leasing Manager	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,544	\$1,544	\$18,084
5100-2020 Leasing Consultant	\$1,237	\$1,237	\$1,237	\$1,237	\$1,237	\$1,237	\$1,237	\$1,237	\$1,237	\$1,237	\$1,274	\$1,274	\$14,922
5100-2030 Other Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total LEASING PAYROLL	\$2,737	\$2,737	\$2,737	\$2,737	\$2,737	\$2,737	\$2,737	\$2,737	\$2,737	\$2,737	\$2,819	\$2,819	\$33,006
2020 Projected	\$1,467	\$1,611	\$4,086	\$2,262	\$3,354	\$3,412	\$2,760	\$3,695	\$2,798	\$2,798	\$2,882	\$2,882	\$34,008

Comments
All payroll is split 60% Preston Park and 40% Abrams Park.

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
MAINTENANCE PAYROLL													
5100-3010 Director of Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-3020 Sr. Service Supervisor	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,085	\$2,085	\$24,407
5100-3030 Service Supervisor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-3040 Assistant Service Supervisor	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,499	\$1,544	\$1,544	\$18,084
5100-3050 Service Technician	\$4,113	\$4,113	\$4,113	\$4,113	\$4,113	\$4,113	\$4,113	\$4,113	\$4,113	\$4,113	\$4,236	\$4,236	\$49,598
5100-3060 Painter-In-House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-3070 Other Maintenance	\$2,742	\$2,742	\$2,742	\$2,742	\$2,742	\$2,742	\$2,742	\$2,742	\$2,742	\$2,742	\$2,825	\$2,825	\$33,074
Total MAINTENANCE PAYROLL	\$10,378	\$10,378	\$10,378	\$10,378	\$10,378	\$10,378	\$10,378	\$10,378	\$10,378	\$10,378	\$10,690	\$10,690	\$125,162
2020 Projected	\$9,032	\$9,680	\$8,367	\$11,182	\$9,841	\$9,098	\$10,135	\$10,043	\$10,079	\$10,079	\$10,382	\$10,382	\$118,300

Comments

All payroll is split 60% Preston Park and 40% Abrams Park.

CLEANING PAYROLL													
5100-4010 Housekeeper	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-4020 Other Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total CLEANING PAYROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
GROUNDS PAYROLL													
5100-5010 Porter/Groundskeeper	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,137	\$2,137	\$25,020
5100-5020 Other Grounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total GROUNDS PAYROLL	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,075	\$2,137	\$2,137	\$25,020
2020 Projected	\$1,740	\$1,049	\$4,049	(\$18)	\$1,930	\$2,026	\$1,959	\$1,936	\$2,014	\$2,014	\$2,074	\$2,074	\$22,849

Comments

All payroll is split 60% Preston Park and 40% Abrams Park.

MARKETING PAYROLL													
5100-6010 Marketing Associate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-6020 Other Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total MARKETING PAYROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

SECURITY PAYROLL													
5100-7010 Security Associate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-7020 Other Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total SECURITY PAYROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
GARAGE STAFF PAYROLL													
5100-8010 Garage Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-8020 Other Garage Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total GARAGE STAFF PAYROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

OVERTIME													
5200-0010 Administrative	\$458	\$458	\$545	\$666	\$666	\$666	\$666	\$666	\$666	\$666	\$686	\$686	\$7,495
5200-0020 Leasing	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$523	\$539	\$539	\$6,307
5200-0030 Maintenance	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,684	\$1,735	\$1,735	\$20,310
5200-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0050 Grounds	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$99	\$102	\$102	\$1,195
5200-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0090 Other Overtime													\$0
Total OVERTIME	\$2,765	\$2,765	\$2,852	\$2,972	\$2,972	\$2,972	\$2,972	\$2,972	\$2,972	\$2,972	\$3,061	\$3,061	\$35,308
2020 Projected	\$2,283	\$2,451	\$2,387	\$2,960	\$2,413	\$3,841	\$1,959	\$2,567	\$2,360	\$2,360	\$2,431	\$2,431	\$30,442

Comments

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
BONUS													
5250-0010 Administrative - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0020 Administrative - Commissions													\$0
5250-0030 Administrative - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0040 Administrative - Other			(\$291)								(\$291)		(\$582)
5250-0050 Leasing - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0060 Leasing - Commissions													\$0
5250-0070 Leasing - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0080 Leasing - Other													\$0
5250-0090 Maintenance - Monthly													\$0
5250-0100 Maintenance - Commissions													\$0
5250-0110 Maintenance - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0120 Maintenance - Other													\$0
5250-0130 Cleaning - Monthly													\$0
5250-0140 Cleaning - Commissions													\$0
5250-0150 Cleaning - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0160 Cleaning - Other													\$0
5250-0170 Grounds - Monthly													\$0
5250-0180 Grounds - Commissions													\$0
5250-0190 Grounds - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0200 Grounds - Other													\$0
5250-0210 Marketing - Monthly													\$0
5250-0220 Marketing - Commissions													\$0
5250-0230 Marketing - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0240 Marketing - Other													\$0
5250-0250 Security - Monthly													\$0
5250-0260 Security - Commissions													\$0
5250-0270 Security - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0280 Security - Other													\$0
5250-0290 Garage - Monthly													\$0
5250-0300 Garage - Commissions													\$0
5250-0310 Garage - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0320 Garage - Other													\$0
5250-0330 Other Bonuses	\$0	\$0	\$291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291	\$582
Total BONUS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
HOUSING													
5300-0010 Administrative	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0020 Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0030 Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0050 Grounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5300-0090 Other Housing													\$0
Total HOUSING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

CHECK PROCESSING FEES													
5400-0010 Ck Processing - Administrative	\$101	\$151	\$112	\$123	\$123	\$123	\$123	\$185	\$123	\$123	\$123	\$123	\$1,534
5400-0020 Ck Processing - Leasing	\$45	\$67	\$45	\$45	\$45	\$45	\$45	\$67	\$45	\$45	\$45	\$45	\$582
5400-0030 Ck Processing - Maintenance	\$157	\$235	\$157	\$157	\$157	\$157	\$157	\$235	\$157	\$157	\$157	\$157	\$2,038
5400-0040 Ck Processing - Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0050 Ck Processing - Grounds	\$45	\$67	\$45	\$45	\$45	\$45	\$45	\$67	\$45	\$45	\$45	\$45	\$582
5400-0060 Ck Processing - Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0070 Ck Processing - Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0080 Ck Processing - Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0090 Other Check Processing													\$0
Total CHECK PROCESSING FEES	\$347	\$521	\$358	\$370	\$370	\$370	\$370	\$554	\$370	\$370	\$370	\$370	\$4,738
2020 Projected	\$238	\$249	\$323	\$430	\$136	\$441	\$294	\$232	\$370	\$370	\$370	\$370	\$3,821

Comments

All payroll processing fees and taxes split 40% Abrams, 60% Preston.

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
PAYROLL TAXES													
Social Security	\$1,419	\$1,419	\$1,455	\$1,504	\$1,504	\$1,504	\$1,504	\$1,504	\$1,504	\$1,504	\$1,546	\$1,546	\$17,915
Medicare	\$332	\$332	\$340	\$352	\$352	\$352	\$352	\$352	\$352	\$352	\$362	\$362	\$4,190
Federal Unemployment	\$169	\$169	\$158	\$129	\$111	\$47	\$27	\$13	\$5	\$5	\$5	\$2	\$840
State Unemployment	\$1,310	\$1,310	\$1,223	\$998	\$860	\$367	\$213	\$101	\$38	\$38	\$39	\$14	\$6,510
5450-0010 Administrative - FICA	\$566	\$566	\$588	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$688	\$666	\$7,776
5450-0020 Administrative - FUTA	\$48	\$48	\$36	\$16	\$16	\$16	\$16	\$12	\$5	\$5	\$5	\$2	\$224
5450-0030 Administrative - SUTA	\$368	\$368	\$281	\$124	\$124	\$124	\$124	\$93	\$38	\$38	\$39	\$14	\$1,736
5450-0040 Leasing - FICA	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$209	\$216	\$216	\$2,525
5450-0050 Leasing - FUTA	\$22	\$22	\$22	\$22	\$18	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$112
5450-0060 Leasing - SUTA	\$170	\$170	\$170	\$170	\$139	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$868
5450-0070 Maintenance - FICA	\$794	\$794	\$794	\$794	\$794	\$794	\$794	\$794	\$794	\$794	\$818	\$818	\$9,575
5450-0080 Maintenance - FUTA	\$83	\$83	\$83	\$74	\$60	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$392
5450-0090 Maintenance - SUTA	\$643	\$643	\$643	\$576	\$468	\$64	\$0	\$0	\$0	\$0	\$0	\$0	\$3,038
5450-0100 Cleaning - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0110 Cleaning - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0120 Cleaning - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0130 Grounds - FICA	\$159	\$159	\$159	\$159	\$159	\$159	\$159	\$159	\$159	\$159	\$163	\$163	\$1,914
5450-0140 Grounds - FUTA	\$17	\$17	\$17	\$17	\$17	\$17	\$11	\$1	\$0	\$0	\$0	\$0	\$112
5450-0150 Grounds - SUTA	\$129	\$129	\$129	\$129	\$129	\$129	\$89	\$7	\$0	\$0	\$0	\$0	\$868
5450-0160 Marketing - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0170 Marketing - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0180 Marketing - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0190 Security - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0200 Security - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0210 Security - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0220 Garage - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0230 Garage - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0240 Garage - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0250 Other Payroll Taxes	\$0	\$0	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22	\$45
Total PAYROLL TAXES	\$3,207	\$3,207	\$3,153	\$2,960	\$2,804	\$2,247	\$2,074	\$1,947	\$1,877	\$1,877	\$1,930	\$1,902	\$29,184
2020 Projected	\$1,364	\$1,562	\$1,769	\$1,612	\$1,546	\$1,638	\$2,891	\$2,770	\$1,934	\$1,821	\$1,872	\$1,860	\$22,639

Comments

All Payroll processing and taxes split 40% Abrams and 60% Preston.

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
INSURANCE BENEFITS													
Health Insurance	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$57,658
Life Insurance	\$46	\$46	\$47	\$49	\$49	\$49	\$49	\$49	\$49	\$49	\$51	\$51	\$585
LTD/STD	\$163	\$163	\$167	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$179	\$179	\$2,063
5500-0010 Administrative	\$665	\$665	\$671	\$571	\$671	\$671	\$671	\$671	\$671	\$671	\$673	\$673	\$7,945
Reverse Administrative Benefits	(\$997)	(\$997)	(\$997)	(\$1,105)	(\$1,005)	(\$1,005)	(\$1,005)	(\$1,005)	#####	(\$1,005)	(\$1,005)	(\$1,005)	(\$12,136)
5500-0020 Leasing	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$243	\$244	\$244	\$2,915
Reverse Leasing Benefits	(\$365)	(\$365)	(\$365)	(\$365)	(\$365)	(\$365)	(\$365)	(\$365)	#####	(\$365)	(\$365)	(\$365)	(\$4,380)
5500-0030 Maintenance	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$388	\$392	\$392	\$4,665
Reverse Maintenance Benefits	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$21,000)
5500-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Cleaning Benefits													\$0
5500-0050 Grounds	\$605	\$605	\$605	\$605	\$605	\$605	\$605	\$605	\$605	\$605	\$606	\$606	\$7,263
Reverse Grounds Benefits													\$0
5500-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Marketing Benefits													\$0
5500-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Security Benefits													\$0
5500-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Garage Benefits													\$0
5500-0090 Other Insurance Benefits													\$0
5500-0100 Insurance Plan Costs													\$0
Total INSURANCE BENEFITS	\$1,902	\$1,902	\$1,907	\$1,807	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,907	\$1,915	\$1,915	\$22,789
2020 Projected	\$3,540	\$4,148	\$4,148	\$3,840	\$3,840	\$3,840	\$4,255	\$4,272	\$3,805	\$3,805	\$3,809	\$3,809	\$47,112

Comments

Reversed out 60% for Preston Park.

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
401K CONTRIBUTION													
5550-0010 Administrative	\$50	\$50	\$54	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$64	\$63	\$718
5550-0020 Leasing	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$23	\$24	\$24	\$281
5550-0030 Maintenance	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$91	\$91	\$1,064
5550-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0050 Grounds	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$213
5550-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0090 Other 401K Contribution													\$0
5550-0100 401K Administration Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total 401K CONTRIBUTION	\$180	\$180	\$183	\$191	\$191	\$191	\$191	\$191	\$191	\$191	\$197	\$196	\$2,275
2020 Projected	\$231	\$267	\$268	\$411	\$129	\$425	\$326	\$357	\$187	\$187	\$193	\$191	\$3,172

Comments

WORKERS COMPENSATION													
5600-0010 Administrative	\$531	\$531	\$551	\$626	\$626	\$626	\$626	\$626	\$626	\$626	\$641	\$621	\$7,257
5600-0020 Leasing	\$189	\$189	\$189	\$189	\$189	\$189	\$189	\$189	\$189	\$189	\$195	\$195	\$2,277
5600-0030 Maintenance	\$716	\$716	\$716	\$716	\$716	\$716	\$716	\$716	\$716	\$716	\$738	\$738	\$8,636
5600-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5600-0050 Grounds	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$143	\$147	\$147	\$1,726
5600-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5600-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5600-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5600-0090 Other Workmens Compensation													\$0
Total WORKERS COMPENSATION	\$1,579	\$1,579	\$1,599	\$1,674	\$1,674	\$1,674	\$1,674	\$1,674	\$1,674	\$1,674	\$1,721	\$1,701	\$19,897
2020 Projected	\$849	\$1,403	\$1,228	\$1,132	\$1,064	\$1,191	\$1,094	\$620	\$1,638	\$1,638	\$1,684	\$1,664	\$15,206

Comments

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
PAYROLL OTHER														
5650-0010	Temporary Labor - Admin		\$1,000		\$1,000	\$1,000			\$1,000		\$1,000	\$1,000		\$6,000
5650-0020	Temporary Labor - Leasing													\$0
5650-0030	Temporary Labor - Maint													\$0
5650-0070	Other Payroll - Admin													\$0
5650-0080	Other Payroll - Maint													\$0
5650-0090	Employee Gifts													\$0
5650-0100	Corner Store Payroll Expense													\$0
5650-0110	Employee Relocation													\$0
5650-0120	Utility Allowance - Admin													\$0
5650-0130	Utility Allowance - Leasing													\$0
5650-0140	Utility Allowance - Maint													\$0
5650-0150	Education Reimbursement													\$0
Total PAYROLL OTHER		\$0	\$1,000	\$0	\$1,000	\$1,000	\$0	\$0	\$1,000	\$0	\$1,000	\$1,000	\$0	\$6,000
2020 Projected		\$1,084	\$305	\$0	\$0	\$435	\$176	\$0	\$0	\$0	\$1,000	\$1,000	\$0	\$3,999
Comments														

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
NEW HIRE EXPENSE													
5650-0040 New Hire Expense - Admin													
Manager Hire Screenir \$510	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Manager Screenir \$485	0	0	1	0	0	0	0	0	0	1	0	0	2
										\$485	\$0	\$0	\$970
													\$0
5650-0050 New Hire Expense - Maint													
Manager Hire Screenir \$510	0	0	0	1	0	0	0	0	1	0	0	0	2
Non-Manager Screenir \$485	0	0	0	0	0	0	0	0	0	0	0	0	0
										\$0	\$0	\$0	\$0
													\$0
5650-0060 New Hire Expense - Other													
Manager Screening \$510	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Manager Screenir \$485	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevate Associate Coaching Program \$200		\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$200	\$600
LinkedIn Outreach Program \$250		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$250
				(\$510)					(\$510)			(\$200)	(\$1,220)
													\$0
													\$0
Total NEW HIRE EXPENSE		\$0	\$485	\$200	\$0	\$0	\$0	\$0	\$200	\$485	\$250	\$0	\$1,620
2020 Projected		\$0	\$0	\$8	\$200	\$0	\$0	\$0	\$200	\$485	\$250	\$0	\$1,143

Comments

Allows for expense associated for new hires.

TOTAL PAYROLL SUMMARY	\$31,109	\$32,768	\$31,963	\$33,488	\$33,432	\$31,875	\$31,701	\$32,760	\$31,704	\$32,989	\$33,632	\$32,332	\$389,755

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL DETAILS



PAYROLL DETAILS								2020			2021 After May Increase						Housing Allowance			Bonus				Total Comp. Package
Associate	Position	State	Alloc. to Prop.	Health Ins.?	Full-Time?	Hire Date	End Date	Annual Salary	Hourly Rate	% Incrs.	Annual Salary	Hourly Rate	OT Rate	Hrs/ Week	OT Hrs /Wk	Annl OT Costs	Unit Type	Amnity	% Dscnt	Annual Cost	Bonus Poten.	% of Poten	Amount	
Administrative Staff Compensation																								
Victor Vo-Khuong	Sr. Business Manager	CA	40%	Yes	Yes	7/1/2018	6/30/2021	\$86,195		3.00%	\$88,781													\$35,315
Analliy Puckett	Assistant Business Mana	CA	40%	Yes	Yes	5/16/2011	6/30/2021		\$33.95	3.00%		\$34.97	\$52.45	16.00	4.00	\$5,560								\$34,492
Lourdes Barcinas	Other Admin	CA	40%	Yes	Yes	2/19/2019	6/30/2021		\$19.57	3.00%		\$20.16	\$30.24	16.00	4.00	\$2,516								\$15,624
Kristin Torrice	Regional Manager	CA	100%	Yes	Yes	8/14/2018	6/30/2021	\$7,225		3.00%	\$7,442													
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
Total Administrative Staff Compensation								3.00%			32			8		\$8,075						\$92,831		
Leasing Staff Compensation																								
Maria Morfin-Pineda	Leasing Consultant	CA	40%	Yes	Yes		6/30/2021		\$17.51	3.00%		\$18.04	\$27.05	16.00	4.00	\$2,867								\$17,789
Gladys Fuentes	Leasing Manager	CA	40%	Yes	Yes	8/29/2017	6/30/2021		\$21.22	3.00%		\$21.86	\$32.78	16.00	4.00	\$3,475								\$21,559
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
Total Leasing Staff Compensation								3.00%			32			8		\$6,342						\$39,348		
Maintenance Staff Compensation																								
Emmitt Hudspeth	Sr. Service Supervisor	CA	40%	Yes	Yes	8/21/2013	6/30/2021		\$28.64	3.00%		\$29.50	\$44.25	16.00	4.00	\$4,690								\$29,097
Jose Castro Javian	Other Maintenance	CA	40%	Yes	Yes	7/27/2009	6/30/2021		\$19.88	3.00%		\$20.48	\$30.71	16.00	1.00	\$814								\$17,756
Juan Ruiz Hernandez	Other Maintenance	CA	40%	Yes	Yes	8/15/2011	6/30/2021		\$18.93	3.00%		\$19.50	\$29.25	16.00	1.00	\$775								\$16,907
Joe Hall	Service Technician	CA	40%	Yes	Yes	2/2/2017	6/30/2021		\$19.57	3.00%		\$20.16	\$30.24	16.00	4.50	\$3,605								\$20,283
Chris Bangham	Assistant Service Superv	ca	40%	Yes	Yes	9/29/2018	6/30/2021		\$21.22	3.00%		\$21.86	\$32.78	16.00	4.00	\$3,475								\$21,559
Uenraoi N. Maitinnar	Service Technician	CA	40%	Yes	Yes	11/28/2016	6/30/2021		\$20.60	3.00%		\$21.22	\$31.83	16.00	4.00	\$3,373								
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
Total Maintenance Staff Compensation								3.00%			112			24		\$20,424						\$145,586		

ABRAMS PARK
2021 STANDARD BUDGET
PAYROLL DETAILS



PAYROLL DETAILS								2020			2021 After May Increase						Housing Allowance			Bonus			Total Comp. Package			
Associate	Position	State	Alloc. to Prop.	Health Ins.?	Full-Time?	Hire Date	End Date	Annual Salary	Hourly Rate	% Incrs.	Annual Salary	Hourly Rate	OT Rate	Hrs/ Week	OT Hrs /Wk	Annl OT Costs	Unit Type	Amnity	% Dscnt	Annual Cost	Bonus Poten.	% of Poten		Amount		
Cleaning Staff Compensation																										
				Yes																						
				Yes																						
				Yes																						
				Yes																						
				Yes																						
Total Cleaning Staff Compensation																										
Grounds Staff Compensation																										
Francisco Perez	Porter/Groundskeeper	CA	40%	Yes	Yes	6/30/2021		\$13.91		3.00%	\$14.33	\$21.49	16.00	1.00	\$569									\$12,424		
Esther	Porter/Groundskeeper	CA	40%	Yes	Yes	6/30/2021		\$15.45		3.00%	\$15.91	\$23.87	16.00	1.00	\$633									\$13,799		
				Yes																						
				Yes																						
				Yes																						
Total Grounds Staff Compensation										3.00%			32	2	\$1,202									\$26,222		
Marketing Staff Compensation																										
				Yes																						
				Yes																						
				Yes																						
				Yes																						
				Yes																						
Total Marketing Staff Compensation																										
Security Staff Compensation																										
				Yes																						
				Yes																						
				Yes																						
				Yes																						
				Yes																						
Total Security Staff Compensation																										
Garage Staff Compensation																										
				Yes																						
				Yes																						
				Yes																						
				Yes																						
				Yes																						
Total Garage Staff Compensation																										
TOTAL ALLOCATED SALARIES														208.00	41.50	\$36,043										\$303,988

ABRAMS PARK
2021 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6000-0010 Landscape Contract													
													\$0
Monthly Contract	\$3,400	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$41,834
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Landscape Contract	\$3,400	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$3,494	\$41,834
2020 Projected	\$3,142	\$3,142	\$3,142	\$3,142	\$3,142	\$3,142	\$3,142	\$3,142	\$3,700	\$3,700	\$3,700	\$3,700	\$39,936

Comments

Allows for monthly maintenance landscape contract.

ABRAMS PARK
2021 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

ABRAMS PARK
2021 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

ABRAMS PARK
2021 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6000-0080 Other Landscaping													
													\$0
													\$0
Monument Sign Refresh		\$450			\$450			\$450			\$450		\$1,800
													\$0
Emergency Tree Removal				\$525		\$525	\$525			\$525			\$2,100
													\$0
													\$0
													\$0
													\$0
Total Other Landscaping	\$0	\$450	\$0	\$525	\$450	\$525	\$525	\$450	\$0	\$525	\$450	\$0	\$3,900
2020 Projected	\$355	\$1,898	\$0	\$0	\$0	\$0	\$0	\$485	\$0	\$525	\$330	\$0	\$3,593

Comments

Assumes monument sign refresh, irrigation repair and plant replacements.

ABRAMS PARK
2021 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

ABRAMS PARK
2021 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

ABRAMS PARK
2021 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6000-0130 Irrigation/Sprinkler Repairs													
													\$0
Irrigation Repairs	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$7,500
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Irrigation/Sprinkler Repairs	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$7,500
2020 Projected	\$1,840	\$952	\$0	\$992	\$705	(\$705)	\$496	\$705	\$575	\$575	\$575	\$575	\$7,285

Comments
Includes irrigations repairs, new timers, batteries, valves, and sprinkler heads.

ABRAMS PARK
2021 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
TOTAL LANDSCAPING EXPENSE	\$4,025	\$4,569	\$4,119	\$4,644	\$4,569	\$4,644	\$4,644	\$4,569	\$4,119	\$4,644	\$4,569	\$4,119	\$53,234

ABRAMS PARK
2021 STANDARD BUDGET
UTILITIES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0010 Electricity													
													\$0
													\$0
Electricity	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$5,237
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electricity	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$436	\$5,237
2020 Projected	(\$2,186)	\$683	\$1,979	(\$196)	\$589	\$892	\$2,083	(\$785)	\$471	\$471	\$471	\$471	\$4,941

Comments
Assumes monthly billing for Leasing Office/Community Center and community lighting.

6100-0030 Electricity - Model													
Average Cost per Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electricity - Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
UTILITIES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	
6100-0040 Electricity - Vacant														
Average Cost per Vacant	\$14	\$34	\$41	\$34	\$27	\$34	\$34	\$27	\$34	\$34	\$27	\$27	\$27	\$378
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Electricity - Vacant	\$34	\$41	\$34	\$27	\$34	\$34	\$27	\$34	\$34	\$27	\$27	\$27	\$27	\$378
2020 Projected	\$0	\$0	\$0	\$23	\$0	\$63	\$10	\$9	\$75	\$60	\$60	\$60	\$60	\$360

Comments
Monthly billing for vacant units.

6100-0080 Gas													
													\$0
Gas	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$180
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$180
2020 Projected	\$0	(\$19)	\$4	\$4	\$3	\$28	\$37	\$58	\$12	\$12	\$12	\$12	\$163

Comments
Monthly billing for Leasing Office/Community Center.

ABRAMS PARK
2021 STANDARD BUDGET
UTILITIES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0100 Gas - Model													
Average Cost per Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas - Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6100-0110 Gas - Vacant														
Average Cost per Vacant	\$9	\$21	\$26	\$21	\$17	\$21	\$21	\$17	\$21	\$21	\$17	\$17	\$17	\$238
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Gas - Vacant		\$21	\$26	\$21	\$17	\$21	\$21	\$17	\$21	\$21	\$17	\$17	\$17	\$238
2020 Projected		\$0	\$0	\$0	\$16	\$0	\$18	\$7	\$0	\$21	\$17	\$17	\$17	\$113

Comments

Monthly billing for vacant units.

ABRAMS PARK
2021 STANDARD BUDGET
UTILITIES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0150 Water													
													\$0
	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$99,048
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Water	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$8,254	\$99,048
2020 Projected	\$16,210	\$5,830	\$19,105	\$8,021	\$5,111	\$7,590	(\$1,187)	\$7,587	\$6,075	\$6,075	\$6,075	\$6,075	\$92,568

Comments

Includes water billing for community irrigation. Anticipates irrigation function at 100%. Includes 2019/2020 actuals plus a 10% increase.

6100-0220 Sewer													
													\$0
Sewer	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$54,960
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Sewer	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$4,580	\$54,960
2020 Projected	\$3,788	\$3,870	\$4,569	\$4,337	\$4,060	\$4,214	\$4,286	\$3,906	\$4,827	\$4,827	\$4,827	\$4,827	\$52,339

Comments

Allows for monthly Sewer for the Leasing Office, Community Center and Vacant Units. MRWP fees are accrued each month and paid bi-monthly.

ABRAMS PARK
2021 STANDARD BUDGET
UTILITIES



Description			Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0280 Trash Removal Start Month															
			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%
Valet Waste Monthly Fee			\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rubicon Trash			Jan	\$500	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500
															\$0
Dump Fees				\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$1,980
Remove Trash Fee									(\$500)						(\$500)
															\$0
															\$0
Total Trash Removal				\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$1,980
2020 Projected				(\$307)	\$319	\$222	\$21	\$364	\$49	\$33	\$186	\$165	\$165	\$165	\$1,546

Comments

Represents monthly trash haul to waste facility.

ABRAMS PARK
2021 STANDARD BUDGET
UTILITIES



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0350 Reimbursed 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%
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Electricity		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
UTILITIES



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0360 Reimbursed Gas														
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Gas		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6100-0370 Reimbursed Utilities														
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	\$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	\$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
Conservice Monthly Billing Fee		\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conservice Reimbursement														\$0
														\$0
														\$0
														\$0
Total Reimbursed Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
UTILITIES



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0375 Reimbursed Water														
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Water		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$109	\$0	\$0	\$0	\$0	\$0	\$704	\$0	\$0	\$0	\$240	\$0	\$1,053

Comments

6100-0380 Reimbursed Sewer														
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Sewer		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
UTILITIES



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6100-0390 Reimbursed Trash Removal														
Trash Removal	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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Trash Removal		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
UTILITIES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
TOTAL UTILITIES	\$13,505	\$13,516	\$13,505	\$13,494	\$13,505	\$13,505	\$13,494	\$13,505	\$13,505	\$13,494	\$13,494	\$13,494	\$162,021

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0010 Advertising-Print													
													\$0
Illustratus	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$1,680
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising-Print	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$1,680
2020 Projected	\$653	\$10	\$52	\$52	\$105	\$130	\$124	(\$19)	\$140	\$140	\$140	\$140	\$1,667

Comments

Includes community newsletter @ \$140 per month.

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0050 Marketing - Internet													
URL (Property Website) \$20													\$0
Website Development \$5000-25000													\$0
Monthly Website Updates (Hourly) \$90													\$0
Website Hosting (Monthly) \$50													\$0
Social Media Page Set up \$150													\$0
Social Media Management (Monthly) \$900													\$0
Custom Social Media Management \$1,500													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing - Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$97

Comments

6300-0060 Marketing - Radio													
Music License \$250	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing - Radio	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250
2020 Projected	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150

Comments

Assumes \$250 in January for music license.

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0070 Marketing Consultant													
Marketing Plan \$2,000													\$0
Target Audience Persona \$3,000													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0080 Content/Branding													
Branding (Logo/Colors/Collateral, etc. \$20,000													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Content/Branding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0210 Advertising Other													
Digital Banner Ads \$2,000													\$0
E-mail Marketing \$2,500													\$0
Social Ads \$900													\$0
Zillow Boost Ads \$500-\$1000													\$0
Yelp Ads (Monthly) \$500													\$0
Yelp Profile Page \$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$192
Other Paid Media Varies													\$0
													\$0
Remove Yelp	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$192)
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Property does not participate in Yelp, Reputation.com or other marketing resources

6300-0220 Dues, Memberships & Sub.

													\$0
CAA				\$545									\$545
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Dues, Memberships & Sub.	\$0	\$0	\$0	\$545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$545
2020 Projected	\$0	\$0	\$0	\$545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$545

Comments

\$545 in November for CAA membership.

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0230 Resident Functions													
													\$0
Resident Events		\$0			\$0			\$0			\$0		\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Functions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0280 Marketing Supplies													
SiteTablet: iPad App (Monthly)	\$30												\$0
SiteTablet: iPad App Setup	\$50												\$0
Parcel Alert (Monthly)	\$100												\$0
Parcel Alert Setup	\$216												\$0
Lobby Display (Monthly)	\$50												\$0
Lobby Display Setup	\$108												\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0290 Billboards/Signs													
													\$0
													\$0
Replace A Frame Sign					\$800								\$800
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Billboards/Signs	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**ABRAMS PARK
2021 STANDARD BUDGET
MARKETING**

[illegible]

Comments

Allows for property brochures and 3D floorplans - design and printing included.

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0342 Alliance Resident Works													
Alliance Resident Works	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480
Alliance Resident Works Setup	\$360												\$0
													\$0
Total Alliance Resident Works	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480
2020 Projected	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480
Comments													

6300-0344 Graphic Design		Cost/Hr.											
Creative Collateral Elements (Hourly)	\$90												\$0
Total Graphic Design		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													

6300-0346 PPC													
PPC Set Up	\$300												\$0
PPC Monthly	\$50-\$3000												\$0
Total PPC		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0360 Promotions - Other													
Winter Campaign	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Summer Campaign	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Promotions - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0420 Resident Retention													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Retention	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6300-0540 Other Mktg. - Non Adv.													
Property Photography	Varies												\$0
Modern Message	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Modern Message Gift Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Featured Property on LiveatAlliance	\$50												\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Mktg. - Non Adv.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800

Comments

6300-0542 SEO Program

SEO Set Up	\$300												\$0
Monthly Standard SEO Service	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Enhanced Monthly SEO Service	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total SEO Program		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total	
6300-0544 Reputation Management														
Reputation.com	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$540	
Remove Reputation.com	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$540)	
Total Reputation Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Comments														
Community does not participate in Reputation.com or Yelp														
6300-0550 Shopper Reports														
Video Shops	\$175	\$0	\$175	\$0	\$0	\$175	\$0	\$0	\$175	\$0	\$0	\$175	\$0	\$700
Phone Shops	\$25													\$0
														\$0
Remove video shops		(\$175)			(\$175)			(\$175)			(\$175)			(\$700)
														\$0
														\$0
														\$0
														\$0
														\$0
Total Shopper Reports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments														
TOTAL MARKETING	\$680	\$680	\$680	\$680	\$2,025	\$680	\$930	\$680	\$680	\$680	\$680	\$680	\$9,755	

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0010 Telephone Per Month													
													\$0
Office Telephone/Fax - Local & Long Dista	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$21,600
Telephone Maintenance (Maynard Group)	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$2,052
Cellular Phones (Verizon)	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$2,160
Internet Service - Suddenlink	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
													\$0
													\$0
													\$0
Total Telephone	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$2,276	\$27,312
2020 Projected	\$504	\$2,274	\$1,295	\$3,245	\$2,867	\$3,104	\$332	\$5,469	\$1,601	\$1,601	\$1,601	\$1,601	\$25,494

Comments
Includes cost of local/long distance telephone service, high speed internet service for the office and community center, alarm service lines, telephone equipment and maintenance expenses, on call phone, and SS and BM cellular phones.

6400-0020 Cell Phone Per Month													
3G Services through AT&T	\$29.99												\$0
Mobile Device	\$80.00												\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Cell Phone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0040 Answering Service													
													\$0
Enterprise Answering Service	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Answering Service	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080
2020 Projected	\$20	\$66	\$66	\$66	\$66	\$76	\$277	\$191	\$62	\$62	\$62	\$62	\$1,076

Comments

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0050 Internet Service Per Month													
Inspire - WiFi Common Area Only \$235.00													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Internet Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0070 Office Supplies Cost/													
P&P Manuals (New Properties) \$370													\$0
P&P Manuals (Existing Properties) \$185	\$185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185
	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$2,196
													\$0
													\$0
													\$0
													\$0
Total Office Supplies	\$368	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$183	\$2,381
2020 Projected	(\$41)	\$302	\$154	\$154	\$9	\$401	\$271	\$142	\$185	\$185	\$185	\$185	\$2,131

Comments

Office Supplies including paper, pens, binders, folders, labels, note pads, etc.

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0080 Office Equipment													
													\$0
Copier Lease	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$155	\$1,860
Copier Maintenance				\$525			\$525						\$1,050
Copier Toner	\$160						\$160			\$160			\$480
													\$0
													\$0
													\$0
													\$0
Total Office Equipment	\$315	\$155	\$155	\$680	\$155	\$155	\$840	\$155	\$155	\$315	\$155	\$155	\$3,390
2020 Projected	\$186	\$481	\$484	\$84	\$140	\$548	\$186	\$45	\$100	\$735	\$100	\$100	\$3,188

Comments

Office equipment including copier lease, copier maintenance agreement, and toner.

6400-0120 Postage		Cost/	Qty/Unit											
A/P Invoicing	\$0.48	0.18		\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$425
														\$0
Stamps				\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720
Federal Express Charges				\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
														\$0
														\$0
														\$0
														\$0
Total Postage				\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$170	\$2,045
2020 Projected				\$78	\$287	\$42	\$24	\$150	\$158	\$108	\$45	\$165	\$610	\$1,997

Comments

Postage for community use and Fed Ex Services to Corporate.

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0170 Printing Cost/														
A/P Check Re-Order	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$180
Business Cards	\$60			\$60						\$60				\$120
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Printing		\$0	\$0	\$105	\$0	\$0	\$45	\$0	\$0	\$105	\$0	\$0	\$45	\$300
2020 Projected		(\$2)	(\$29)	\$0	\$0	\$0	\$30	\$115	\$0	\$105	\$0	\$0	\$45	\$263

Comments

Assumes business card order twice per year.

6400-0190 Forms Cost														
Clement - Labor Law Poster	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115
Blue Moon -License Not Texas	\$175													0
Blue Moon 500 Clicks	\$46													0
Blue Moon 1000 Click	\$76													0
Blue Moon 2500 Click	\$170													0
Blue Moon 5000 Click	\$317													0
Blue Moon (TX Only) Unlimited	\$437													0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Forms		\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Allows for labor law posters.

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0200 Licenses Cost													
													\$0
Vehicle Registration/License Fees	\$250	\$500	\$250	\$500	\$500								\$2,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Licenses	\$250	\$500	\$250	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
2020 Projected	\$148	\$0	\$200	\$200	\$200	\$200	\$200	\$200	\$250	\$0	\$0	\$250	\$1,848

Comments

Allows for 4 vehicle registration fees.

6400-0202 Kingsley Survey Cost													
Kingsley Survey (Quarterly)	\$98.94	\$99	\$0	\$0	\$99	\$0	\$0	\$99	\$0	\$0	\$99	\$0	\$396
Kingsley Survey Renewal Fee (Annual)	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100
								\$50					\$50
													\$0
													\$0
Total Kingsley Survey	\$99	\$0	\$0	\$99	\$0	\$0	\$199	\$50	\$0	\$99	\$0	\$0	\$546
2020 Projected	\$103	\$0	\$0	\$103	\$0	\$0	\$212	\$0	\$0	\$99	\$0	\$0	\$516

Comments

Assumes quarterly expense for Kingsley survey.

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0230 Training & Education Cost/														
Training	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Professional Designation - BM/ABM	\$850													\$0
Professional Designation - SS	\$300													\$0
First Aid/CPR Certification/Safety Meeting:	\$200													\$0
Virtual Headsets	\$25													\$0
Hands Free Ear Piece	\$170													\$0
Webcams	\$55													\$0
Travel	Varies													\$0
Empower-U: Management Principles Meet	\$750													\$0
Dale Carnegie Sales Advantage	\$50													\$0
Dale Carnegie Leadership	\$50													\$0
Motivator Meeting	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$400
Annual Training Event							\$1,350							\$0
														\$0
Reduce Training		(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$1,080)
														\$0
Total Training & Education		\$60	\$60	\$160	\$60	\$60	\$1,510	\$60	\$60	\$160	\$60	\$60	\$160	\$2,470
2020 Projected		\$81	\$60	\$1,104	\$60	\$60	\$451	\$60	\$60	\$160	\$60	\$60	\$60	\$2,276

Comments

Cost includes BM to training event in PHX and \$60 per month for Alliance University training courses.

6400-0270 Credit Check

	Applicant Denials + Cancellations	2	0	0	0	0	0	0	0	0	0	0	0	0	20	
100%	Employee Verification	Yes	\$8	\$70	\$78	\$70	\$62	\$54	\$62	\$54	\$54	\$70	\$62	\$78	\$70	\$779
100%	Resident Verification	No	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
100%	Resident Screening	On-Site Cr	\$26	\$226	\$252	\$226	\$200	\$174	\$200	\$174	\$174	\$226	\$200	\$252	\$226	\$2,532
																\$0
	Prospect Screenings			\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$840
																\$0
																\$0
																\$0
	Total Credit Check			\$366	\$400	\$366	\$332	\$298	\$332	\$298	\$298	\$366	\$332	\$400	\$366	\$4,152
	2020 Projected			\$1,162	(\$430)	\$774	\$65	\$105	(\$340)	\$450	\$340	\$450	\$416	\$484	\$450	\$3,926

Comments

Budget follows anticipated moved in/occupancy schedule for prospect screenings.

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description			Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0310 Bank Charges/Credit Card Fees															
Credit Card Transaction Fees		\$0.37													\$0
Bank Fee - Operating Account	Yes	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880
Bank Fee - Depository Account	Yes	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Bank Fee - Rehab Account	No	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bank Fee - Security Deposit Ac	Yes	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
			(\$200)	(\$200)	(\$200)	(\$200)	(\$200)	(\$200)	(\$200)	(\$200)	(\$200)	(\$200)	(\$200)	(\$200)	(\$2,400)
															\$0
															\$0
															\$0
															\$0
Total Bank Charges/Credit Card Fees			\$340	\$340	\$340	\$340	\$340	\$340	\$340	\$340	\$340	\$340	\$340	\$340	\$4,080
2020 Projected			\$340	\$340	\$340	\$293	\$55	\$60	(\$25)	\$112	\$340	\$340	\$340	\$340	\$2,874

Comments
Allows for bank fees.

6400-0312 Yardi CHECKscan															
Check Scanner Equipment		\$850	\$850												\$850
Yardi Check Scanning Agreement		\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$800
			(\$850)												(\$850)
Total Yardi CHECKscan			\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$800
2020 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Assumes \$800 for the Yardi check scanning agreement.

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0320 Employee Recognition Cost/ # of People														
Associate Recognition/Tenure/Applause	\$300	\$300	\$0	\$0	\$300	\$0	\$0	\$300	\$0	\$0	\$300	\$0	\$0	\$1,200
														\$0
Remove Recognition		(\$300)			(\$300)			(\$300)			(\$300)			(\$1,200)
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Employee Recognition		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0360 Travel & Entertainment Cost/ # of People														
Team Spirit Day / Fun Day	\$50	5.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Holiday Party / Regional Award	\$350	15.00	\$0	\$0	\$0	\$0	\$5,250	\$0	\$0	\$0	\$0	\$0	\$0	\$5,250
Managers Workshop - Busines	\$1,185	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,185
Managers Workshop - Service	\$1,185	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,185
			0	0	0	0	0	0	0	0	0	0	0	0
Mileage Reimbursement	\$0.535		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
Remove Holiday Party							(\$5,250)							(\$5,250)
Reduce Training Travel by 50%									(\$1,185)					(\$1,185)
														\$0
														\$0
Total Travel & Entertainment			\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,185
2020 Projected			\$44	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,238

Comments

Travel Fees associated with BM attendance at Annual Training in PHX.

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0440 Administrative Other													
Mileage		\$79		\$79		\$79		\$79		\$79		\$79	\$474
Checkpoint	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720
Total Administrative Other	\$60	\$139	\$60	\$139	\$60	\$139	\$60	\$139	\$60	\$139	\$60	\$139	\$1,194
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79	\$79	\$79	\$79	\$316

Comments

Mileage for personal vehicle use on property.

6400-0480 Computer Software	# of	Cost/											
Computer Maintenance	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Email Account (based on Headcount + 1)	\$10	\$150	\$150	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,900
Additional E-mail Accounts	0	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Logmein Rescue	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$0	\$35
Antivirus Software	\$40												\$0
iPad Air 4G	\$690												\$0
Logitech C310 Webcam	\$55												\$0
Single Sign-On / Okta	0	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Paperless Cloud Storage (Quarterly)	\$0.50	\$97	\$0	\$0	\$97	\$0	\$0	\$97	\$0	\$0	\$97	\$0	\$388
SharePoint License	0	\$0											\$0
Desktop Agent	0	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Email Account (based on Headcount + 1)		(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$600)
Outside IT Services		\$500						\$500					\$1,000
Total Computer Software		\$397	\$800	\$310	\$407	\$310	\$310	\$442	\$810	\$310	\$407	\$310	\$5,123
2020 Projected		\$242	\$242	\$42	\$335	\$278	\$278	\$1,137	\$155	\$360	\$457	\$360	\$4,245

Comments

Assumes \$200/mo for computer maintenance, \$100/month for email accounts, \$500 biannually for outside IT servicew and \$97/quarter for cloud storage.

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

6400-0482 Yardi Maintenance Agreement

YARDI Annual Maintenance Fee	\$4,200	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$4,200
														\$0
Total Yardi Maintenance Agreement		\$0	\$0	\$0	\$0	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$4,200
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$4,120	\$0	\$0	\$0	\$0	\$0	\$4,120

Comments

Annual Yardi License Fee.

6400-0484 Yardi PAYscan

YARDI Invoice Scanning - License	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$4	\$0	\$0	\$0	\$0	\$0	\$4
														\$0
														\$0
														\$0
Total Yardi PAYscan		\$200	\$200	\$200	\$200	\$200	\$200	\$204	\$200	\$200	\$200	\$200	\$200	\$2,404
2020 Projected		\$32	\$0	\$274	\$40	\$0	\$0	\$803	\$29	\$200	\$200	\$200	\$200	\$1,978

Comments

Allows for \$200/month for Payscan invoice scanning.

6400-0486 LRO Revenue Management

LRO Rainmaker Set-up Fee	\$2,500													\$0
LRO Rainmaker (Monthly per Unit)	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRO Rainmaker Auto Comp Update	\$0.25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yieldstar Set-up Fee	\$5,000													\$0
Yieldstar Licensing and Pricing Advisory	\$3.20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
Total LRO Revenue Management		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

6400-0488 Cloud Based Budget Solution

Adaptive Budget License	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$800
													\$0
Total Cloud Based Budget Solution		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$800
2020 Projected		\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$897

Comments

Assumes \$800 for cloud based budget solution.

6400-0800 Uniforms - Administrative

Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$525	\$0	\$0	\$0	\$0	\$525
Office Associate - Winter Apparel	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Dry cleaning - CA, OR & NV only	Min. Wage	\$6	\$9	\$7	\$9	\$9	\$9	\$9	\$13	\$9	\$9	\$9	\$104
	0	0	0	1	0	0	0	0	0	0	0	0	1
Name Tags (Replacement)	\$25	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
		(\$406)	(\$9)	(\$7)	(\$9)	(\$9)	(\$9)	(\$534)	(\$13)	(\$9)	(\$9)	(\$9)	(\$1,032)
Winter and Summer apparel for 3 associat			\$450					\$450					\$900
													\$0
Total Uniforms - Administrative		(\$0)	\$450	\$25	(\$0)	(\$0)	(\$0)	\$450	(\$0)	(\$0)	(\$0)	(\$0)	\$922
2020 Projected		\$0	\$0	\$500	\$0	\$11	\$1	\$0	\$11	(\$0)	\$400	(\$0)	\$923

Comments

Allows for winter and summer apparel for 3 associates at 40%. Also includes 1 name tag @ \$25.

6400-0805 Uniforms- Leasing

Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$350
Office Associate - Winter Apparel	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Dry cleaning - CA, OR & NV only	Min. Wage	\$6	\$9	\$6	\$6	\$6	\$6	\$6	\$9	\$6	\$6	\$6	\$75
	0	0	0	1	0	0	0	0	0	1	0	0	3
Name Tags (Replacement)	\$25	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$25	\$0	\$0	\$75
		(\$406)	(\$9)	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$356)	(\$31)	(\$6)	(\$6)	(\$875)
			\$300					\$300					\$600
													\$0
Total Uniforms- Leasing		(\$0)	\$300	\$25	(\$0)	(\$0)	(\$0)	\$650	(\$347)	(\$0)	(\$0)	(\$0)	\$625
2020 Projected		\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	(\$0)	\$300	(\$0)	\$599

Comments

Allows for winter and summer apparel for 2 associates at 40%. Also includes 1 name tag @ \$25.

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6400-0810 Uniforms- Marketing													
Office Associate - Summer Apparel \$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Associate - Winter Apparel \$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dry cleaning - CA, OR & NV only Min. Wage	\$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
Name Tags (Replacement) \$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
Total Uniforms- Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0815 Other Uniforms

Office Associate - Summer Apparel \$350													\$0
Office Associate - Winter Apparel \$400													\$0
Dry cleaning - CA, OR & NV only Min. Wage													\$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
													\$0
													\$0
													\$0
Total Other Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0250 Eviction/Legal Fees

Monthly Retainer	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$8,400
Eviction Attorney		\$1,775					\$1,775						\$3,550
													\$0
													\$0
													\$0
													\$0
													\$0
Total Eviction/Legal Fees	\$700	\$2,475	\$700	\$700	\$700	\$700	\$700	\$2,475	\$700	\$700	\$700	\$700	\$11,950
2020 Projected	(\$1,076)	\$613	\$1,679	\$0	\$603	\$8,034	\$2,902	\$630	\$650	\$650	\$650	\$650	\$15,986

Comments

ALLIANCE
RESIDENTIAL COMPANY

POP increase due to higher monthly retainer costs.

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-0010 Building & Structure													
													\$0
Garage Door Repairs	\$360	\$360	\$360	\$360	\$360	\$360	\$360	\$360	\$360	\$360	\$360	\$360	\$4,320
													\$0
Other supplies	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$30	\$30	\$30	\$30	\$30	\$500
													\$0
													\$0
													\$0
													\$0
Total Building & Structure	\$410	\$410	\$410	\$410	\$410	\$410	\$410	\$390	\$390	\$390	\$390	\$390	\$4,820
2020 Projected	\$764	\$642	\$257	\$529	\$313	(\$391)	\$304	\$867	\$377	\$377	\$377	\$377	\$4,794

Comments

Repairs include garage door service, garage door replacement, installation of garage door openers, minor sheetrock and related supplies.

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-0400 Plumbing													
													\$0
Supplies	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
													\$0
Vendor Services	\$500		\$500		\$500		\$500				\$500		\$2,500
													\$0
													\$0
													\$0
													\$0
Total Plumbing	\$1,500	\$1,000	\$1,500	\$1,000	\$1,500	\$1,000	\$1,500	\$1,000	\$1,000	\$1,000	\$1,500	\$1,000	\$14,500
2020 Projected	\$2,791	\$270	\$2,517	\$845	\$583	\$179	\$245	\$1,236	\$1,236	\$1,236	\$1,736	\$1,236	\$14,112

Comments
Includes all plumbing supplies including toilet seats, low flow toilet devices. Further, includes vendor plumbing services under \$500.

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-0610 Housekeeping													
													\$0
													\$0
Cleaning/Trash Supplies	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880
													\$0
													\$0
													\$0
													\$0
													\$0
Total Housekeeping	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880
2020 Projected	\$347	\$404	\$173	\$457	\$90	\$112	\$0	\$42	\$265	\$265	\$265	\$265	\$2,687

Comments

Assumes cleaning supplies for use in unit turns, Community Center, Leasing Office, and clean up after service requests.

6500-0690 Pest Control													
													\$0
Monthly Pest Control Contract	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$5,700
													\$0
													\$0
													\$0
													\$0
													\$0
Total Pest Control	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$5,700
2020 Projected	(\$456)	\$2,307	\$450	\$222	\$0	(\$450)	\$888	\$238	\$475	\$475	\$550	\$475	\$5,172

Comments

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-1010 Windows													
													\$0
Windows	\$450		\$450	\$450		\$450	\$450		\$450	\$450		\$400	\$3,550
Interior Doors	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Screens/Screen Doors	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
													\$0
													\$0
													\$0
													\$0
Total Windows	\$800	\$350	\$800	\$800	\$350	\$800	\$800	\$350	\$800	\$800	\$350	\$750	\$7,750
2020 Projected	\$2,184	\$256	\$837	\$449	\$291	\$244	\$1	\$982	\$700	\$700	\$300	\$600	\$7,544

Comments
Assumes window and door supplies, window pane replacements, screening materials, screen doors, and interior doors.

6500-1060 Fire Extinguisher, 1st Aid													
Personal Protective Equipment	\$65	\$0	\$76	\$0	\$0	\$0	\$76	\$0	\$0	\$0	\$76	\$0	\$228
			(\$87)				(\$87)				(\$87)		(\$261)
Backflow Testing									\$3,000				\$3,000
Fire Extinguisher Testing and recertification					\$3,600			\$1,200					\$4,800
Smoke Alarms/Carbon Detectors					\$200						\$200		\$400
													\$0
													\$0
													\$0
Total Fire Extinguisher, 1st Aid	\$0	(\$11)	\$0	\$0	\$3,800	(\$11)	\$0	\$1,200	\$3,000	(\$11)	\$200	\$0	\$8,167
2020 Projected	\$248	\$0	\$0	\$0	\$0	\$3,573	\$608	\$258	\$2,000	(\$11)	\$200	\$0	\$6,875

Comments
Allows for annual fire extinguisher testing performed throughout property and annual backflow testing. Further, includes smoke alarm repairs.

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-1110 Alarm Expense													
													\$0
Quarterly Monitoring Expense	\$210			\$210			\$210			\$210			\$840
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Alarm Expense	\$210	\$0	\$0	\$210	\$0	\$0	\$210	\$0	\$0	\$210	\$0	\$0	\$840
2020 Projected	\$140	\$3	\$14	\$116	(\$14)	\$163	\$0	\$0	\$0	\$200	\$0	\$0	\$621

Comments

Allows for quarterly monitoring @ \$210/quarter.

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-1270 Maintenance Other													
													\$0
													\$0
Vehicle Maintenance		\$1,000			\$1,000			\$1,000			\$1,000		\$4,000
Vehicle Gas	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Handi Trac	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
Mini Mobile Rental	\$50	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,700
													\$0
													\$0
Total Maintenance Other	\$300	\$1,400	\$400	\$400	\$1,400	\$400	\$400	\$1,400	\$400	\$400	\$1,400	\$400	\$8,700
2020 Projected	\$116	\$1,265	\$761	\$580	\$826	\$1,400	\$455	\$1,400	\$400	\$400	\$1,400	\$400	\$9,403

Comments
Includes maintenance on all vehicles, gas for all vehicles, HandiTrac monthly billing, and storage rental of container.

6500-1460 Safety Tool Equip/Rep/Sup													
Small tools and equipment - power tools	\$680												\$0
Emergency Supply Kit	\$280	\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Safety Tool Equip/Rep/Sup		\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280

Comments
Includes one emergency supply kit in February.

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-1550 Uniforms - Maintenance														
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$1,225	\$0	\$0	\$0	\$0	\$1,225	\$0	\$0	\$0	\$0	\$2,450
Uniform Purchase - Hat	\$15	\$0	\$0	\$53	\$0	\$0	\$0	\$0	\$53	\$0	\$0	\$0	\$0	\$105
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Name Tags (New Assoc. & Replacement		\$15			\$15			\$15			\$15			\$60
				(\$1,860)					(\$1,460)					(\$3,320)
			\$744					\$744						\$1,488
														\$0
Total Uniforms - Maintenance		\$15	\$744	(\$233)	\$15	\$0	\$0	\$759	(\$183)	\$0	\$15	\$0	\$0	\$1,133
2020 Projected		\$27	\$2	\$27	\$0	\$341	\$544	\$0	\$0	\$0	\$15	\$200	\$0	\$1,157

Comments

Uniforms for all maintenance team -- 8 service employees at 40%

6500-1555 Uniforms- Cleaning

Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Hat	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Winter Jacket	\$100	\$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	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
Total Uniforms- Cleaning		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-1560 Uniforms- Grounds														
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$700
Uniform Purchase - Hat	\$15	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$30
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
				(\$233)					(\$183)					(\$416)
			\$93					\$93						\$186
														\$0
														\$0
Total Uniforms- Grounds		\$0	\$93	\$232	\$15	\$0	\$0	\$93	\$182	\$0	\$0	\$0	\$0	\$615
2020 Projected		\$318	(\$30)	\$12	\$0	\$0	\$265	\$0	\$0	\$0	\$0	\$50	\$0	\$615

Comments

Allows for Porter uniform purchased in winter and summer @ 40%.

6500-1565 Uniforms- Security

Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Hat	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Winter Jacket	\$100	\$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	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
Total Uniforms- Security		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description		Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6500-1570 Uniforms- Garage														
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Hat	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Winter Jacket	\$100	\$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	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
Total Uniforms- Garage		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6500-0360 Electrical

														\$0
Supplies		\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$16,020
														\$0
														\$0
														\$0
														\$0
														\$0
Total Electrical		\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$1,335	\$16,020
2020 Projected		\$2,137	\$214	\$1,726	\$765	\$1,688	\$1,169	\$472	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$14,522

Comments

Supplies include circuit boxes, breakers, switches, switch plates, outlets, exterior lighting, batteries, phone jacks, cable outlets, ceiling fans and motors. Further, includes vendor services as needed under \$500.

6500-0430 HVAC

														\$0
Parts and Repairs			\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120				\$960
														\$0
Furnace filters			\$150			\$150			\$150				\$150	\$600
Contracted Repairs/Duct Cleanings			\$735			\$735			\$735			\$735		\$2,940
														\$0
														\$0
Total HVAC		\$0	\$735	\$270	\$120	\$855	\$270	\$120	\$855	\$270	\$120	\$735	\$150	\$4,500

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
2020 Projected	(\$493)	\$0	\$0	\$0	\$562	\$2,258	\$108	\$661	\$250	\$100	\$700	\$150	\$4,295

Comments

Includes contracted repairs, filters and parts, repairs and maintenance.

6500-0600 Misc. Supplies

													\$0
	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$3,300
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Misc. Supplies	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$3,300
2020 Projected	\$155	\$21	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$3,277

Comments

Budget includes nuts, bolts, screws, towel rods, toilet paper holders, racks, etc.

6500-0680 Small Equipment

													\$0
Miscellaneous Tools	\$250			\$250			\$250			\$250			\$1,000
Dehumidifier/Blower								\$500					\$500
													\$0
													\$0
													\$0
													\$0
													\$0
Total Small Equipment	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$500	\$250	\$0	\$0	\$1,500
2020 Projected	(\$141)	\$194	\$73	\$44	\$0	\$240	\$1,113	\$0	\$500	\$250	\$0	\$0	\$2,274

Comments

Budget includes cost of general maintenance equipment and purchase of tools under \$500.

6500-1040 Keys

													\$0
Keys/Locks	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$4,356
													\$0
													\$0
													\$0

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
													\$0
													\$0
													\$0
Total Keys	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$4,356
2020 Projected	(\$39)	\$0	\$523	\$600	\$0	\$427	\$85	\$515	\$363	\$363	\$363	\$363	\$3,564

Comments
Includes expense for keys/locks.

TOTAL MAINTENANCE EXPENSE	\$6,173	\$7,409	\$6,068	\$5,908	\$11,003	\$5,557	\$7,230	\$8,163	\$9,048	\$5,862	\$7,263	\$5,378	\$85,061

ABRAMS PARK
2021 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6600-0010 Redec-General Cleaning Cost/Turn													
% of Turnovers Handled by Staff	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	75.00%	77.00%	77.00%	
General Cleaning for Turnovers \$331	\$662	\$662	\$497	\$497	\$497	\$414	\$414	\$497	\$497	\$497	\$609	\$533	\$6,274
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-General Cleaning	\$662	\$662	\$497	\$497	\$497	\$414	\$414	\$497	\$497	\$497	\$609	\$533	\$6,274
2020 Projected	\$0	\$897	\$0	\$0	\$897	\$0	\$897	\$0	\$769	\$769	\$1,025	\$897	\$6,151

Comments

Includes cost of general cleaning of apartments upon unit turn.

6600-0040 Redec-Painting Supplies Cost/Turn													
Paint Supplies for Turnovers \$305	\$2,440	\$2,440	\$1,830	\$1,830	\$1,830	\$1,525	\$1,525	\$1,830	\$1,830	\$1,830	\$2,440	\$2,135	\$23,487
													\$0
Reduction in supplies	(\$900)	(\$800)	(\$900)	(\$800)	(\$900)	(\$800)	(\$900)	(\$800)	(\$900)	(\$800)	(\$900)	(\$900)	(\$10,300)
													\$0
													\$0
													\$0
													\$0
Total Redec-Painting Supplies	\$1,540	\$1,640	\$930	\$1,030	\$930	\$725	\$625	\$1,030	\$930	\$1,030	\$1,540	\$1,235	\$13,187
2020 Projected	\$1,948	\$939	\$3,141	\$1,280	\$85	\$0	\$617	(\$154)	\$1,071	\$1,071	\$1,562	\$1,317	\$12,876

Comments

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

ABRAMS PARK
2021 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6600-0050 Redec-Painting Contract Cost/Turn													
% of Turnovers Handled by Staff	52.00%	52.00%	52.00%	52.00%	52.00%	52.00%	52.00%	52.00%	52.00%	52.00%	52.00%	52.00%	
Paint Contract for Turnovers \$1,168	\$4,486	\$4,486	\$3,365	\$3,365	\$3,365	\$2,804	\$2,804	\$3,365	\$3,365	\$3,365	\$4,486	\$3,925	\$43,180
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Painting Contract	\$4,486	\$4,486	\$3,365	\$3,365	\$3,365	\$2,804	\$2,804	\$3,365	\$3,365	\$3,365	\$4,486	\$3,925	\$43,180
2020 Projected	\$9,250	\$6,100	\$1,200	\$9,587	\$0	\$0	\$1,200	\$0	\$3,248	\$3,248	\$4,331	\$3,789	\$41,954

Comments
Contracted costs for painting when third party contractor performs apartment paints.

6600-0080 Redec-Drapes/Blinds Cost/Turn													
Drapes for Turnovers \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Blinds for Turnovers \$109	\$872	\$872	\$654	\$654	\$654	\$545	\$545	\$654	\$654	\$654	\$872	\$763	\$8,395
													\$0
Reduction	(\$250)	(\$250)	(\$250)	(\$250)	(\$250)	(\$250)	(\$250)	(\$250)	(\$250)	(\$250)	(\$250)	(\$250)	(\$3,000)
													\$0
													\$0
													\$0
													\$0
Total Redec-Drapes/Blinds	\$622	\$622	\$404	\$404	\$404	\$295	\$295	\$404	\$404	\$404	\$622	\$513	\$5,395
2020 Projected	\$154	\$291	\$711	\$663	\$249	\$145	(\$163)	\$580	\$396	\$396	\$570	\$483	\$4,477

Comments
Includes replacement of blinds in turn units and occupied spaces.

ABRAMS PARK
2021 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6600-0130 Redec-Carpet Cleaning Cost/Turn													
Carpet Cleaning for Turnovers \$190	\$1,517	\$1,517	\$1,138	\$1,138	\$1,138	\$948	\$948	\$1,138	\$1,138	\$1,138	\$1,517	\$1,327	\$14,598
Carpet Cleaning for Lease Renewals \$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	(\$1,517)	(\$1,517)	(\$1,138)	(\$1,138)	(\$1,138)	(\$948)	(\$948)	(\$1,138)	(\$1,138)	(\$1,138)	(\$1,517)	(\$1,327)	(\$14,598)
													\$0
													\$0
													\$0
													\$0
Total Redec-Carpet Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

All costs under Redec - Carpet and Tile.

6600-0160 Redec-Vinyl Replacement Cost/Turn													
Tile for Turnovers \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6600-0070 Redec-Rehab													
													\$0
Reglaze bathtubs, kitchen countertops	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$8,400
Baseboards 2 units per month	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
medicine cabinets/mirrors		\$250			\$250			\$250			\$250		\$1,000
													\$0
													\$0
													\$0
													\$0
Total Redec-Rehab	\$1,200	\$1,450	\$1,200	\$1,200	\$1,450	\$1,200	\$1,200	\$1,450	\$1,200	\$1,200	\$1,450	\$1,200	\$15,400

ABRAMS PARK
2021 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
2020 Projected	\$655	\$2,745	\$0	\$3,545	\$1,650	\$131	\$0	\$625	\$1,100	\$1,100	\$1,500	\$1,100	\$14,151

Comments

Budget assumes two bathtubs reglzed per month, assumes one baseboard installations per month and accounts for extra cabinet painting and cabinet knobs when needed.

6600-0110 Redec-Carpet/Tile

													\$0
Carpet Cleanings	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Carpet/Tile	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
2020 Projected	\$0	\$0	\$0	\$0	\$100	\$425	(\$150)	(\$275)	\$345	\$345	\$345	\$345	\$1,480

Comments

Assumes 1 full carpet cleaning per month.

6600-0120 Redec-Carpet Repair

													\$0
Repairs by Carpet/vinyl vendor	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$2,592
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Carpet Repair	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$216	\$2,592
2020 Projected	\$0	\$0	\$0	\$0	\$325	\$0	\$325	\$325	\$365	\$365	\$365	\$365	\$2,435

Comments

Costs including carpet repairs, stretching, padding costs, services after plubming leaks or small repairs during unit turns.

6600-0180 Redec-Appliance Repair

													\$0
Appliance repairs/service/parts	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$1,596
													\$0
													\$0
													\$0

ABRAMS PARK
2021 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
													\$0
													\$0
													\$0
Total Redec-Appliance Repair	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$1,596
2020 Projected	\$0	\$241	\$0	\$241	\$0	\$241	\$0	\$241	\$0	\$241	\$0	\$241	\$1,446

Comments
Budget assumes repairs in lieu of replacements.

TOTAL REDECORATING EXPENSE	\$8,985	\$9,335	\$6,870	\$6,970	\$7,120	\$5,912	\$5,812	\$7,220	\$6,870	\$6,970	\$9,182	\$7,881	\$89,124

ABRAMS PARK
2021 STANDARD BUDGET
RETAIL EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
6700-0010 Retail Administrative Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail Administrative Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6700-0020 Retail Electricity													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail Electricity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2021 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7000-0010 Management Fees - #1													
Include Water Reimbursement No													
Monthly Management Fee 2.50%	\$7,452	\$7,435	\$7,431	\$7,418	\$7,416	\$7,416	\$7,436	\$7,464	\$7,433	\$7,451	\$7,464	\$7,457	\$89,272
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Management Fees - #1	\$7,452	\$7,435	\$7,431	\$7,418	\$7,416	\$7,416	\$7,436	\$7,464	\$7,433	\$7,451	\$7,464	\$7,457	\$89,272
2020 Projected	\$7,304	\$7,259	\$7,218	\$7,160	\$7,196	\$8,472	\$7,450	\$7,433	\$7,403	\$7,424	\$7,443	\$7,431	\$89,193

Comments

ABRAMS PARK
2021 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

ABRAMS PARK
2021 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

ABRAMS PARK
2021 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
TOTAL MANAGEMENT FEES	\$7,452	\$7,435	\$7,431	\$7,418	\$7,416	\$7,416	\$7,436	\$7,464	\$7,433	\$7,451	\$7,464	\$7,457	\$89,272

ABRAMS PARK
2021 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7100-0010 Property Insurance													
													\$0
	\$10,255	\$10,255	\$10,255	\$10,255	\$10,255	\$10,255	\$10,255	\$10,255	\$10,255	\$10,255	\$10,255	\$10,255	\$123,062
													\$0
Flood insurance	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$5,352	\$64,220
													\$0
													\$0
Total Property Insurance	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$187,282
2020 Projected	\$8,397	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$10,129	\$119,813

Comments

Bsaed on 2020 policy (3/15/2020-3/15/2021). Includes property, general liability, auto and umbrella.

Hide													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

ABRAMS PARK
2021 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

ABRAMS PARK
2021 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7100-0110 Insurance Deductible													
													\$0
Deductible costs							\$3,000						\$3,000
													\$0
													\$0
													\$0
													\$0
Total Insurance Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$3,000
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
For use in case of property vehicle accident.													

TOTAL INSURANCE EXPENSE	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$18,607	\$15,607	\$15,607	\$15,607	\$15,607	\$15,607	\$190,282

ABRAMS PARK
2021 STANDARD BUDGET
TAXES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

7200-0010 Real Estate Taxes

													\$0
	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$51,811
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Real Estate Taxes	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$51,811
2020 Projected	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$5,901	\$2,734	\$4,318	\$3,994	\$3,994	\$3,994	\$3,994	\$50,517

Comments
Based on 2020 projections.

7200-0100 Taxes Other

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Taxes Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
TAXES



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7200-0160 Franchise Taxes													
TX Franchise Tax Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Franchise Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL TAXES	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$4,318	\$51,811

ABRAMS PARK
2021 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7300-0030 Audit Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Audit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Audits performed every other year

ABRAMS PARK
2021 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7300-0120 Professional Serv. Other													
Lease/Addenda Review/Update \$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100
								(\$100)					(\$100)
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Professional Serv. Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Includes lease review.

7300-0220 Green Consulting Fees													
IREM Certified Sustainable Property Cer \$320													\$0
Onsite Energy Audit \$4000-\$5500													\$0
EV Charging Stations \$12,000													\$0
Water Bottle Refill Station \$800-\$1600													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Green Consulting Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL PROFESSIONAL SERVICES EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ALLIANCE
RESIDENTIAL COMPANY

ABRAMS PARK
2021 STANDARD BUDGET
NON-ROUTINE MAINTENANCE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
7400-0150 Building & Structures													
Annual Inspections - Graphite Spray		\$600											\$600
Annual Inspections - Heater Filters/Rang		\$3,000											\$3,000
Annual Inspections - Batteries		\$3,500											\$3,500
Annual Inspections - Carbon/Smoke Det		\$400											\$400
Annual Inspections - Garage Door lubric		\$450											\$450
													\$0
Termite Inspection													\$0
													\$0
Total Building & Structures	\$0	\$7,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,950
2020 Projected	\$0	\$4,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,646

Comments

Includes all supplies for annual inspections.

7400-0450 Paving & Landscape

													\$0
Tree Trimming for Building Clearance							\$10,000						\$10,000
													\$0
Replanting				\$5,000									\$5,000
													\$0
													\$0
													\$0
Gopher treatment	\$7,200	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$825	\$16,275
Total Paving & Landscape	\$7,200	\$825	\$825	\$5,825	\$825	\$825	\$825	\$10,825	\$825	\$825	\$825	\$825	\$31,275
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$21,835	\$0	\$0	\$0	\$0	\$0	\$0	\$21,835

Comments

7400-0840 Other Non-Routine Service

													\$0
Extraordinary Maintenance				\$15,000			\$15,000						\$30,000
Windows/Sliding Doors	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
													\$0
Backflow cages				\$15,000									\$15,000
Mailbox replacements					\$30,000								\$30,000
Garage spring additions							\$36,950						\$36,950
Lighting additions				\$20,000									\$20,000
Total Other Non-Routine Service	\$3,000	\$3,000	\$3,000	\$38,000	\$18,000	\$33,000	\$39,950	\$18,000	\$3,000	\$3,000	\$3,000	\$3,000	\$167,950
2020 Projected	\$18,142	\$4,373	(\$1,299)	\$16,620	\$643	\$7,563	\$12,101	\$1,755	\$3,000	\$3,000	\$3,000	\$3,000	\$71,898

Comments

ABRAMS PARK
2021 STANDARD BUDGET
NON-ROUTINE MAINTENANCE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
TOTAL NON-ROUTINE MAINTENANCE	\$10,200	\$11,775	\$3,825	\$43,825	\$18,825	\$33,825	\$40,775	\$28,825	\$3,825	\$3,825	\$3,825	\$3,825	\$207,175

ABRAMS PARK
2021 STANDARD BUDGET
DEBT SERVICE



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
8300-0010 Debt Service - 1st													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Debt Service - 1st	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
8300-0020 Debt Service - 2nd													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Debt Service - 2nd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL DEBT SERVICE													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2021 STANDARD BUDGET
NON-ROUTINE IMPROVEMENTS



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL NON-ROUTINE IMPROVEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2021 STANDARD BUDGET
NON-ROUTINE CAPITAL



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL NON-ROUTINE CAPITAL													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2021 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
1500-1250 Apartment Interiors													
	1	1	1	1	1	1	1	1	1	1	1	1	12
Dishwasher \$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$4,500
	2	2	2	2	2	2	2	2	2	2	2	2	24
Refrigerator \$675	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$1,350	\$16,200
	2	1	1	1	2	1	1	1	1	1	1	2	15
Stove \$475	\$950	\$475	\$475	\$475	\$950	\$475	\$475	\$475	\$475	\$475	\$475	\$950	\$7,125
	0	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	\$0
	1	1	1	1	1	1	1	1	1	1	1	1	12
Garbage Disposal \$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$1,440
	0	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	\$0
	2	2	1	1	1	1	1	1	1	1	2	2	16
Hot Water Heater/Permits \$650	\$1,300	\$1,300	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$1,300	\$1,300	\$10,400
	0	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	0	0
Washer \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	3	2	3	3	2	3	3	2	3	3	2	3	32
Carpet \$2,905	\$8,715	\$5,810	\$8,715	\$8,715	\$5,810	\$8,715	\$8,715	\$5,810	\$8,715	\$8,715	\$5,810	\$8,715	\$92,960
	3	2	3	3	2	3	3	2	3	3	2	3	32
Vinyl \$1,700	\$5,100	\$3,400	\$5,100	\$5,100	\$3,400	\$5,100	\$5,100	\$3,400	\$5,100	\$5,100	\$3,400	\$5,100	\$54,400
													\$0
Rangehood \$66		\$66			\$66			\$66			\$66		\$264
													\$0
Heater Replacement			\$4,450			\$4,450			\$4,450			\$4,450	\$17,800
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Apartment Interiors	\$17,910	\$12,896	\$21,235	\$16,785	\$12,721	\$21,235	\$16,785	\$12,246	\$21,235	\$16,785	\$12,896	\$22,360	\$205,089
2020 Projected	\$20,887	\$4,000	\$7,830	\$34,973	\$39,003	\$12,254	\$5,577	\$2,434	\$20,383	\$16,108	\$12,442	\$21,643	\$197,534

Comments
Includes funds to replace 4 rangehoods, 4 heaters (95% energy efficient with permit and line test fee), 36 full units carpet/vinyl. Furrther, includes roughly 1-2 units per month for Refirgerator, Dishwasher, Stove, Garbage Disposal, Water Heaters and Permit fees.

ABRAMS PARK
2021 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

1500-0950 Computer Hardware

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Computer Hardware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$335	\$0	\$0	\$0	\$1,926	\$2,000	\$0	\$0	\$0	\$4,261

Comments

1500-0390 Building Improvements - Other

Window/Sliding Glass Door	\$1,232,840												\$1,232,840
													\$0
Exterior Paint and Dry Rot repairs													\$0
													\$0
Parking additions											\$292,500		\$292,500
													\$0
Concrete repairs				\$175,000									\$175,000
													\$0
Total Building Improvements - Other	\$1,232,840	\$0	\$0	\$175,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$292,500	\$1,700,340
2020 Projected	\$0	\$0	\$0	\$0	\$95,000	\$82,720	\$0	\$0	\$804,417	\$48,265	\$0	\$0	\$1,030,402

Comments

1500-1560 Other Capital

													\$0
													\$0
													\$0
CM Fee Window/Door	\$73,970										\$17,550		\$91,520
CM Fee Parking addition								\$0					\$0
CM Fee Concrete Repairs				\$10,500									\$10,500
													\$0
													\$0
Total Other Capital	\$73,970	\$0	\$0	\$10,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,550	\$102,020
2020 Projected	\$0	\$0	\$0	\$153	\$4,210	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$6,863

Comments

ABRAMS PARK
2021 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total

Assumes Management Fee for roof replacement project.

1500-1200 Landscape

													\$0
Landscape Irrigation/Upgrades			\$10,000										\$10,000
													\$0
													\$0
													\$0
													\$0
												(\$2,017,449)	(\$2,017,449)
													\$0
Total Landscape	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2,017,449)	(\$2,007,449)
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000

Comments

TOTAL CAPITAL ASSETS	#####	\$12,896	\$31,235	\$202,285	\$12,721	\$21,235	\$16,785	\$12,246	\$21,235	\$16,785	\$12,896	#####	\$0

ABRAMS PARK
2021 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
3000-0010 Contributions 1													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Contributions 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

3000-0470 Distributions 1													
													\$0
	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220
													\$0
													\$0
													\$0
													\$0
Total Distributions 1	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220
2020 Projected	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220

Comments

Monthly distributions to the City of Marina - reflect last year actuals.

TOTAL RETAINED EARNINGS	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220

ALLIANCE
RESIDENTIAL COMPANY

Comments

1400-0190 Tax Escrow

Comments

Printed: 6/30/2020 7:51 PM 207

ABRAMS PARK
2021 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
1400-0200 Insurance Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL INSURANCE ESCROW													
1400-0210 Interest Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Interest Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL INTEREST ESCROW													

ABRAMS PARK
2021 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
1400-0220 Mortgage Insurance Prem Reserve													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Insurance Prem Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

1400-0240 Capital Reserve													
													\$0
	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340
													\$0
													\$0
													\$0
													\$0
Total Capital Reserve	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340
2020 Projected	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340

Comments

Annual Contribution to the Reserve Fund account.

TOTAL CAPITAL RESERVE	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340

ABRAMS PARK
2021 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
2300-0010 Mortgage Note Payable #1													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Note Payable #1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

2300-0020 Mortgage Note Payable #2													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Note Payable #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
2300-0050 Long-Term Notes Payable													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Long-Term Notes Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

2300-0060 Note Payable Principal Payment													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Note Payable Principal Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2021 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	2021 Total
2300-0170 Mortgage Note Payable													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Note Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

2300-0180 Mezzanine Loan													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mezzanine Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2020 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ALLIANCE
RESIDENTIAL COMPANY

Alliance Residential Budget Template
Standard Chart of Accounts

Project	Detail	2020 - 2021
Patios/Decks	Safety Upgrades	
Windows / Sliding Glass Doors	*Replace Windows/Sliding Doors	\$ 1,232,840
Paving/Sidewalks	Asphalt repair, seal coat	\$ 175,000
Duct Cleaning		\$ -
Toilet/showerhead/aerator retrofit		\$ -
Parking		\$ 292,500
Landscape and irrigation		\$ 10,000
Fence repairs / slat replacement		\$ -
Roof	Repairs/*Replacement	\$ -
Exterior Paint	Full Community Paint	
Playground Upgrades		\$ -
Maintenance Vehicle	Purchase New	
Computers	Purchase New	\$ -
Exterior Unit Doors	Steel Front/Back Doors	
Construction Management Fee	6% Fee on Construction Projects (See * for applicable items)	\$ 102,020
Dishwasher	Replacement (assume 10 year life). Represents 12 units	\$ 4,500
Refrigerators	Replacement (assume 15 year life). Represents 24 units	\$ 16,200
Stove/Rangehoods	Replacement (assume 15 year life). Represents 15 units	\$ 7,389
Garbage Disposal	Replacement (assume 10 year life). Represents 12 units	\$ 1,440
Hot Water Heaters	Replacement (assume 15 year life). Represents 16 units	\$ 10,400
Carpet	Replacement (assume 10 year life). Represents 32 units	\$ 92,960
Vinyl	Replacement (assume 10 year life). Represents 32 units	\$ 54,400
HVAC Furnace	Replacement (assume 15 year life). Represents 4 units	\$ 17,800
Total Capital Expenses 2019/2020		\$ 2,017,449

Attachment F

Attachment F							
CAPITAL EXPENDITURES - 2020/2021 Abrams Park Budget							
ABRAMS - REVISED PHYSICAL NEEDS ASSESSMENT (5 Year Look Forward - Alliance Residential Recommendation)						Updated: 5/22/2020	
Project	Detail	Committed/Completed 2019-2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025
Projected Replacement Reserve Fund Balance		\$2,513,411	\$1,814,691	\$342,582	\$375,560	\$718,588	\$637,116
Patios/Decks							
Dry Rot Repairs	Dry Rot on Windows, Eaves, Siding			\$ -		\$ 50,000	
Windows / Sliding Glass Doors	*Replace Windows/Sliding Doors		\$ 1,232,840				
Paving/Sidewalks	Asphalt repair, seal coat		\$ 175,000				
Duct Cleaning		\$ 95,000	\$ -				\$ 95,000
Toilet/showerhead/aerator retrofit		\$ 102,715	\$ -				
Parking			\$ 292,500	\$ 292,500			
General site improvements							
Landscape and irrigation		\$ 5,000	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Fence repairs / slat replacement		\$ 2,000	\$ -				
Roof	Repairs/*Replacement	\$ 804,417	\$ -			\$ 3,500	
Exterior Paint	Full Community Paint					\$ 350,000	\$ 350,000
Playground Upgrades			\$ -				
Maintenance Vehicle	Purchase New						
Computers	Purchase New	\$ 4,261	\$ -				
Exterior Unit Doors	Steel Front/Back Doors						
Construction Management Fee	6% Fee on Construction Projects (see * for applicable items)	\$ 48,265	\$ 102,020.40	\$ 17,550	\$ -	\$ 21,000	
Dishwasher	Replacement (assume 10 year life). Represents 12 units	\$ 4,250	\$ 4,500	\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200
Refrigerators	Replacement (assume 15 year life). Represents 24 units	\$ 15,800	\$ 16,200	\$ 15,600	\$ 15,600	\$ 15,600	\$ 15,600
Stove/Rangehoods	Replacement (assume 15 year life). Represents 15 units	\$ 6,900	\$ 7,389	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400
Garbage Disposal	Replacement (assume 10 year life). Represents 12 units	\$ 1,250	\$ 1,440	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
Hot Water Heaters	Replacement (assume 15 year life). Represents 16 units	\$ 9,952	\$ 10,400	\$ 11,200	\$ 11,200	\$ 11,200	\$ 11,200
Carpet	Replacement (assume 10 year life). Represents 32 units	\$ 90,450	\$ 92,960	\$ 88,512	\$ 88,512	\$ 88,512	\$ 88,512
Vinyl	Replacement (assume 10 year life). Represents 32 units	\$ 36,900	\$ 54,400	\$ 51,200	\$ 51,200	\$ 51,200	\$ 51,200
HVAC Furnace	Replacement (assume 15 year life). Represents 4 units	\$ 16,900	\$ 17,800	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000
Capital Expenses - uninflated (included as Capital Assets in the Standard Budget)		\$ (1,244,060)	\$ (2,017,449)	\$ (512,362)	\$ (202,312)	\$ (626,812)	\$ (647,312)
Projected Replacement Reserve Fund Contribution (included as Replacement Reserve in the Standard Budget)		\$ 545,340	\$ 545,340	\$ 545,340	\$ 545,340	\$ 545,340	\$ 545,340
Ending Replacement Reserve Fund Balance - uninflated		\$1,814,691	\$342,582	\$375,560	\$718,588	\$637,116	\$535,144

*Attachment G Abrams Park Cash Allocations**Abrams Park Cash Balances, 3/31/20*

Accounts	Actual Bank Balance	Suggested Allocation	Excess Available for Reallocation
Operating	349,149	200,000	\$ 149,149
Security Deposit	1,084,232	274,959	\$ 809,273
Reserve	856,269	<u>Capital</u> 1,814,691	\$ 856,269
Total Undesignated Cash for Reallocation			\$ 1,814,691
Total	\$ 2,289,650	2,289,650	

Note that there is a projected 20/21 Operating Surplus of \$86,774 that can be allocated in 21/22 budget cycle

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of July 7, 2020

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION 2020-,
AUTHORIZING THE CITY MANAGER TO EXTEND A CURRENT CELL
TOWER LEASE AT 599 DX ROAD TO SIX (6) 5-YEAR LEASE OPTIONS
WITH A PROVISION THAT IF THE CITY NEEDS TO DEVELOP THE 599
DX SITE, THE TOWER COMPANY WILL RELOCATE THE TOWER AT
THEIR EXPENSE.**

RECOMMENDATION That the City Council consider:

1. Adopt Resolution No. 2020-, authorizing the City Manager to sign a lease extension with American Tower to extend the current tower lease by Six (6) 5-year lease extensions with no changes in lease terms except that after the current lease expires in 2030, the cell tower company will relocate the cell tower at their expense and the cell tower company will pay the City a \$5,000 signing bonus.

DISCUSSION AND ANALYSIS

The City of Marina has several land leases for Cell Towers. The City has been contacted about two of these towers, seeking to revise the terms of the leases. However, to understand the intent of the two proposals, it is helpful to understand the business dynamics of the cell phone industry.

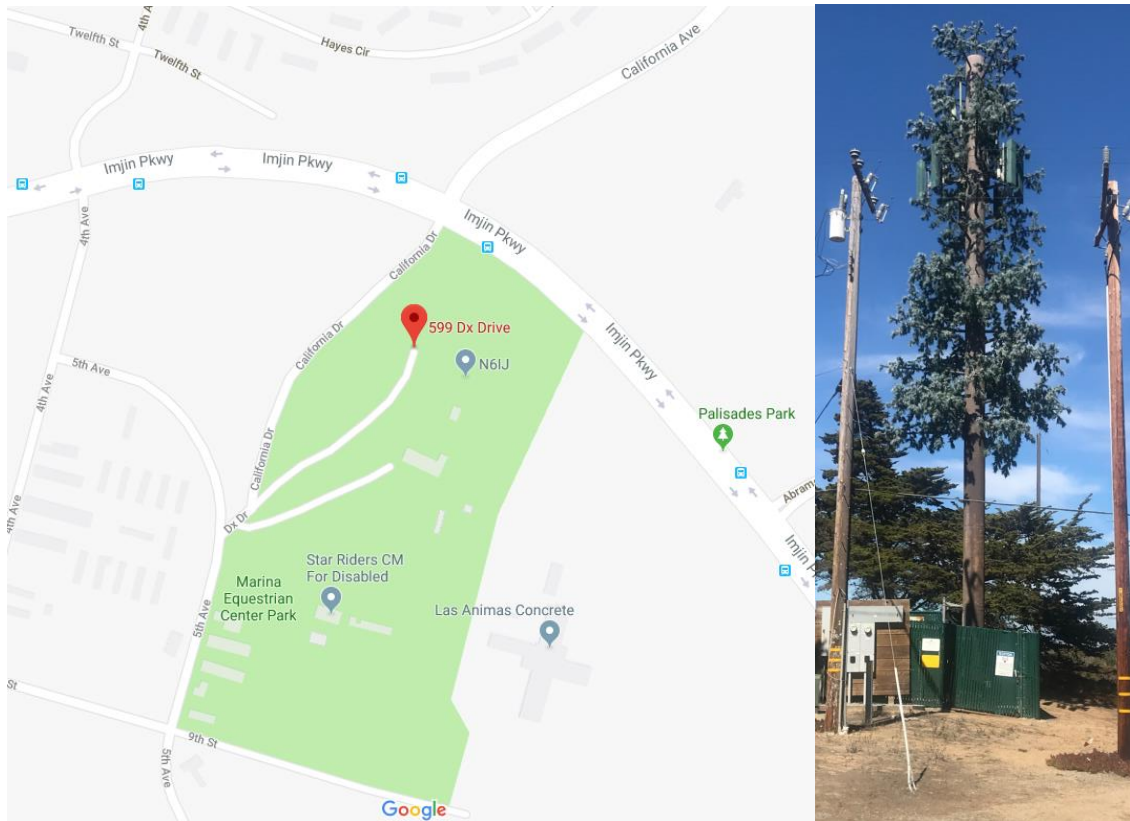
Industry Dynamics

For last twenty years, the cell phone industry has been in a high growth mode. As of 2017, the World Bank estimated that the United States had 395 million mobile subscriptions for a population of 325 million, more than one cell phone per person. This is remarkable because cell phone participation is higher than almost any other device or piece of equipment used in the United States and this has largely occurred in the last 20 years.

During an industry's high growth phase, costs are not necessarily controlled as much as an effort to obtain market share. However, at some point, new customer growth must slow. When that occurs, businesses that can control their costs better than their competitors will become dominate in the market. This trend appears to be happening in the cell phone industry.

Further, there is a consolidation of cell phone companies. The 4 major companies are Verizon, AT&T, Sprint and T-Mobile. Sprint and T-Mobile are merging to lower costs and compete with the other two larger carriers. As result, there will probably be further industry consolidation.

Subject Property



Lease Offer:

1. **599 DX Road Offer:** American Tower contacted the City in 2018 and asked that the City extend its lease with American Tower by up to 40 years, potentially to 2070. The offer at the time is shown below: Table I, 2018 American Tower Offer for DX Tower.

Table I 2018 American Tower Offer for DX Tower

<i>DX Road Lease: 599 DX Road</i>					
	<u>Current</u>	<u>Option 1</u>	<u>Option 2</u>	<u>KMA Value</u>	
Monthly Lease	\$ 2,116	Same	Same	\$ 2,175	
Lease Term Guarantee	none	none	none		
Escalation	15%/5 yrs = 3%	10%/5 yrs = 2%	10%/5 yrs = 2%		
Next inc. 12/6/2019					
Signing Bonus		\$50,000	\$25,000		
Term:	8/31/2030	Plus 40 years	Plus 20 years		

The cell tower company has come back with a revised offer, namely the following:

Six (6) five-year extensions with no modification of the lease terms except that if the City wishes to have the cell tower move due to development of the area, the cell tower company will move the tower at their expense. Further, the cell tower company will pay the City a \$5,000 signing bonus. They have represented that tower relocation could be a cost up to \$100,000.

The cell tower company's offer is attached as **EXHIBIT A**.

Recommendation DX Road:

The fact that the company came back to the City with a renewed offer after Sprint and T-Mobile have agreed to merge shows that this tower is important to cell networks. The ability to move the tower based upon potential development of the City provides a great deal of flexibility.

The site is on former National Park Land which generally precludes private development on the property. Given, however, that this is an existing use that provides funds to help develop and take care of this area, an extension of the existing cell tower lease at more favorable terms than the concessions that have been asked from most carriers, appears to be in the City's interest. On the other hand, new development such as new cell tower is probably not allowed.

FISCAL IMPACT:

The DX road tower is a revenue of the National Park Service fund.

CONCLUSION:

This request is submitted for City council consideration and possible action.

Respectfully submitted,

Eric Frost
Finance Director
City of Marina

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina

SOURCE OF FUNDING:

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
AUTHORIZING RESOLUTION 2020-X THAT THE CITY MANAGER TO EXTEND A
CURRENT CELL TOWNER LEASE AT 599 DX ROAD TO SIX (6) 5-YEAR LEASE
OPTIONS WITH A PROVISION THAT IF THE CITY NEEDS TO DEVELOP THE 599 DX
SITE, THE TOWER COMPANY WILL RELOCATE THE TOWER AT THEIR EXPENSE.

WHEREAS, the City of Marina currently has a cell tower site at 599 DX Road; and

WHEREAS, the site has been in use since at least 2000; and

WHEREAS, the cell tower's revenues are used to promote the development and use of the former
National Parks Service land; and,

WHEREAS, the cell tower owners have agreed to move the cell tower at their own expense after
2030 if the City needs the particular site; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MARINA DOES HEREBY
RESOLVE AS FOLLOWS:

SECTION 1. The City Manager is directed to enter into a lease extension that does the following:

- Provides a one-time signing bonus of \$5,000;
- Extends the current lease for six (6) additional fir (5) year terms
- All rental payments and escalations remain in full force through the extended term
- American Tower adds a Relocation Right Option at American Tower's expense after the original lease term of 2030.

PASSED and ADOPTED by the City Council of the City of Marina at a special meeting duly
held on this 7th day of July 2020 by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS

ABSTAIN, COUNCIL MEMBERS:

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk



May 7, 2020

City of Marina
ATTN: Eric Frost
209 Cypress Avenue
Marina, California 93933

American Tower Site: Site Number 274470/ Marina CA/ 599 DX Road

Eric,

Please see the below proposed terms for the lease extension-

Offer: Lease Extension

- o A one-time signing bonus of **\$5,000.00**
- o Extend your current lease for six (6) additional five (5) year terms
- o All rental payments and escalations to remain in full force and effect through the extended term.
- o American Tower will add in a "Relocation Right Option" for the city at American Towers expense to go into effect when the lease would have otherwise expired (2030).

Let me know when you would like to discuss the above offer. If you have any questions before then, please don't hesitate to contact me. All of my contact information is below.

I look forward to talking with you again soon!

Kindly,

Kristie Gusow
Tower Alliance LLC (An Authorized Vendor of American Tower)
561-569-3011 Direct/Office
561-674-4303 Cell
Kgusow@TowerAllianceLLC.Com

July 1, 2020

Item No. **8g(2)**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of July 7, 2020

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2020-,
APPROVING A CONDITIONAL AIRPORT USE PERMIT WITH
TOYOTA RESEARCH INSTITUTE, INC. FOR USE OF THE UNLEASED
PORTION OF THE SOUTH TARMAC AT THE MARINA MUNICIPAL
AIRPORT FOR AUTONOMOUS VEHICLE TESTING AND
AUTHORIZING CITY MANAGER AND AIRPORT SERVICES
MANAGER TO EXECUTE THE CONDITIONAL AIRPORT USE
PERMIT ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW
AND APPROVAL BY THE CITY ATTORNEY**

REQUEST:

It is requested that the City Council consider:

1. Adopting Resolution No. 2020-, approving a Conditional Airport Use Permit with Toyota Research Institute, Inc. for use of the unused portion of the south tarmac at the Marina Municipal Airport for autonomous vehicle testing; and
2. Authorizing City Manager and Airport Services Manager to execute the Conditional Airport Use Permit on behalf of the City subject to final review and approval by the City Attorney.

BACKGROUND:

In June, Toyota Research Institute, Inc. (TRI), a California corporation, with offices located in Los Altos California, made a request through Joby Aviation to conduct autonomous vehicle testing on the unused portion of the south tarmac, approximately 8 acres, at the Marina Municipal Airport. Due to the COVID-19 pandemic, TRI is seeking a short-term agreement to conduct autonomous vehicle testing at a site closer to Los Altos so employees conducting the testing may return home versus having to stay away overnight.

TRI anticipates conducting periodic testing of approximately 4 to 5 times a month and for a day or two at a time. Joby Aviation and TRI have walked the site and feel that there is more than sufficient space enabling safe operations to the east of the Joby Tent building on the unused portion of the south tarmac.

The City has approved previous Conditional Airport Use Permits (CAUP) for automotive related activities on the south tarmac, including autonomous vehicle testing, generating revenue to the benefit and support of the Airport. FAA reviewed and approved those previous CAUPs.

ANALYSIS:

The Conditional Airport Use Permit (CAUP) for TRI to utilize the unused portion of the south tarmac, approximately 8 acres, for autonomous vehicle testing is presented for City Council consideration (“**EXHIBIT A**”). The CAUP lists Conditions of Approval which apply to conducting autonomous vehicle testing and the term of the permit is July 8, 2020 through December 31, 2020.

TRI will be responsible for all permits, safety, personnel, and coordination of all safety issues with the Airport Services Manager and Marina Police and Fire Departments, as set forth in the CAUP conditions

The City/Airport, through approval of the past CAUPs, has established the precedence of FAA approval for the temporary non-aeronautical use of the tarmac areas for revenue generation when the tarmac areas are not in demand by an aeronautical use.

Staff has determined that the findings for approval of the CAUP can be made, in that the proposed activity as conditioned will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working at the Marina Municipal Airport or be detrimental or injurious to property and improvements near the Marina Municipal Airport or to the general welfare of the City or be detrimental to or interfere with aviation activity at the Marina Municipal Airport.

Further findings for approval of the CAUP include that aeronautical demand for use of the unleased portion of the south tarmac does not exist at this time and that the use of this area for non-aeronautical purposes generates revenue to benefit and support the Airport.

FISCAL IMPACT:

Should the City Council approve this request, Toyota Research Institute, Inc. will pay \$400.00 per day for use of the unleased portion of the south tarmac and these revenues will be recorded in the Airport Enterprise Fund 555, Lic & Permits, Account No. 555.000.000.00-5200.010.

CONCLUSION:

This request is submitted for City Council consideration and possible action.

Respectfully submitted,

Jeff Crechriou
Airport Services Manager
City of Marina

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
APPROVING A CONDITIONAL AIRPORT USE PERMIT WITH TOYOTA
RESEARCH INSTITUTE, INC. FOR USE OF THE UNLEASED PORTION OF
THE SOUTH TARMAC AT THE MARINA MUNICIPAL AIRPORT FOR
AUTONOMOUS VEHICLE TESTING AND AUTHORIZING CITY
MANAGER AND AIRPORT SERVICES MANAGER TO EXECUTE THE
CONDITIONAL AIRPORT USE PERMIT ON BEHALF OF THE CITY
SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY
ATTORNEY

WHEREAS, Toyota Research Institute, Inc. (TRI), a California corporation, with offices located in Los Altos California, made a request through Joby Aviation to conduct autonomous vehicle testing on the unleased portion of the south tarmac, approximately 8 acres, at the Marina Municipal Airport; and

WHEREAS, due to the COVID-19 pandemic, TRI is seeking a short-term agreement to conduct autonomous vehicle testing at a site closer to Los Altos so employees conducting the testing may return home versus having to stay away overnight; and

WHEREAS, TRI anticipates conducting periodic testing of approximately 4 to 5 times a month and for a day or two at a time. Joby Aviation and TRI have walked the site and feel that there is more than sufficient space enabling safe operations to the east of the Joby Tent building on the unleased portion of the south tarmac; and

WHEREAS, the City has approved previous Conditional Airport Use Permits (CAUP) for automotive related activities on the south tarmac, including autonomous vehicle testing, generating revenue to the benefit and support of the Airport. FAA reviewed and approved those previous CAUPs; and

WHEREAS, the Conditional Airport Use Permit (CAUP) for TRI to utilize the unleased portion of the south tarmac, approximately 8 acres, for autonomous vehicle testing is presented for City Council consideration (“**EXHIBIT A**”). The CAUP lists Conditions of Approval which apply to conducting autonomous vehicle testing and the term of the permit is July 8, 2020 through December 31, 2020; and

WHEREAS, TRI will be responsible for all permits, safety, personnel, and coordination of all safety issues with the Airport Services Manager and Marina Police and Fire Departments, as set forth in the CAUP conditions; and

WHEREAS, staff has determined that the findings for approval of the CAUP can be made, in that the proposed activity as conditioned will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working at the Marina Municipal Airport or be detrimental or injurious to property and improvements near the Marina Municipal Airport or to the general welfare of the City or be detrimental to or interfere with aviation activity at the Marina Municipal Airport; and

WHEREAS, Toyota Research Institute, Inc. will pay \$400.00 per day for use of the unleased portion of the south tarmac and these revenues will be recorded in the Airport Enterprise Fund 555, Lic & Permits, Account No. 555.000.000.00-5200.010; and

WHEREAS, the Conditional Airport Use Permit is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Class 1 – operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Marina does hereby:

1. Approve a Conditional Airport Use Permit with Toyota Research Institute, Inc. for use of the unleased portion of the south tarmac at the Marina Municipal Airport for autonomous vehicle testing; and
2. Authorize City Manager and Airport Services Manager to execute the Conditional Airport Use Permit on behalf of the City subject to final review and approval by the City Attorney.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 7th day of July 2020, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

**MARINA MUNICIPAL AIRPORT
CONDITIONAL AIRPORT USE PERMIT
FOR USE OF THE UNLEASED PORTION
OF THE SOUTH TARMAC BY
TOYOTA RESEARCH INSTITUTE, INC.**

THIS IS TO CERTIFY THAT, the City of Marina City Council at a regular meeting held on July 7, 2020, considered the following request. The City Council at that meeting then approved this Conditional Airport Use Permit (“Permit”) for the use of the unleased portion of the south tarmac at the Marina Municipal Airport (“Airport”) under authority provided by Chapter 13.22 of the Marina Municipal Code, the Airport Operating Ordinance, and subject to the following conditions and restrictions.

REQUEST:

Request by Dan Coughlin of Joby Aviation on behalf of **TOYOTA RESEARCH INSTITUTE, INC., a California corporation**, and any other entities under which the business shall do business as (“Permittee”) for permission to use the unleased portion of the south tarmac, approximately 8 acres, at the Marina Municipal Airport for autonomous vehicle testing. Other permittees have previously operated automotive-related events and activities, including autonomous vehicle testing utilizing the south tarmac. The Permit shall go into effect on July 8, 2020 and remain in effect through December 31, 2020.

BACKGROUND:

The members of the City Council serve as members of the Airport Commission. The Airport Commission is authorized to enact policies and regulations governing operations and the conduct of business on the Airport subject to the approval of the City Council. In order to keep the administrative record of the Airport Commission separate from the action of the City Council, the Commission’s role is to recommend to the Council approval or disapproval of a request.

COUNCIL ACTION:

The City Council adopted the following findings in justification of granting this Permit and granted the Permit as described herein subject to each of its Conditions of Approval and authorized the City Manager to execute same as described herein.

FINDINGS:

The City Council finds that, under strict conditions of approval:

1. Permittee’s autonomous vehicle testing activities and Permittee’s use of the unleased portion of the south tarmac will not be detrimental to the environment or to the health, safety, peace or general welfare of the City, the Airport, the surrounding properties or the community-at-large.

2. Permittee's autonomous vehicle testing activities will not be detrimental or injurious to the efficiency and utility of the Airport or to Airport property and improvements.
3. Permittee's autonomous vehicle testing activities, if conducted in accordance with the Conditions of this Permit, will be consistent with the California Environmental Quality Act Statutes and Guidelines, the General Plan, the Airport Master Plan, the Airport Layout Plan, the Airport Operating Ordinance (Municipal Code 13.22) of the City of Marina. The long-term use of the property is designated for aviation-related development in the Airport Master Plan and Airport Layout Plan.
4. Permittee's autonomous vehicle testing activities and the use of the unleased portion of the south tarmac will not present or create a safety hazard to the normal operations of aircraft arriving or departing from the Airport.
5. The unleased portion of the south tarmac of the Airport has not been in demand for aeronautical purposes and that the Permittee's non-aeronautical use generates revenue to benefit and support the Airport.
6. Reasonable time periods can be and are herein designated for Permittee's autonomous vehicle testing activities.
7. The charge established for the proposed use of the unleased portion of the south tarmac is reasonable.
8. The form and amount of liability insurance required herein, naming the City and the Airport as additional insured parties to be obtained from the Permittee are reasonably related to the Airport's liability exposure and are not unjustly discriminatory.
9. Pursuant to Government Code Section 831.7, the City is immune from any liability to its entity and employees resulting from the proposed use for autonomous vehicle testing and the insurance requirements set forth in this Permit are appropriate for this use. It is further found that, because those insurance requirements are appropriate under the unique characteristics of the proposed use, this finding shall not be construed to indicate a precedent for insurance requirements for any other use.

CONDITION PRECEDENT:

Approval of this proposed use of the Airport by the Federal Aviation Administration (FAA) shall be a condition precedent to the effectiveness of this Permit. City shall have sole discretion to determine the satisfaction of this condition, which discretion shall be exercised upon a reasonable basis after conferring in good faith with Permittee. The City is responsible for obtaining FAA approval and Permittee shall fully cooperate with the City's efforts related thereto.

TERM OF PERMIT:

July 8, 2020 through December 31, 2020.

CHARGE:

The Permittee shall pay to the City a charge for the use of the unleased portion of the south tarmac in the amount of \$400.00 per day. The “days” include the days of activities, as well as any set up and breakdown days. Airport to provide invoices to Permittee and payment shall be due thirty-five days from invoice date. Payment shall be made to “City of Marina”, and mailed to 781 Neeson Road, Marina, California 93933, attention: Airport Services Manager.

Permittee acknowledges that late payment of the fee will cause the City to incur costs not contemplated by this Permit; the exact amount will be extremely difficult to ascertain. Permittee’s autonomous vehicle testing activities must be suspended until such time as the entire payment due under this Permit is remitted to the City. Should any payment due under this Permit remain unpaid ten days after the due date of such payment, a penalty of ten percent shall be added to any payments past due and owing. City and Permittee agree that this late charge represents a fair and reasonable estimate of costs that the City will incur by reason of the late payment of the fee by the Permittee. Acceptance of any such late charge shall not constitute a waiver of Permittee’s default with respect to the overdue amount, nor prevent the City from exercising any of the other rights and remedies available to it by reason of such default. Interest on any unpaid fees, charges and any penalty shall accrue at the rate of one and one-half percent per month thereafter until paid.

BUSINESS LICENSE:

Permittee shall obtain and keep current a business license issued by the City’s Finance Department. Permit does not go into effect until the business license is obtained.

CONDITIONS OF APPROVAL:

This Permit is issued by the City and is accepted by Permittee upon the following terms, covenants and conditions and the breach of any said terms, covenants or conditions shall be deemed sufficient cause for the suspension or termination of the Permit. Such suspension of the Permit shall be by the Airport Manager or his/her designee.

I. Operational

- A. Permittee’s autonomous vehicle testing activities shall be confined to the unleased portion of the south tarmac, as designated by the City and shown in “**Exhibit A.**” Permittee, by its acceptance of this Permit, acknowledges and understands the area to be used on the south tarmac, as established by the City, is a temporary designation and that this Permit does not contain, and may not be construed to convey, any vested right in Permittee to use any other area of the Airport in connection with Permittee’s activities.
- B. The unleased portion of the south tarmac and/or access route shall be maintained by Permittee to Airport standards to the satisfaction of the Airport Services Manager. When required, maintenance and any repairs of the unleased portion of the south tarmac and/or access route should be made in a timely manner and at the Permittee’s cost. Permittee shall at all times cooperate and coordinate with the City prior to and in the maintenance and repair of the middle tarmac.

- C. Prior to conducting any activity, Permittee should examine the condition of the unleased portion of the south tarmac to identify any existing damage. Upon examination, any preexisting damage should be documented and reported to the Airport Services Manager.
- D. In the event of any damages resulting from the Permittee's activities as determined by the City/Airport Services Manager, the responsible party(s) must pay for and repair all damages to Airport facilities in a timely manner
- E. At least 72 hours prior to conducting any autonomous vehicle testing activities, Permittee shall provide to and receive written approval of a written schedule of its activity dates from the Airport Services Manager and shall keep the Airport Services Manager fully informed on a timely basis by providing prior written notice concerning any and all changes concerning usage dates. The "usage dates" include the activity dates, as well as any set up and breakdown dates.
- F. Prior to the conducting any autonomous vehicle testing activities, Permittee shall provide to the Airport Services Manager a current list of names and contact information, including cell phone number, for principal persons who are responsible for the conduct of the activities and who should be contacted in the event of an emergency.
- G. Permittee shall adhere to any applicable FAA regulations and conduct all test operations in accordance with the City of Marina Municipal Code Chapter 13.22 "Operating Ordinance for Marina Municipal Airport" and any FAA regulations that may be in force or promulgated during the period in which the Permit is in force.
- H. For approved activity dates, autonomous vehicle testing may be conducted on the unleased portion of the south tarmac from 7:30 am to 5:30 pm, subject to wind, weather conditions and/or darkness as determined by the Airport Services Manager. The City may require Permittee to temporarily cease its use of the unleased portion of the south tarmac to accommodate special activities permitted by the City at the Airport. City will use its best efforts to notify Permittee within a reasonable time period prior to issuing such a requirement.
- I. Traffic entering or leaving the unleased portion of the south tarmac shall avoid crossing Taxiway A by accessing the site through the gate at Alpha Street and following the traffic route shown on "**Exhibit A**". Permittee shall provide personnel, directional signs, security fencing, barricades, cones or other approved means of delineation to control access to and from the unleased portion of the south tarmac, as shown on "**Exhibit A**" or as directed by the Airport Services Manager. If necessary, said personnel shall control access through the Alpha Street Manual Access Gate and direct traffic across the southern extent of Taxiway A to the southern extent of the south tarmac to ensure vehicles do not inadvertently access Taxiway A.

- J. If required, Permittee shall coordinate with the City Airport staff to file a Notice to Airmen (NOTAM) with the FAA at least 72 hours prior to any autonomous vehicle testing. Permittee shall cooperate with the City/Airport in notifying pilots, users and tenants of the Airport about the Permittee's activities and explaining how these activities will affect the Airport and airport operations.
- K. Permittee shall be responsible for installing and securing any security fencing, traffic cones, signs, striping or tape used to delineate areas of the unleased portion of the south tarmac as determined by the Airport Services Manager and any trash cans, portable toilets, tents, structures or other materials, equipment or supplies brought onto the site for any autonomous vehicle testing activities.
- L. If, in the sole determination of the Airport Services Manager, the event site requires sweeping for residual debris or Foreign Object Debris (FOD) as a result of Permittee's activities, the Airport Services Manager will so notify Permittee who will have an option to sweep debris from the site to the satisfaction of the Airport Services Manager or to request the City to sweep debris. If City personnel are required to remove debris from the event site, a charge of \$150.00 per hour with a two-hour minimum shall be assessed to Permittee and Permittee shall pay said charge at the time the regular per day charge is required to be paid. All sweeping must be completed as soon as possible of the day following autonomous vehicle testing activities.
- M. All trash must be removed from the site. If City personnel are required to remove garbage or refuse from the site, a charge of \$100.00 per hour with a two-hour minimum shall be assessed to Permittee and Permittee shall pay said charge at the time the regular per day charge is required to be paid.
- N. Parking spaces for vehicles not associated with autonomous vehicle testing shall be located at the north half of the parking lot west of Building 507, 3200 Imjin Road (outside of airport perimeter fence). Only vehicles essential to conducting the autonomous testing shall be inside of the airport perimeter fence as determined by the Airport Services Manager. There shall be no overnight parking or camping in any vehicle on Airport property per Municipal Code 10.40.150. All vehicles associated with Permittee's activities including customers, visitors, employees, and owners shall be parked in the parking lot described above. Any vehicles parked in non-approved areas may be removed.
- O. No persons shall possess or consume any alcoholic beverage or illegal drug in or around any areas when testing activities are taking place. No person employed by or providing services to Toyota Research Institute, Inc. shall posse, consume and/or have in his or her system any alcoholic beverage or illegal drug in or around any areas when testing activities are taking place. In addition, drivers/operators shall not posse or have in his or her systems any legal drug that impairs or could impair their ability to operate an autonomous or motor vehicle. This includes on the unleased portion of the south tarmac, in or around any associated vehicles, or anywhere on the Airport.

- P. Operational-related notifications of a non-emergency nature, which do not constitute reportable events (as set forth below), should be made to the Airport staff, either in person or by telephone (831-241-8628 and 831-212-5428). For occasions when the Airport staff may not be available and the matter requires immediate attention, the Police Department Watch Commander may be contacted (831-384-7575).
- Q. Any accident requiring medical attention must be reported in writing to the Airport Services Manager within 24 hours from the time of the accident.
- R. Permittee by accepting this Permit acknowledges that it has received and shall abide by the rules and regulations set forth in the Airport Operating Ordinance (Marina Municipal Code Chapter 13.22), and with all other applicable federal and state statutory and decisional laws, County of Monterey and City of Marina ordinances, rules and regulations, and the requirements of any other duly authorized government agency.

II. Reportable Events

- A. Permittee within 24-hours from the time of an accident or an incident or reportable event which violates Airport Rules and Regulations or conditions of this Permit, provide a written report of the incident using the attached Incident Report Form, as shown in **“Exhibit B”** to the Airport Services Manager via email to jcrechriou@cityofmarina.org. The Airport Services Manager shall acknowledge receipt of the form including the date and time received and shall provide a response to Permittee within 72 hours of receipt. The Airport Services Manager may also provide written notice to Permittee of an accident or incident or reportable event. Permittee shall acknowledge receipt of the form including the date and time received and shall provide a response to the Airport Services Manager within 72 hours of receipt.
- B. Operations of vehicles, including the autonomous test vehicle(s), for purposes other than accessing or conducting testing activities on the unleased portion of the south tarmac as designated in **“Exhibit A”** and any incident, accident or conflict caused with aircraft or airport tenants are defined as a reportable event under this Permit.
- C. Permittee must immediately, and no later than one hour, by phone or in person, contact the Airport Services Manager (831-241-8628) or Police or Fire Department duty officers to report any accident as required by these provisions and a copy of any written report shall be provided to the City. Any situation observed that might constitute a hazard to aircraft or is not in the interest of good safety practice at the Airport must be reported immediately to the Airport Services Manager, as described above, by telephone or in person.

III. Insurance and Indemnification Required

- A. Insurance. Permittee agrees to provide insurance in accordance with the requirements set forth herein. Specifically, such insurance shall: (1) protect City

as an additional insured for commercial general and business auto liability; (2) provide City at least thirty days written notice of cancellation, material reduction in coverage or reduction in limits and ten days written notice for non-payment of premium; and (3) be primary with respect to City's insurance program. Permittee's insurance is not expected to respond to claims that may arise from the acts or omissions of the City. Proof of insurance coverage shall be provided to the City upon request. If Permittee uses existing coverage to comply with these requirements and that coverage does not meet the requirements set forth herein,

Permittee agrees to amend, supplement or endorse the existing coverage to do so. The following coverage's shall be provided by Permittee and any other entities under which the corporation shall do business, shown as having been issued the policies of insurance required herein and which must be maintained on behalf of the City in accordance with the requirements set forth herein.

- B. Cancellation, Reduction, Change. In the event of cancellation, reduction of or change in coverage, or a substantial premium increase (in excess of \$500.00) of the City's airport liability insurance as a result, in whole or in part, of the operations allowed by this Permit, this Permit shall be suspended effective as of the date of any such change. Upon receipt of notice of any such change in coverage City shall promptly notify Permittee.
- C. Commercial General Liability/Umbrella Insurance. Primary insurance shall be provided on ISO-CGL form No. CG 00 01 11 85 or 88 or a form approved in advance by the City's Risk Manager. Total limits shall be no less than one million dollars per occurrence for all coverage's and one million dollars general aggregate. The City, its Airport, Council, boards and commissions, officers, employees, agents and volunteers must be added as additional insured's using ISO additional insured endorsement form CG 20 1- 11 85. Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the City or any agent of City. Coverage shall not be limited to the vicarious liability or supervisory role of any additional insured. Umbrella Liability Insurance (over primary) shall apply to bodily injury/property damage, personal injury/advertising injury, at a minimum, and shall include a "drop down" provision providing primary coverage above a maximum \$25,000.00 self-insured retention for liability not covered by primary policies but covered by the umbrella policy. Coverage shall be following form to any underlying coverage. Coverage shall be provided on a "pay on behalf" basis, with defense costs payable in addition to policy limits. There shall be no cross-liability exclusion. Policies shall have concurrent starting and ending dates.
- D. Auto Insurance. Primary coverage must include all vehicles, including the truck with the stanchion mounted for the test, used in relation to the testing activities on the Airport and shall be written on a commercial or business auto coverage form approved by the City including hired auto liability for bodily injury and property damage. Limits shall be no less than one million dollars per accident. Starting and ending dates shall be concurrent. The City of Marina shall be added as an additional insured using an additional insured endorsement form approved by the City.

- E. Workers' Compensation/Employers' Liability. This shall be written on a policy form providing workers' compensation statutory benefits as required by law. Employers' liability limits shall be no less than one million dollars per accident or disease and shall add the City of Marina as an additional insured employer. Unless otherwise agreed, this policy shall be endorsed to waive any right of subrogation as respects the City, its Airport, Council, boards and commissions, officers, employees, agents and volunteers.
- F. Cancellation. In the event of cancellation, reduction of or change in coverage, or a substantial premium increase (in excess of \$500.00) of the City's airport liability insurance as a result, in whole or in part, of the operations allowed by this Permit, this Permit shall be suspended effective as of the date of any such change. Upon receipt of notice of any such change in coverage, City shall promptly notify Permittee.
- E. Indemnification. Permittee and City agree that City, its Airport, Council, boards and commissions, officers, employees, agents, and volunteers, should to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuits, cost, expense, attorneys fees, litigation costs, defense costs, court costs or any other cost arising out of or in any way related to the activities permitted by this Permit (whether directly, indirectly or arising out of or connected in any way with the testing activities provided for herein. Accordingly, the provisions of this indemnity provision are intended by the parties to be interpreted and construed to provide the fullest protection possible under the law to the City. Permittee acknowledges that City would not grant this Permit in the absence of the commitment from Permittee to indemnify and protect City as set forth here.

To the full extent permitted by law, Permittee shall defend, indemnify and hold harmless City, its Airport, Council, boards and commissions, officers, employees, agents, and volunteers, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, actual attorney fees incurred by City, court costs, interest, defense costs including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, as a consequence of or arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part to the activities governed by this Permit. All obligations under this provision are to be paid by Permittee as they are incurred by the City.

Without affecting the rights of the City under any provision of law, this Permit or this section, Permittee shall not be required to indemnify and hold harmless City as set forth above for liability attributable to the sole fault of City, provided such sole fault is determined by written agreement of the parties or the findings of a court of competent jurisdiction. This exception will apply only in instances where the City is shown to have been solely at fault and not in instances where Permittee are solely or partially at fault or in instances where City's fault account for only a percentage of the liability involved. In those instances, the obligation of Permittee shall be all inclusive and City shall be indemnified for all liability

incurred, even though a percentage of the liability is attributable to conduct of the City.

Permittee acknowledges that its obligation pursuant to this section extends to liability attributable to the City, if that liability is less than the Sole fault of City. Permittee shall have no obligation under this Permit for liability proven in a court of competent jurisdiction or by written agreement between the parties to be the sole fault of the City.

The obligations of Permittee under this or any other provision of this Permit shall not be limited by the provisions of any workers' compensation act or similar act. Permittee expressly waives its statutory immunity under such statutes or laws as to City, its Airport Council, boards and commissions, officers, employees, agents, and volunteers.

Permittee agrees to obtain executed indemnity agreements with provisions identical to those set forth in this section from any assignee, subcontractor or any other person or entity involved by, for, with or on behalf of Permittee in the performance of the subject matter of this Permit. In the event Permittee fails to obtain such indemnity obligations from others as required here, Permittee agrees to be fully responsible according to the terms of this section.

Failure of the City to monitor compliance with these requirements imposes no additional obligations on City and will in no way act as a waiver of any rights hereunder. This obligation to indemnify and defend City as set forth herein is binding on the successors, assigns, or heirs of Permittee and shall survive the termination of this Permit or this section.

G. Other Agreements. Permittee and City further agree as follows:

1. Insurance provisions supersede all other sections and provisions of this Permit to the extent that any other section or provision conflicts with or impairs the provisions of those sections.
2. Nothing contained in the insurance provisions is to be construed as affecting or altering the legal status of the parties to this Permit. The insurance requirements set forth in this Permit are intended to be separate and distinct from any other provision in this Permit and shall be interpreted as such.
3. All insurance coverage and limits provided pursuant to this Permit shall apply to the full extent of the policies involved, available or applicable. Nothing contained in this Permit or any other Permit relating to the City or its operations limits the application of such insurance coverage.
4. Requirements of specific coverage features or limits contained in the insurance provisions are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes

of clarification only and is not intended by any party to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

5. For purposes of insurance coverage only, this Permit shall be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards performance of this Permit.
6. All general or auto liability insurance coverage provided pursuant to this Permit shall not prohibit Permittee, Permittee's employees, or agents from waiving the right of subrogation prior to a loss. Permittee hereby waives all rights of subrogation against the City.
7. Unless otherwise approved by City, Permittee's insurance shall be written by insurers authorized to do business in the State of California with a minimum "Best's" Insurance Guide Rating of "A:VII."
8. In the event any policy of insurance required under this Permit does not comply with these requirements or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Permittee.
9. Permittee agrees to provide evidence of the insurance required herein, satisfactory to City, consisting of certificate(s) of insurance evidencing all of the coverage's required and an additional endorsement to Permittee's general liability and umbrella liability policies using ISO form CG 20 10 11 85 Certificate(s) are to reflect that the insurer shall provide 30 days notice of any cancellation of coverage. Permittee agrees to require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions. Permittee agrees to provide complete copies of policies to City upon request.
10. Permittee shall provide proof that policies of insurance required herein expiring during the term of this Permit have been renewed or replaced with other policies providing at least the same coverage. Such proof shall be furnished at least two weeks prior to the expiration of the coverage's.
11. Any actual or alleged failure on the part of the City or any other additional insured under these requirements to obtain proof of insurance required under this Permit in no way waives any right or remedy of City or any additional insured, in this or any other regard.
12. Permittee agrees to require all subcontractors or other parties hired for this project to provide general liability insurance naming as additional insured's all parties to this Permit. Permittee agrees to obtain certificates evidencing such coverage and make reasonable efforts to ensure that such coverage is provided as required here. Permittee agrees to require that no

contract used by any subcontractor, or contracts Permittee enters into on behalf of City, shall reserve the right to charge back to City the cost of insurance required by this Permit. Failure of City to request copies of such contracts shall not impose any liability on City, its Airport, Council, boards and commissions, officers, employees, agents and volunteers.

13. If any of Permittee's dba entities are or should become lawfully constituted as a Limited Liability Company, general liability coverage must be amended so that the Limited Liability Company and its Managers, Affiliates, employees, agents and other persons necessary or incidental to its operation are insured's.
14. Permittee agrees to provide immediate notice to City of any claim or loss against Permittee that includes City as a defendant. City assumes no obligation or liability by such notice but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve the City.

IV. Enforcement, Suspension, and Termination

- A. The conditions of this Permit may be enforced by any means and methods by which the City may secure compliance with the provisions of its Municipal Code. These include but are not necessarily in order of or limited to the following: warning notices, administrative citations, civil or criminal enforcement or injunctive relief. Multiple enforcement remedies may be used to achieve compliance with respect to persons who commit continuing violations.
- B. In lieu of or in conjunction with enforcement remedies, this Permit may be immediately suspended at any time for a violation of any of the conditions of approval as set forth herein. Written notice of suspension shall be given to Permittee, or that person then in-charge of conducting Permittee activities on the Airport, by the Airport Services Manager. The notice shall set forth the specific violation for which the immediate suspension is imposed. Permittee agrees that, upon receipt of written notice of suspension from the Airport Services Manager it will immediately cease and suspend its use of airfield facilities outside of the leasehold area(s).
- C. The Airport Services Manager agrees to cooperate with Permittee in its efforts to remedy or to address a cited violation or notice of violation for which this Permit has been suspended. If and when such violation has been addressed to the satisfaction of the Airport Services Manager, immediate verbal notice of Permit reinstatement followed within not more than 24-hours by a written notice of Permit reinstatement shall be given to Permittee.
- D. This Permit may be suspended by action of the Airport Services Manager or the Airport Manager and terminated by action of the City Council or the Airport Commission.

- E. In the event it should become necessary for either party to enforce or interpret any of the terms and conditions of this Permit by means of court action or administrative enforcement the laws of the State of California shall govern the interpretation of the terms and conditions of this Permit and such action shall be brought in a court of proper jurisdiction in Monterey County, the prevailing party, in addition to any other remedy at law or in equity available to such party, shall be awarded all reasonable costs and reasonable attorney's fees in connection therewith, including the fees and costs of experts reasonable consulted by the attorneys for the prevailing party.
- G. In the event of a request or action by the Federal Aviation Administration (FAA) to cease or terminate the activities as set forth in this conditional use permit, such permit shall become immediately null and void without requirement of any further action by the City Council. To the extent applicable, Permittee shall comply with all FAA Assurances as shown on "**Exhibit C**" attached hereto and made a part hereof.

V. Non-Transferability, No Exclusive Right, No Right to Lease

- A. This Permit is non-transferable.
- B. This permit shall not be construed or interpreted as an "exclusive right" within the provisions of section 308a of the FAA Act of 1958, as amended.
- C. This Permit is not, and may not be, construed as a lease of any City property, nor does it convey any right to such a lease.
- D. This Permit may be amended only by a writing signed by the authorized representatives of both the City and Permittee.

VI. Grant Agreement Covenants

Permittee acknowledges that City is subject to Federal grant agreement obligations as a condition precedent to granting of funds for the improvement of the Airport, and, accordingly agrees to, and agrees to be bound by, the following covenants provided by the FAA as they may apply to Permittee:

Permittee, by accepting this Permit expressly agrees for itself, its successors and assigns that it will not make use of the Premises in any manner which might interfere with the landing and taking off of aircraft from Marina Municipal Airport or otherwise constitutes a hazard. In the event this covenant is breached, City reserves the right to enter upon the premises and cause the abatement of such interference at the expense of Permittee. There is hereby reserved to City, its successors and assigns, for the use and benefit of the public, a right for the passage of aircraft in the airspace above the surface of the Premises. The public right of flight shall include the right to cause in the airspace any noise inherent in the operation of any aircraft used for navigation or flight through the said airspace or landing at, taking from, or operation on the Airport

Permittee for itself and its personal representatives, successors in interest, and assigns as

part of the consideration hereto, does hereby covenant and agree that: (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said premises. (2) that in the construction of any improvement on, over or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participating in, denied the benefits of, or otherwise be subject to discrimination; (3) that the Permittee shall use the premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21 Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and as said Regulations may be amended. In the event of breach of any of the above nondiscrimination covenants, the City (through the City Manager) shall have the right to terminate this Permit, and to re-enter and repossess the premises and hold the same as if this Permit had never been made or issued.

City reserves the right to further develop or improve the landing area of the Airport as it sees fit, regardless of the desires or views of Permittee, and without interference of hindrance. The City reserves the right, but shall not be obligated to Permittee, to maintain and keep in repair the landing area of the Airport and all publicly owned facilities of the Airport together with the right to direct and control all activities of Permittee in this regard. The Permittee agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulations in the event future construction of a building is planned for the Premises or in the event of any planned modification or alteration of any present or future building or structure situated on the Premises. This requires the submission of FAA Form 7460-1, Notice of Construction or Alteration to the FAA.

The Permittee by accepting this Permit expressly agrees for itself, its successors and assigns that it will not erect nor permit the erection of any structure or building nor permit object of natural growth or other obstruction on the land leased hereunder above a height as determined by the application of the requirements of Title 14 CFR Part 77 or above mean sea level elevation of 210 feet. In the event the aforesaid covenants are breached, the City reserves the right to enter upon the land hereunder and to remove the offending structure or object or cut the offending natural growth, all of which shall be at the expense of the Permittee.

The Permittee will furnish services on a reasonable and not unjustly discriminatory basis to all users and charge reasonable and not unjustly discriminatory prices for each unit or service, provided that the Permittee may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers. In the event of breach of the above covenant, the City (through the City Manager) shall have the right to terminate this Permit, and to re-enter and repossess the premises and hold the same as if this Permit had never been made or issued.

The Permit will conform to airport and Federal Aviation Administration safety and security rules and regulations regarding use of the Airport operations area including runways, taxiways, aircraft aprons by vehicles, employees, customers, visitors, etc. in order to prevent security breaches and avoid aircraft incursions and vehicle/pedestrian deviations; will complete and pass airfield safe driving instruction program when offered

or required by the Airport; and will be subject to penalties as prescribed by the airport for violations of the airport safety and security requirements.

This Permit is subordinate to the City's obligations to the federal government under existing and future agreements for federal aid for the development and maintenance of the Airport.

This Permit shall be subordinate to the provisions and requirements of any existing or future agreement between the City and the United States, relative to the development, operation, or maintenance of the Airport. Failure of the Permittee to comply with the requirements of any existing or future agreement between the City and the United States, which failure shall continue after reasonable notice to make appropriate corrections, shall be cause for immediate termination of Permittee's rights hereunder.

VII. Modifications for Granting FAA Funds

In the event that the FAA requires, as a condition precedent to granting of funds for the improvement of the Airport, modifications or changes to this Permit, Permittee agrees to consent in writing upon the request of City to such reasonable amendments, modifications, revisions, supplements or deletions of any of the terms, conditions, or requirements of this Permit as may be reasonably required to enable the City to obtain FAA funds. A failure by Permittee to so consent shall constitute termination of this Permit.

VIII. Authority

The individual executing this Permit on behalf of Toyota Research Institute, Inc. represents and warrants that he or she is duly authorized to execute and deliver this Permit on behalf of the corporation and that this Permit is binding upon the corporation in accordance with its terms.

IX. Notice

All notices and other communications required to be given under this Permit shall be in writing and shall be delivered at the addresses set out herein. Notice may be given by personal delivery, recognized overnight courier, by United States mail, by facsimile transmission, or by e-mail, in the manner set forth below. Notice shall be deemed to have been duly given: (a) if by personal delivery, on the first to occur of the date of actual receipt or refusal of delivery by any person at the intended address; (b) if by overnight courier, on the first business day after being delivered to a recognized overnight courier; (c) if by mail, on the third business day after being deposited in the United States mail, certified or registered mail, return receipt requested, postage prepaid; (d) if by facsimile transmission, the next business day after being transmitted, as evidenced by the confirmation slip generated by the sender's facsimile machine; or (e) if by e-mail, the business day after being transmitted, as evidenced by the confirmation generated by the sender's e-mail, addressed as follows (or to such other address as either party may from time to time specify as its address for the receipt of notices hereunder):

To the City of Marina:

Airport Services Manager
City Hall
211 Hillcrest Avenue
Marina, CA 93933
Phone: 831-384-2901
Mobile: 831-241-8628
Facsimile: 831-582-0104
E-mail: jcrechriou@cityofmarina.org

With a copy to:

City Attorney – City of Marina
Wellington Law Offices
857 Cass Street, Suite D
Monterey, CA 93940
Phone: 831-373-8733
Facsimile: 831-373-7106
E-mail: attys@wellingtonlaw.com

To Toyota Research Institute, Inc.:

Toyota Research Institute, Inc.
4440 El Camino Real
Los Altos, CA 94022
Phone: 650-673-2225
Facsimile:
E-mail: legal@tri.global

or to such other address as either party may from time to time specify as its address for the receipt of notices hereunder, in a notice to the other party. Notices given by an attorney shall be deemed to constitute notice from that party.

THIS CERTIFICATE IS TO NOTIFY TOYOTA RESEARCH INSTITUTE, INC. that the above described Conditional Airport Use Permit was approved by the City of Marina City Council with their action and to become effective as specified in the Permit. However, requesters are notified that should any aggrieved party wish to appeal the decision of the City Council, a written appeal must be filed with the City Clerk no later than the end of the first work day which is at least ten calendar (10) days from the issuance of this Certificate, no later than 5:00 P.M. on Monday, July 20, 2020. Such appeal must set forth specifically the points at issue, the reasons for the appeal and describe why the person appealing the decision believes there was an error or abuse of discretion by the City Council. Should no appeal be filed within this time limit, this Certificate shall be valid as written. Any action for judicial review of this decision must be brought within the time limits specified in the California Code of Civil Procedure Section 1094.6.

Dated: July 7, 2020 at Marina, California

APPROVED/ATTEST

Layne Long
City Manager/Airport Manager
City of Marina

Jeff Crechriou
Airport Services Manager
City of Marina

Date: _____ 2020

Date: _____ 2020

I HAVE READ, UNDERSTAND AND ACKNOWLEDGE AND AGREE TO THE CONDITIONS SET FORTH IN THIS PERMIT:

Kelly Kay
Executive Vice President
Toyota Research Institute, Inc.

Date: _____ 2020

Attest: Pursuant to Resolution No. 2020-____

Anita Shepherd-Sharp, Deputy City Clerk

APPROVED AS TO FORM:

City Attorney

ATTACHMENTS:

EXHIBIT A Site Plan and Access Route
EXHIBIT B Incident Report Form
EXHIBIT C FAA Assurances

EXHIBIT A

Site Plan and Access Route



EXHIBIT B

Incident Report Form

INCIDENT REPORT FORM – FOR OFFICIAL USE ONLY

Date of Incident _____

Pilot in Command _____

Total Passengers _____

Name of Ground Observer _____

Name of Person(s) Involved: _____

Explanation: _____

Report Prepared by _____

Date _____

Received by _____

Date / Time _____

MARINA MUNICIPAL AIRPORT

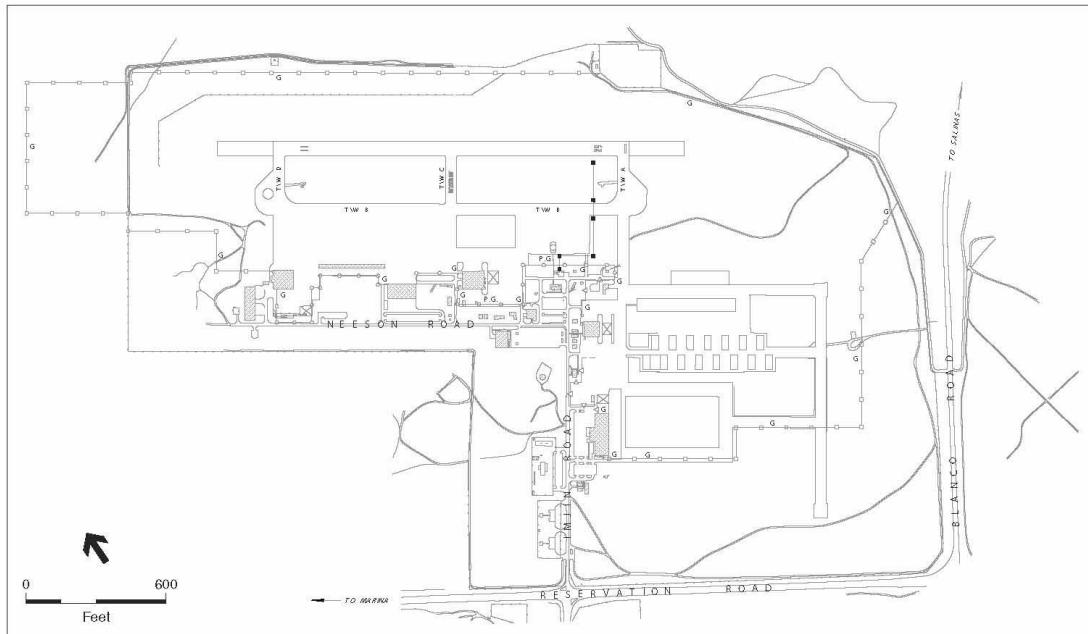


EXHIBIT C

FEDERAL AVIATION ADMINISTRATION ASSURANCES

A. COMPLIANCE WITH FEDERAL GRANT ASSURANCES: To the extent applicable, Permittee shall comply with all Federal Aviation Administration (FAA) assurances below:

1. The Permittee for itself, its heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenants and agree that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this Agreement for a purpose for which a DOT program or activity is extended or for another purpose involving the provision of similar services or benefits, the Lessee shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, COT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

2. The Permittee for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that (in the case of leases add "as a covenant running with the land") that: (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subject to discrimination, (3) that the Permittee shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

3. That in the event of breach of any of the above nondiscrimination covenants, the City of Marina shall have the right to terminate the permit and to reenter and repossess said land and the facilities thereon, and hold the same as if said permit had never been made or issued. This provision does not become effective until the procedures of 49 CFR Part 21 are followed and completed including expiration of appeal rights.

4. Permittee shall furnish its accommodations and/or services on a fair, equal and not unjustly discriminatory basis to all users thereof and it shall charge fair, reasonable and not unjustly discriminatory prices for each unit or service; PROVIDED, THAT the Permittee may be allowed to make reasonable and nondiscriminatory discounts, rebates or other similar type of price reductions to volume purchasers.

5. Non-compliance with Provision 4 above shall constitute a material breach thereof and in the event of such non-compliance the City of Marina shall have the right to terminate this permit and

the estate hereby created without liability therefore or at the election of the City of Marina or the United States either or both said Governments shall have the right to judicially enforce Provisions.

6. Permittee agrees that it shall insert the above five provisions in any permit by which said Permittee grants a right or privilege to any person, firm or corporation to render accommodations and/or services to the public on the premises herein permitted.

7. The Permittee assures that it will undertake an affirmative action program as required by 14 CFR Par 152, Subpart E, to insure that no person shall on the grounds of race, creed, color, national origin, or sex be excluded from participating in any employment activities covered in 14 CFR Part 152, Subpart E. The Permittee assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart. The Permittee assures that it will require that its covered suborganizations provide assurances to the Permittee that they similarly will undertake affirmative action programs and that they will require assurances from their suborganizations, as required by 14 CFR 152, Subpart E, to the same effort.

8. The City of Marina reserves the right to further develop or improve the landing area of the airport as it sees fit, regardless of the desires or view of the Permittee and without interference or hindrance.

9. The City of Marina reserves the right, but shall not be obligated to the Permittee to maintain and keep in repair the landing area of the airport and all publicly-owned facilities of the airport together with the right to direct and control all activities of the Permittee in this regard.

10. This permit shall be subordinate to the provisions and requirements of any existing or future agreement between the City of Marina and the United States, relative to the development, operation or maintenance of the airport.

11. There is hereby reserved to the City of Marina, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the premises herein permitted. This public right of flight shall include the right to cause in said airspace any noise inherent in the operation of any aircraft used for navigation or flight through the said airspace or landing at, taking off from or operation on the Marina Municipal Airport.

12. Permittee agrees to comply with the notification and review requirements covered in Part 77 of the Federal Aviation Regulations in the event future construction of a building is planned for the permitted premises, or in the event of any planned modification or alteration of any present of future building or structure situated on the permitted premises.

13. The Permittee by accepting this expressly agrees for itself, its successors and assigns that it will not erect nor permit the erection of any structure or object above the mean sea level elevation of 210 feet.

In the event the aforesaid covenants are breached, the City reserves the right to enter upon the land permitted hereunder and to remove the offending structure or object, all of which shall be at the expense of the Permittee.

14. The Permittee by accepting this permit agrees for itself, its successors and assigns that it will not make use of the permitted premises in any manner which might interfere with the landing and taking off of aircraft from the Marina Municipal Airport or otherwise constitute a hazard. In the event the aforesaid covenant is breached, the owner reserves the right to enter upon the premises hereby permitted and cause the abatement of such interference at the expense of the Permittee.

15. It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308a of the Federal Aviation Act of 1958 (49 U.S.C. 1349a).

16. This permit and all the provisions hereof shall be subject to whatever right the United States Government now has or in the future may have or acquire, affecting the control, operation, regulation and taking over of said airport or the exclusive or non-exclusive use of the airport by the United States during the time of war or national emergency.

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of July 7, 2020

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2020-,
ACCEPTING THE 8th STREET AND 2nd AVENUE BARRACKS
DEMOLITION PROJECT AND AUTHORIZING FILING NOTICE OF
COMPLETION WITH MONTEREY COUNTY RECORDER'S OFFICE**

REQUEST:

It is requested that the City Council consider:

1. Adopting Resolution No. 2020-, accepting the 8th Street and 2nd Avenue Barracks Demolition Project and;
2. Authorizing filing of Notice of Completion with Monterey County Recorder's Office.

BACKGROUND:

On September 8, 2019, at 3:38 pm the City of Marina Fire Department responded to a fire at the military barracks building at the west end of 8th Street, just south of the 9th Street roundabout. The building itself was destroyed in the fire which reduced the building to debris. Public Works immediately secured the site from the public with fencing, and City staff solicited bids for the debris removal. On December 10, 2019, five (5) sealed bids were received, opened and publicly read for the Project.

At the regular meeting of December 17, 2019, the City Council adopted Resolution No. 2019-133, authorizing the awarding of the contract to Monterey Environmental Solutions & Services (MESS) of Monterey, California for \$59,000 plus allocating \$10,000 for City staff construction inspection, administration, contingency and project closeout.

ANALYSIS:

A budget amount of \$77,900.00 was approved for the Project. The final construction cost with three contract change orders was \$59,000.00. The project cost of inspection and administrative services was \$10,000. Therefore, the final project costs for construction were \$79,000.

The Project is now complete. It is appropriate to accept these public improvements and to file a Notice of Completion for the project with the Monterey County Recorder's Office ("EXHIBIT A"). Following Council approval, the City will receive a one-year warranty bond for the project from the Contractor and release contract retention 35 days after the recording of the Notice of Completion.

FISCAL IMPACT:

Staff submitted an invoice to the Fort Ord Reuse Authority (FORA) in the amount of \$66,678.98 which was reimbursed from the FORA Caretaker Fund. Due to the FORA sunset, remaining closeout costs shall be paid with available funds in the Engineering Services budget account 420 – Professional Services should the Council approve this request.

CONCLUSION:

This request is submitted for City Council consideration and possible action.
Respectfully submitted,

Edrie Delos Santos, P.E.
Senior Engineer, Engineering Division
Public Works Department
City of Marina

REVIEWED/CONCUR:

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

Layne P. Long
City Manager
City of Marina

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
ACCEPTING THE 8th STREET AND 2nd AVENUE BARRACKS DEMOLITION
PROJECT AND AUTHORIZING FILING NOTICE OF COMPLETION WITH
MONTEREY COUNTY RECORDER'S OFFICE

WHEREAS, on December 10, 2019, five (5) sealed bids were received, opened and publicly read for the Project, and;

WHEREAS, at the regular meeting of December 17, 2019, the City Council adopted Resolution No. 2019-133, authorizing the awarding of the contract to Monterey Environmental Solutions & Services (MESS) of Monterey, California for \$59,000 plus allocating \$10,000 for City staff construction inspection, administration, contingency and project closeout, and;

WHEREAS, a budget amount of \$77,900 was approved for the Project. The final construction cost with three contract change orders was \$59,000. The project cost of inspection and administrative services was \$10,000. Therefore, the final project costs for construction were \$77,900, and;

WHEREAS, the project was completed within the allotted contract working days, and;

WHEREAS, the Project is now complete. It is appropriate to accept these public improvements and to file a Notice of Completion for the project with the Monterey County Recorder's Office ("EXHIBIT A"). Following Council approval, the City will receive a one-year warranty bond for the project from the Contractor and release contract retention 35 days after the recording of the Notice of Completion. Staff submitted an invoice to the Fort Ord Reuse Authority (FORA) in the amount of \$66,678.98 which was reimbursed from the FORA Caretaker Fund. Due to the FORA sunset, remaining closeout costs shall be paid with available funds in the Engineering Services budget account 420 – Professional Services should the Council approve this request.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Marina does hereby:

1. Accept the 8th Street and 2nd Avenue Barracks Demolition Project, and;
2. Authorize filing of Notice of Completion with Monterey County Recorder's Office.

PASSED AND ADOPTED, at a regular meeting of the City Council of the City of Marina, duly held on the 7th day of July 2020 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ATTEST:

Bruce Delgado, Mayor

Anita Sharp, Deputy City Clerk

After Recordation Return To:

City of Marina
Community Development Department
211 Hillcrest Avenue
Marina, CA 93933

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the City of Marina, a municipal corporation, did, on the 7th Day of April, 2020, enter into a contract with Monterey Environmental Solutions & Services wherein said contractor agreed to complete all work for 8th Street and 2nd Avenue Barracks Demolition Project according to plans and specifications furnished by the City of Marina.

That the work under said contract was actually completed by the contractor or assignee, and accepted by the City of Marina on May 15, 2020.

The real property involved in said contract is described as various streets within the City of Marina with the property interest of the City is Owner.

Dated: July, ____ 2020

MARINA, a Municipal Corporation

BY _____
Brian McMinn
Public Works Director/City Engineer

VERIFICATION

I, the undersigned, say: I am the Public Works Director/City Engineer of the City of Marina, a Municipal Corporation, and the declarant of the foregoing notice of completion: I have read said notice of completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 2020, at Marina, California.

Brian McMinn
Public Works Director/City Engineer

July 1, 2020

Item No. **11a**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of July 7, 2020

Chair and Board Members of
Preston Park Sustainable Community Non-Profit Corporation

Corporation Board Meeting
of July 7, 2020

CITY COUNCIL, PRESTON PARK SUSTAINABLE COMMUNITY NON-PROFIT CORPORATION BOARD AND ABRAMS B NON-PROFIT CORPORATION BOARD TO RECEIVE INFORMATION ON GREYSTAR REAL ESTATE PARTNERS ACQUISITION OF ALLIANCE RESIDENTIAL COMPANY

REQUEST:

It is requested that the City Council and Non-Profit Corporation Boards consider:

1. Receiving a report regarding changes in property management company ownership.

BACKGROUND:

Alliance Residential Company, under different LLC's, has provided property management services for Preston and Abrams Parks since 2007. The current Management Agreement expires on December 31, 2020.

ANALYSIS:

On June 2, 2020, Alliance Residential Company property management was acquired by Greystar Real Estate Partners. “**EXHIBIT A**” to this report is the press release and fact sheets that were released. This was a sudden announcement for both the City and local Alliance Management staff.

The City and local property management staff are currently in the process of learning more about any changes that may come about and how it may or may not affect Preston and Abrams Parks management staff. At this point, we can report that the first 60 days of the transition will be onboarding the Alliance team. All site teams will be transitioned in their existing role at their existing pay rates. During this time, it will be business as usual including the use of Alliance email addresses, signature lines, and so on. Following this first 60 days is when we will see more communication from Greystar regarding the property management. Resident rent payments will continue to be processed as normal. We will update residents if there are any changes in the future to systems or processes. All terms of the current Lease Contracts remain in full force and will not be affected by this transition. In the coming months staff will keep the Council apprised of any changes or impacts as result of the property management changes.

Kristin Torrice, District Manager for Alliance Residential Company, will be on hand to answer questions regarding this transition.

FISCAL IMPACT:

There is no immediate fiscal impact as a result of this Agenda item.

CONCLUSION:

This informational report is submitted for information.

Respectfully submitted,

Matt Mogensen
Assistant City Manager
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina

Greystar Acquires Property Management Business of Alliance Residential

Tuesday, June 2, 2020

Combined Organization Will Enhance Capabilities, Expand Talent Base and Bolster Global Rental Housing Footprint to More Than 660,000 Units Under Management

CHARLESTON, S.C. and PHOENIX, Ariz. – June 2, 2020 – Greystar Real Estate Partners, LLC (“Greystar”), a global leader in the investment, development, and management of high-quality rental housing properties, today announced the acquisition of the property management business of Alliance Residential Company (“Alliance”). The combined businesses will continue to deliver best-in-class services for clients, partners and residents under the Greystar brand.

Comprising more than 500 multifamily properties and nearly 130,000 primarily Class A units across 21 states, the Alliance portfolio and its diversified base of clients will complement Greystar’s leading property management platform to deliver numerous benefits that enhance property operations, services and offerings. Over the past 20 years, Alliance has become the number one multifamily developer and the fourth largest management company in the United States.

As the global leader in rental housing and the top manager of U.S. apartments¹, Greystar has a well-established track record of acquiring and integrating strategic portfolios and rental housing real estate companies. The combined portfolio will increase Greystar’s U.S. footprint by approximately 25 percent and significantly complement the firm’s current presence in key western markets, such as the San Francisco Bay Area, Los Angeles, Phoenix, Denver and Las Vegas, in addition to the Northeast and Pacific Northwest. Through this transaction, Greystar will grow to nearly 19,000 team members overseeing a portfolio of more than 2,400 communities and 660,000 apartment units across 42 U.S. states and 13 countries.

“We only consider acquisitions of companies that are culturally compatible and fit our long-term strategic objectives. In Alliance, we’ve found both. Alliance is held in the highest regard in our industry, operates in some of the best markets across the country, and has some of the most talented people in rental housing,” said Bob Faith, Founder, Chairman and CEO of Greystar. “Even during severe economic downturns, we believe in the resilience of rental housing and we are committed to continuing to grow our company. This acquisition reflects our confidence in that and is a unique opportunity to acquire a strong business. We look forward to welcoming the Alliance team to the Greystar family.”

Alliance, the leading developer of multifamily units in the U.S. for the last two years, will streamline its focus on development, construction and acquisition across the multifamily, workforce and senior housing segments. As part of the deal, Greystar will provide management services to Alliance’s multifamily acquisition and development businesses going forward.

“We are thrilled to launch this long-term strategic relationship with Greystar, combining best-in-class residential managers, complementary portfolios and unrivaled expertise to create the leading property management company in the multifamily industry,” said Alliance Residential Chairman and CEO Bruce Ward. “Greystar’s global reach, corporate culture and seasoned leadership team made this milestone a clear next step for Alliance, our residents, investors and associates alike.”

“This transaction underscores Greystar’s unwavering commitment to providing residents and clients with the industry’s leading property management platform,” said Andrew Livingstone, Executive Managing Director responsible for Greystar’s Property Management Group. “In Alliance, we see an

impressive team with a similar operating philosophy, core values, and ‘people-centered’ approach to property management, and this transaction provides us with the ability to capitalize on a number of innovative opportunities in today’s dynamic environment. Greystar will continue to set the standard for operational excellence by leveraging our local market knowledge, economies of scale and innovative, technology-based solutions.”

Financial terms of the transaction were not disclosed.

1 According to the 2020 National Multifamily Housing Council

About Greystar

Greystar is a leading, fully integrated real estate company offering expertise in investment management, development, and management of rental housing properties globally. Headquartered in Charleston, South Carolina, Greystar manages and operates an estimated \$200 billion+ of real estate in nearly 200 markets globally including offices throughout the United States, United Kingdom, Continental Europe, Latin America, and the Asia-Pacific region. Greystar is the largest operator of apartments in the United States, managing more than 660,000 units/beds globally, and has a robust institutional investment management platform with approximately \$35 billion of assets under management, including nearly \$15 billion of assets under development. Greystar was founded by Bob Faith in 1993 with the intent to become a provider of world-class service in the rental residential real estate business. To learn more, visit www.greystar.com.

About Alliance Residential Company

Alliance Residential Company is the most active multifamily developer and fourth largest multifamily manager in the US. Alliance is focused on the development, construction and acquisition of residential communities, including development of high profile Broadstone communities as well as workforce housing through its Prose brand. Additionally, Alliance develops Marvelle active adult communities and Holden senior housing communities. Alliance is headquartered in Phoenix with 35 regional offices throughout the West, Southwest, South-Central, Southeast, Mid-Atlantic and Northeast. For more information, visit www.allresco.com.

Media

Joele Frank, Wilkinson Brimmer Katcher

Jon Keehner / Julie Oakes / Jack Kelleher

GREYSTAR + ALLIANCE BY THE NUMBERS

Founded in 1993, Greystar is a vertically integrated rental housing company offering expertise in investment management, property management, and development globally. We own, operate, and develop rental housing, including traditional multifamily, mixed-use, student living, active adult, and corporate housing.

~19,000
TEAM MEMBERS

15,000+
ON SITE

3,500+
CORPORATE

193
GLOBAL MARKETS

13
COUNTRIES



AUSTRALIA // CHILE // CHINA // FRANCE // GERMANY // IRELAND
JAPAN // MEXICO // NETHERLANDS // SINGAPORE // SPAIN
UNITED KINGDOM // UNITED STATES

PROPERTY MANAGEMENT

Providing a full suite
of property management
solutions for ALL types
of rental housing

660K+

UNITS UNDER
MANAGEMENT
(INCLUDING STUDENT BEDS)

85K

STUDENT BEDS UNDER
MANAGEMENT

2,400+

COMMUNITIES UNDER
MANAGEMENT

INVESTMENT MANAGEMENT

Expert investment
management combining
international oversight
with local execution

\$34.9B

ASSETS UNDER
MANAGEMENT

\$20.5B

EQUITY UNDER
MANAGEMENT

~140K

UNITS AND STUDENT
BEDS OWNED

DEVELOPMENT & CONSTRUCTION SERVICES

Leading global developer
of rental housing

\$15B+

GLOBAL DEVELOPMENTS
UNDERWAY
(INCLUDED IN AUM)

\$8.5B

GLOBAL DEVELOPMENT
PIPELINE*

\$8.2B

US GENERAL
CONTRACTOR
CAPITALIZATION
(SINCE 2009)

Numbers are as of March 31, 2020. *The Global Development Pipeline, which represents a volume of projects that are currently being evaluated, is subject to change without notice and is provided as an example of the volume being pursued. There is no guarantee that any deals in the Pipeline will ultimately be included in Greystar's investment portfolio. Past performance of projects in the pipeline are not indicative of future results.

GREYSTAR + ALLIANCE BY THE NUMBERS

ALLIANCE

~127K

UNITS UNDER MANAGEMENT
(INCLUDING STUDENT BEDS)

535

COMMUNITIES UNDER MANAGEMENT

3,500

TEAM MEMBER HEADCOUNT

1

COUNTRY

21

STATES

GREYSTAR

~536K

UNITS UNDER MANAGEMENT
(INCLUDING STUDENT BEDS)

1,800+

COMMUNITIES UNDER MANAGEMENT

15,000+

TEAM MEMBER HEADCOUNT

13

COUNTRIES

42

STATES

ALLIANCE AND GREYSTAR COMBINED

~660K

UNITS UNDER MANAGEMENT
(INCLUDING STUDENT BEDS)

2,400

COMMUNITIES
UNDER MANAGEMENT

~19K

TEAM MEMBERS

13

COUNTRIES

42

STATES

June 29, 2020

Item No: **11b**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of July 7, 2020

**CITY COUNCIL CONSIDER ADOPTING RESOLUTION NO. 2020-,
RECEIVING THE 2020 MARINA RESIDENT SATISFACTION SURVEY
REPORT**

REQUEST:

1. Adopting Resolution No. 2020-, receiving the resident satisfaction survey report for 2020.

BACKGROUND:

Last year the City Council approved conducting a Marina Resident Satisfaction with City Services Survey (“**EXHIBIT A**”). It originated as an intern project and was conducted last February. The survey provides insights into what is important to the residents of Marina for Council to consider.

FISCAL IMPACT:

Estimated costs are less \$1,000 dollars. This includes material costs to print and administer the surveys as well as possible costs for staff time to compile the report.

CONCLUSION:

This request is submitted for City Council consideration and possible action.

Respectfully submitted,

Eric Frost
Finance Director
City of Marina

REVIEWED/CONCUR:

Layne Long
City Manager
City of Marina

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MARINA RECEIVING A RESIDENT SATISFACTION SURVEY

WHEREAS, the City of Marina City Council solicits the public's input in the governance of Marina;
and,

WHEREAS, a graduate student has asked to work with the City in conducting a resident satisfaction
and opinion survey; and

WHEREAS, this information may be useful to the Council in meeting the needs of the residents of
Marina;

WHEREAS, the City Council has directed staff to work with the graduate student in conducting a
satisfaction survey;

WHEREAS, the City Council seeks to include the opinions of all its residents;

WHEREAS, a resident satisfaction survey was conducted in February of 2020;

RESOLVE AS FOLLOWS:

SECTION 1. The City Council accepts the 2020 residents' satisfaction survey (Exhibit A).

PASSED and ADOPTED by the City Council of the City of Marina at a special meeting duly
held on this 7th day of July 2020 by the following vote:

AYES, COUNCIL MEMBERS:

NOES, COUNCIL MEMBERS:

ABSENT, COUNCIL MEMBERS

ABSTAIN, COUNCIL MEMBERS:

ATTEST:

Bruce C. Delgado, Mayor

Anita Sharp, Deputy City Clerk

INTEROFFICE MEMORANDUM

TO: LAYNE LONG, CITY MANAGER

FROM: ERIC FROST, FINANCE DIRECTOR
MACKENZIE BOONE-MORTON

SUBJECT: RESIDENT SATISFACTION SURVEY

DATE: JULY 7, 2020

CC: MATT MOGENSEN, ASSISTANT CITY MANAGER
CITY DEPARTMENT HEADS

Last year, the City employed Mackenzie Boone-Morton as an intern. One of her projects was to design a Resident Satisfaction Survey. In February, City volunteers worked over several days to collect 135 surveys on the opinions on City's services. The surveys were taken outside of Grocery Outlet, Lucky's and Mountain Mike's Pizza. Given the number of survey responses, the expected error rate would be +/- 8% at 90% confidence interval.

Although not perfect, the survey responses do give a sense of residential satisfaction of the City's services. Many immediate perceptions may have changed recently due to COVID-19 or recent protests, but other cities' comparable surveys have found resident satisfaction opinions to be remarkably stable. This stability or variability can only be tested with additional surveys.

The survey instrument, which is on the following pages, tried to limit the responses to individuals living in Marina. However, 6 completed surveys were from individuals who conduct business but do not live in Marina.

The survey asked people's satisfaction with:

- services provided by Police and Fire;
- their feelings about personal safety;
- the service they received from City employees, if they had contact with City employees;
- Marina as a good place to live, raise children, work, retire or visit;
- what were the quality and importance of various City services; and,
- what is the most important item the Council should focus on.

In addition, survey participants were asked demographic information to validate that the those participating were representative of the community compared to Marina's 2010 census data. The demographics showed the survey participants tended to be older, whiter, and wealthier than the census. Future survey's, if conducted, might try locating some survey points at Hispanic and Asian markets to improve the survey takers demographics.



City of Marina 2020 Public Opinion Survey

1. Are you a Marina resident?

- 1 Yes
2 No

2. Which part of the city do you live in?

- 1 Preston or Abrams Park
2 Former Fort Ord
3 North of Reservation Road
4 South of Reservation Road

PUBLIC SAFETY

3. How do you rate the city's efforts at providing a safe community?

- 1 - Very poor 2 - Poor 3 - Average 4 - Good 5 - Excellent

4. Have you had a business contact with the Marina Police Department in the past year?

Yes No

If you answered yes, how would you rate the service you received?

- 1 - Very poor 2 - Poor 3 - Average 4 - Good 5 - Excellent

5. Have you had a business contact with the Fire Department in the last year?

Yes No

If you answered yes, how would you rate the service you received?

- 1 - Very poor 2 - Poor 3 - Average 4 - Good 5 - Excellent

6. Do you feel safe:

a. Walking alone in your neighborhood during the day	Yes	No
b. Walking alone in your neighborhood after dark	Yes	No
c. Walking alone in a retail area during the day	Yes	No
d. Walking alone in a retail area after dark	Yes	No

SERVICES & QUALITY OF LIFE

7. During the last year, how many times have you visited or attended activities at:

	Never	1 day/week	2-4 days/week	1 day/month	2-4 days/month	A few times/year
City Parks	1	2	3	4	5	6
Community Center	1	2	3	4	5	6
Teen Center	1	2	3	4	5	6
Trails	1	2	3	4	5	6
Downtown Marina	1	2	3	4	5	6
Library	1	2	3	4	5	6

8. Have you contacted a city department in the past 12 months?

Yes No

If you answered yes, why did you contact the city? _____

If you answered yes, how satisfied were you by the service you received?

- 1 - Very Unsatisfied 2 - Unsatisfied 3 - Neutral 4 - Satisfied 5 - Very Satisfied

9. How would you rate the quality of life in Marina?

	Very Poor	Poor	Average	Good	Excellent	No Opinion
As a place to live	1	2	3	4	5	X
As a place to raise children	1	2	3	4	5	X
As a place to work	1	2	3	4	5	X
As a place to retire	1	2	3	4	5	X
As a place to visit	1	2	3	4	5	X

10. What is the most important service besides Police and Fire? _____

11. How would you rate the quality of the following services in Marina?

Service	Very Poor	Poor	Average	Good	Excellent	Not Observed
Police Emergency Response	1	2	3	4	5	X
Fire Emergency Response	1	2	3	4	5	X
Private Ambulance	1	2	3	4	5	X
City Road Maintenance	1	2	3	4	5	X
Traffic Management	1	2	3	4	5	X
Bus Services	1	2	3	4	5	X
Street Lighting	1	2	3	4	5	X
Community Services for Seniors	1	2	3	4	5	X
Recreation Activities	1	2	3	4	5	X
Park Maintenance	1	2	3	4	5	X
Garbage and Recycling Collection	1	2	3	4	5	X
Water Services	1	2	3	4	5	X

DEMOGRAPHICS

15. What is your gender?

- 1 Male
- 2 Female
- 3 Non-binary
- 4 Decline to State

16. What is your age group?

- 1 18 to 24
- 2 25 to 34
- 3 35 to 44
- 4 45 to 54
- 5 55 to 64
- 6 65 or older
- 7 Decline to State

17. Do you have children under 18 living with you?

- 1 Yes
- 2 No

18. What is your ethnicity? Circle One.

- 1 Black or African American
- 2 Asian
- 3 Caucasian or White
- 4 Hispanic or Latino/a
- 5 American Indian or Alaska Native
- 6 Native Hawaiian or Pacific Islander
- 7 Two or More Races
- 8 Other
- 9 Decline to State

19. What is your household income level?

- 1 Less than \$45,000
- 2 \$45,000- \$70,000
- 3 Above \$70,000
- 4 Decline to State

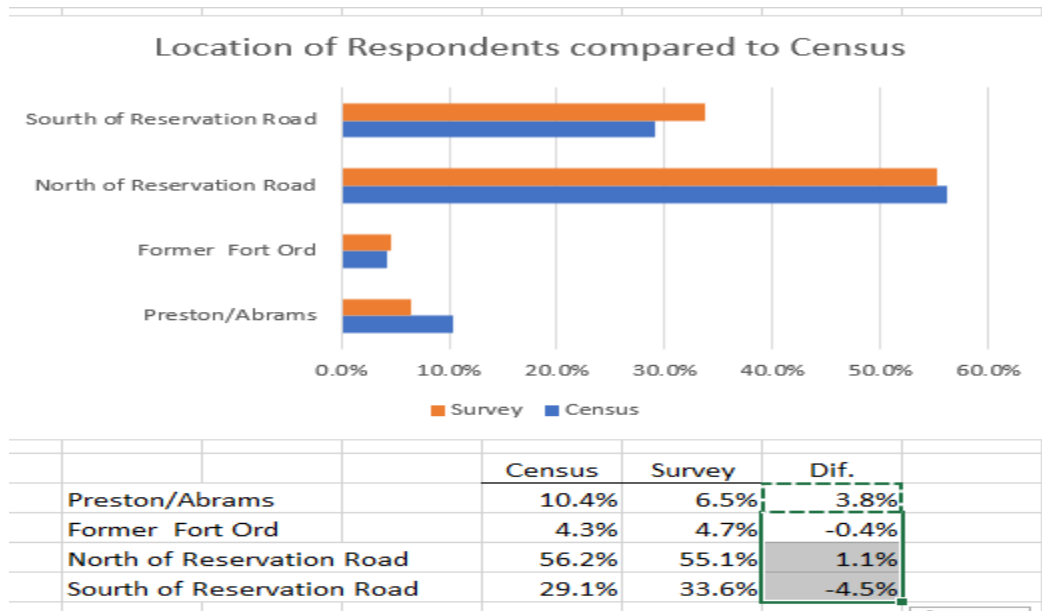
20. What is one thing the City should be working on to make Marina better? _____

Thank you for completing this survey!

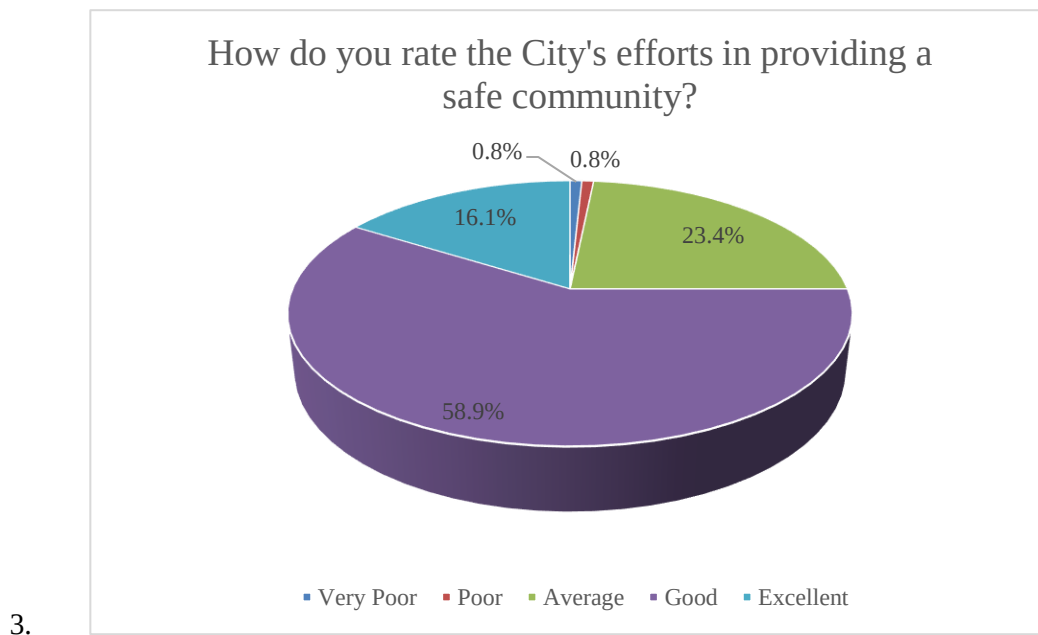
To stay up to date on City news, sign up at cityofmarina.org/notifyme

2. Which part of the city do you live in?

Preston/Abram = 1; Fort Ord = 2, North of Reservation Rd. = 3, South of Reservation Rd. -4



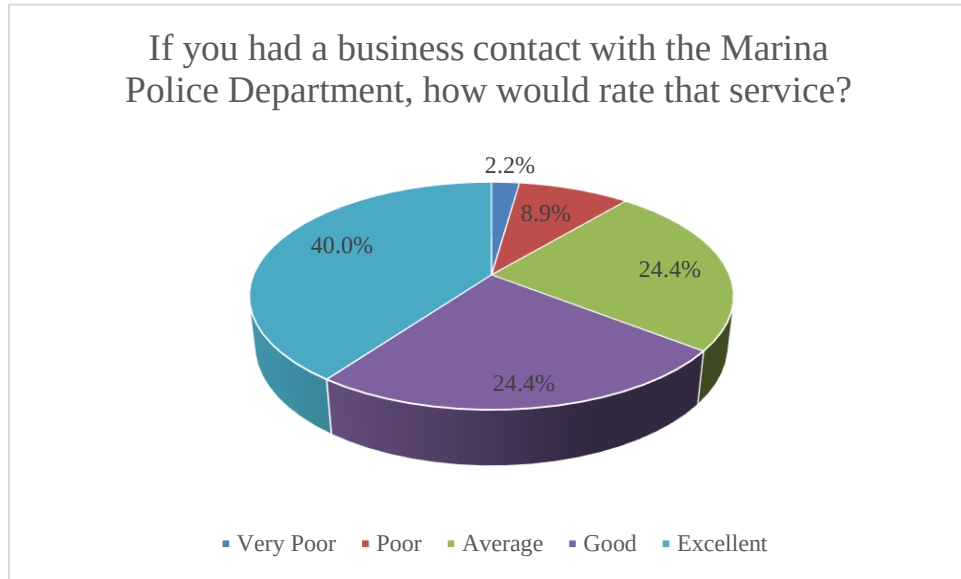
Police Perception



3.

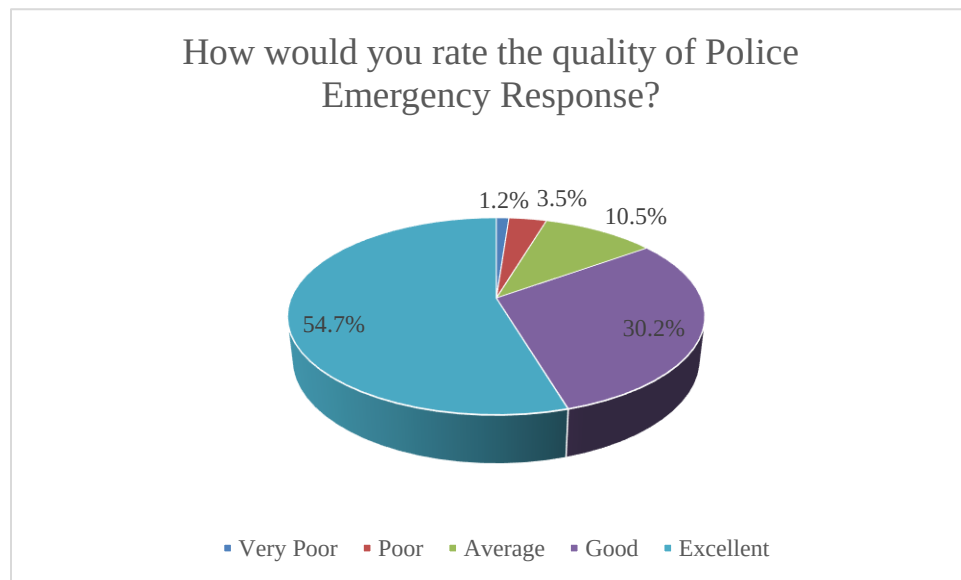
Of the individuals surveyed, 1.6% believed that the City's efforts to provide a safe community were very poor or poor. 75% believed the City's efforts were good or excellent.

4.



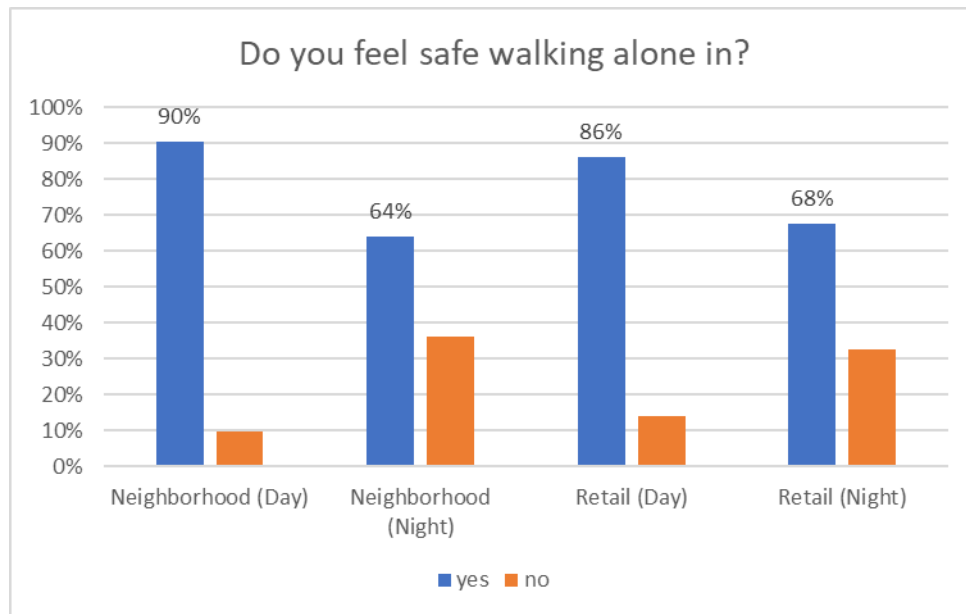
Those taking the survey were asked if they had a business contact with the Police Department. 35 individuals said they had. Of this group, 11.5 percent said their interaction was either poor or very poor, compared to 64.4 percent saying their interaction was good or excellent.

11.a



When asked about the Police's emergency response, 4.7% stated the Police's response was poor or very poor, compared to 84.9% rating the response as good to excellent. It is interesting to note

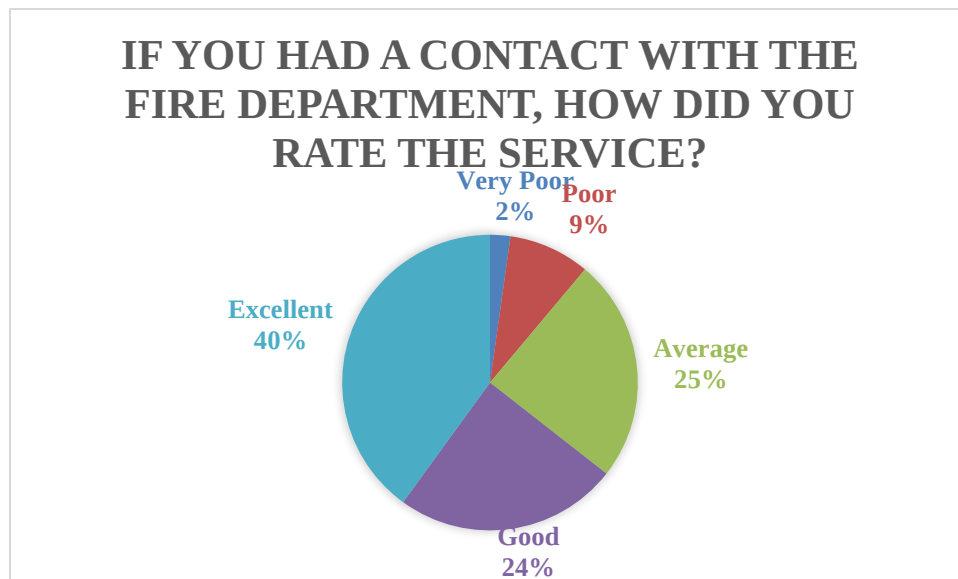
that the ratings of poor and very poor responses declined from 11.5% to 4.7% when comparing all police services to emergency services. Police emergency response received one of the highest levels of satisfaction ratings in the survey.



6.

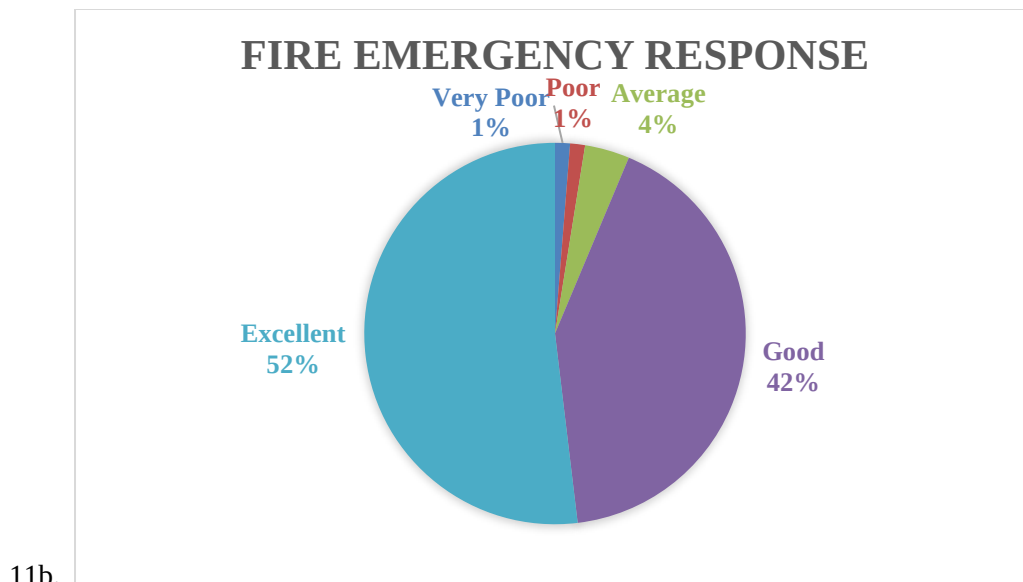
Most people feel safe during the day but nearly 1/3 have some concerns in the evening in Marina.

Fire Perception



5.

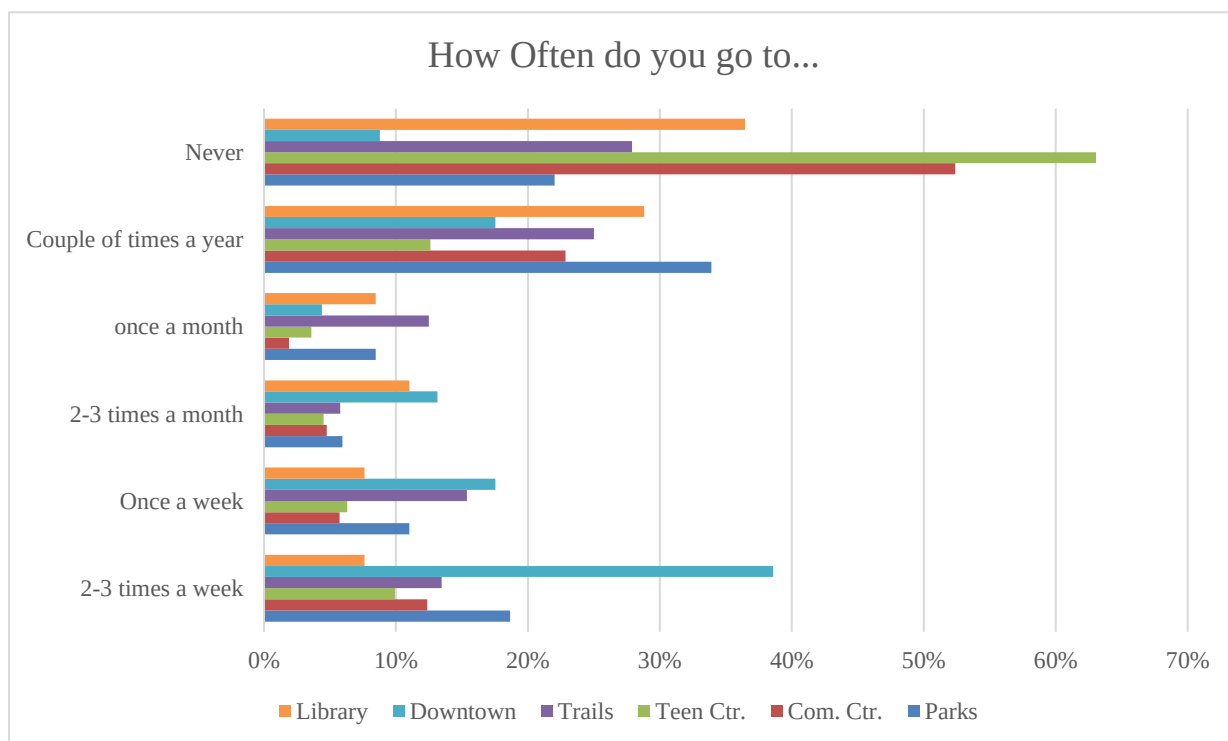
Two thirds of those surveyed rated the Fire Department's service as excellent or Good.



However, when asked to rate the Fire Department's emergency response, the Excellent and Good responses increase from 2/3 to 94%.

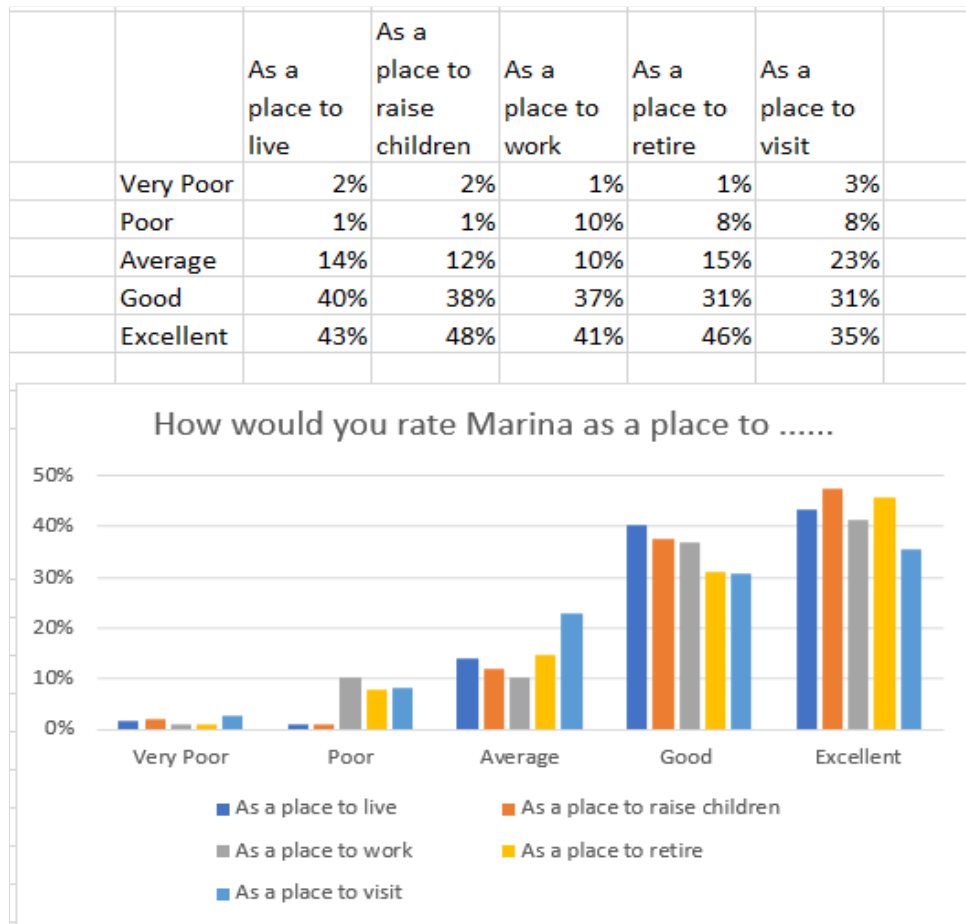
Use of Community Facilities

7.



Question 7 assessed how often community facilities were used. Less than 10% of Marinites said they never came to Marina's downtown while over 60% said they never came to the teen center. Conversely, almost 60% said they came downtown at least once a week. Parks were the most often visited City facility.

General Perceptions about the Community



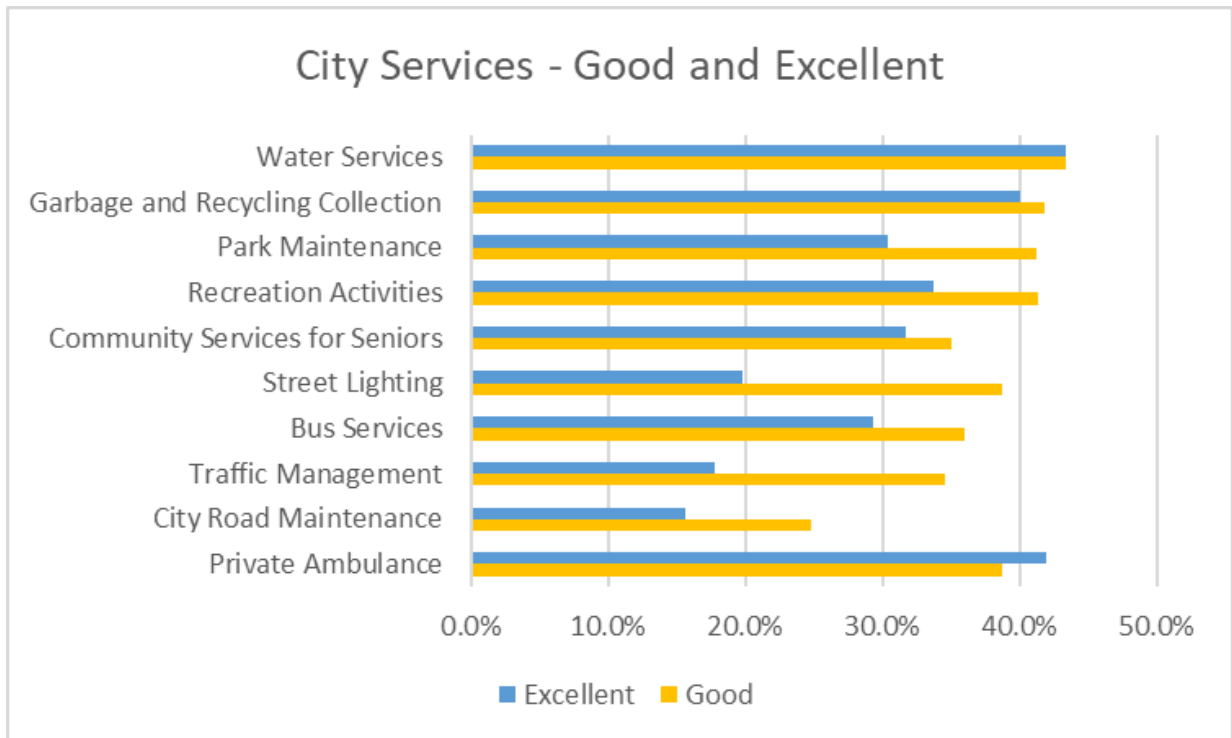
Question 9 asked people to rate Marina as a place to live, raise children, work, retire and visit. As a place to visit had the lowest good and excellent ratings, totaling 66%. As a place to raise children had the highest good and excellent ratings at 85%.

Non-Public Safety Services

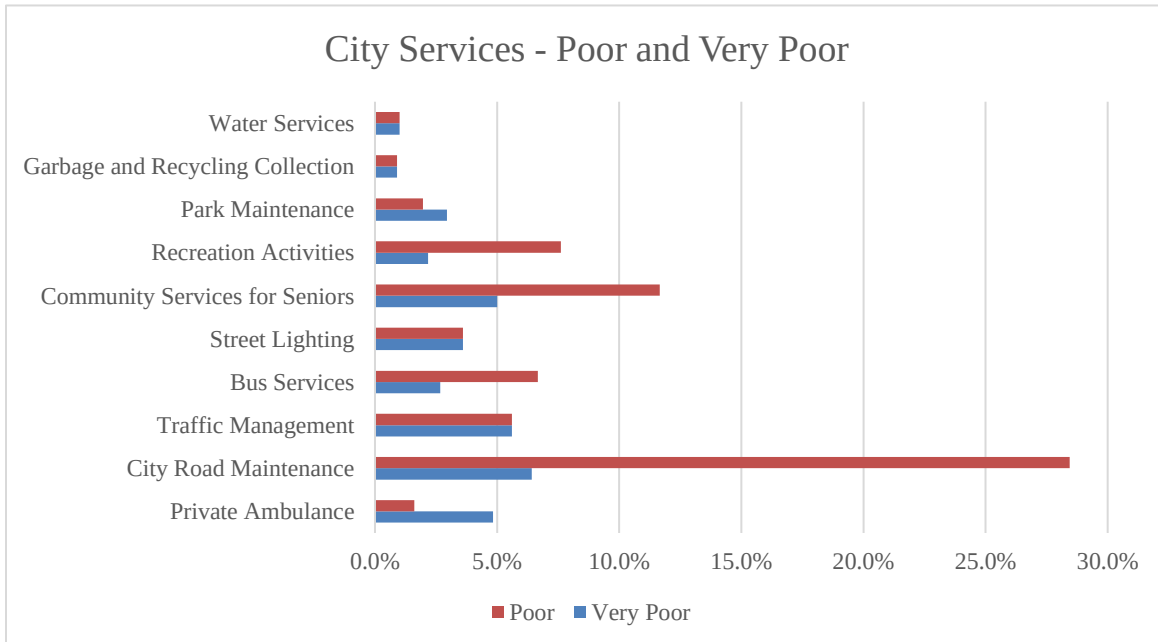
Question 8 asked if individuals had a contact with any City department and how satisfied they were with that contact. Question 10 asked what the most important service besides Police and Fire was. The responses are shown in a word cloud with the most often used terms showing as larger than least used terms. Those taking the survey were asked their option about City services in general in question 11.

8. The average response rating was 3.4, in between average and good. The various departments' ratings are shown below.

If you visited a department of the City this last year, how satisfied were you with the service you received?					
	1 - Very poor	2 - Poor	3 - Average	4 - Good	5 - Excellent
<u>Dept</u>	<u>Issue/Dept.</u>		<u>Rating</u>	<u>Average</u>	
Rec	Recreation		5		
Rec	Parks		1		
Rec	Park and Rec		5	3.67	
Police	Possible Person in home		3		
Police	Police/Fire		5		
Police	Police		1		
Police	parking issues		4		
Police	Parking issue		1		
Police	Dog registration and donations		5		
Police	Being stalked		3	3.14	
Planning	Permit		5		
Planning	Building Dept		5		
Planning	Building and Planning		5		
Planning	Backyard structures		3		
Planning	tree cutting/replace		2		
Planning	Root in Sidewalk		3	3.83	
Fire	overgrown vacant lot		3	3.00	
Fire	Weed control		1		
Council	public debates		5	5.00	
Admin	Human Resources		4		
Admin	Business Lic.		5		
Admin	Rent Control		1	3.33	
	All categories average		3.41		
	<u>Distribution</u>				
	Very Poor		5		
	Poor		1		
	Average		5		
	Good		2		
	Excellent		9		
	Total Responses		22		



Water, Garbage and Private Ambulance tends to have the best ratings. While Road Maintenance clearly is the service or area of effort needing the most attention.



At the end of the survey, individuals were asked what one thing the Council focus should be on. There responses are shown in the word cloud below.



Demographics

15. Male or Female

	Census	Survey	Dif.
Male	48.1%	43.5%	4.6%
Female	51.9%	56.5%	-4.6%

The Survey was more female than the census shows in general. Although the survey asked if someone was non-binary, no one gave that response.

16/17. Age and Children Living at Home

Age	Census	Survey	Dif.
18-24	16.6%	6.5%	10.1%
25-34	18.5%	15.4%	3.1%
35-44	16.3%	15.4%	0.9%
45-54	18.7%	17.9%	0.8%
55-64	14.7%	19.5%	-4.8%
65+	15.1%	25.2%	-10.1%
	100.0%	100.0%	

The census was younger than the ages of those taking the survey. Seventy-five percent of those taking the survey reported no children living at home. The census showed that 2/3 of households did not have children according to the census.

18. Race

Race	Census	Survey	Dif.
Black	7%	8%	-1%
Hispanic	28%	16%	12%
White	36%	51%	-15%
Asian and Pacific	21%	12%	9%
Two or more races	8%	6%	2%
Other	0%	7%	-6%

Asian and Hispanic races were underrepresented in the survey. Given that the surveys were taken in front of grocery stores, the survey's demographics might be improved by taking surveys in front of Asian or Hispanic Markets.

19. Income

Income	Census	Survey	Dif.
Less than \$45,000	40.9%	31.6%	9.3%
\$45,000 to \$70,000	18.6%	21.1%	-2.5%
Above \$70,000	40.5%	47.4%	-6.9%

The survey participants tended to report higher incomes than the 2010 census, although incomes may have increased since the census.

Suggestions for Improvement

The survey was taken in February. The weather was cool. It would be better to take the survey in April or May. The survey underreported Hispanic and Asian residents. By taking surveys at Asian and Hispanic Markets, racial distribution might be improved.

One thing the City should work on		
1) speeding in residential areas 2) regulating single family residencies in designated areas		More jobs, activities
Affordable Housing		More lighting and work more with community
Affordable Housing		More night life
Beach needs to be larger		More parks with play ground equipment, basketball courts and tennis courts
Better Council		More retail
Better lighting and security in Walmart. Do not feel safe there at night.		More rural and entrance ways to forests. Add good restaurants
Change color of buildings to pastels		More Special Ed classes
Cheaper housing		More sponsored events: parades, carnivals. More community involved activities beside Police/Fire.
City does not feel warm and welcoming - need better landscaping		More sporting activities
City Parks		More workable
Clean up beach. Marina should be embarrassed.		Need a new mayor
Cleaning up the entrances to town.		New Mayor
Cleaning up, making parks and green areas more inviting, enforcing signal laws		No marijuana cultivation in my backyard
Cleanliness		No more roundabouts; that funding could repair every road in Marina
community activities, toddler activities		No opinion
Crossings for pedestrians, especially on Imjin		Nothing
Desperately need senior center. Improve Carmel Ave. No problem with cars.		
Enforce landscape ordinance or get some.		Open spaces
Differentiate Marina from Seaside and North Salinas as much as possible		Parking (Blanco, Reservation, Bayer)
Directional Development. Projects are coming but what is the big picture plan.		
How will MP avoid turning into the bay area?		Pave the streets
Do not allow marijuana cultivation on Davis Drive		Pick up trash in the City
Do not allow marijuana cultivation on Davis Drive. We do like Urban Wine Row		Protect wildlife area
Dog park		Public transportation
Expand affordable housing		Read, retail, cosmetic, jobs
Fix potholes		Recreation, camping, downtown area more attractive
Fix Roads		Reduce the wind
Fix roads, infrastructure		Road maintenance, Community Center
Fix roads, traffic enforcement on Imjin Parkway		Roads
Get bathrooms at the parks, fill potholes please. Fix the dump smell. Smelling it now.		Roads
Get rid of abandoned military structures		Roads
Get Trader Joes. More trash clean up. Organize neighborhood clean ups. Please		Roads
Getting new places to eat, more volunteering, active places.		Safe sidewalks. Better maintained houses and apartments
Homeless men and women. Children, housing. Upgrade the City. Bring in business.		
Homeless situation		Seniors need their own space. Better follow through from PD
Housing		Sidewalks and intersections are not wheel chair friendly. Carmel and Del Monte intersection is dangerous.
Housing options if possible		Smells awful outside in Dec., like fertilizer or manure
Improve the kitchen at the Teen Center. We have an awesome center. Just could use some improvement.		Some roads need repair
Incorporate more ethnicity and color in the City Council and county jobs		
Increase positive interaction with police, social outreach programs between community and like Seaside. Potholes.		Stop growth and protect water
It's ok now for me		Street potholes on Reservation Road
Job availability		Streets
Maintenance of City streets		Streets
Make more events		Theater and the Arts
Marina does not need to improve anything		Traffic Design of intersection @ Del Monte and Reservation, confusing accidents
More activities		Update City Code, zoning ordinance so residents can get their questions answered
More activities and events for teens		Upkeep City Property (medians, Streets, Parks, Public Places) Make people want to come here. Need better questions.
More activities for people to do		Water prices, ecoli in water, apartment parking
More activities, a pool		Work more with homeless community and fix sidewalk clearance and put sidewalks in all areas
More business to generate income and jobs		Youth activities for middle and high schoolers
More business to generate revenue		Youth activities, street repair
More family and kid activities		