RESOLUTION NO. 2020-88
RESOLUTION NO. 2020-02 (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: Berkley, Urrutia, O'Connell, Morton, Delgado
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None
ABSTAIN: COUNCIL MEMBERS: None

_____
Bruce C. Delgado, Mayor

ATTEST:

_____
Anita Sharp, Deputy City Clerk

ALLIANCE
RESIDENTIAL COMPANY

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**	***Programmatic Increased* 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

ALLIANCE MARKET SURVEY ATTACHMENT B

*** 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.

REPORT TABS

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:
Attached Garage:	No	
Detached Garage:	No	
Carport:	No	
Parking Structure:	No	
Reserved Space:	No	
Tandem Parking:	No	
SECURITY		
Access Gates:	No	
Gate Attendant:	No	
Courtesy Officer:	No	
Security System:	No	
FITNESS		
Fitness Center:	No	
Pilates/Yoga/Spin Area:	No	
Instructor Led Classes:	No	
TECHNOLOGY		
Technology Package:	No	
Bluetooth Speakers:	No	
Keyless Entry:	No	
Smart Lighting:	No	
Smart Outlets:	No	
Upgraded Thermostats:	No	
RENOVATIONS		
Renovations:	No	
# of Units:		Renovation Description:
PREMIUMS		
Courtyard:		
Floor Premium:		
Pool View:		
Skyline View:		
Other:		

COMMUNITY AMENITIES	
A/C Corridors:	No
BBQ Grills:	No
Bike Share:	No
Bike Storage:	No
Billiards:	No
Business Center:	No
CARES Program:	No
Coffee Bar / Internet Café:	No
Concierge:	No
Conference Room:	No
Dog Park / Dog Run:	No
Electric Car Charging Station:	No
Elevator(s):	No
Golf Simulator / Putting Green:	No
Lake:	No
Laundry Room:	No
LEED Certified:	No
Massage Room:	No
Media Room:	No
On-Site Retail / Restaurant:	No
Package Locker / Concierge:	No
Playground:	No
Pool(s):	No
Spa / Jacuzzi:	No
Recycling Center:	No
Rentable Clubhouse:	No
Roof Deck:	No
Sauna:	No
Shuttle Service:	No
Sports Court(s):	No
Tanning Bed:	No
WiFi:	No
Other:	

UNIT AMENITIES		
Accent Walls:	No	
Appliance Color:		
Energy Star:		
Ceiling Fan(s):	No	
Ceiling Heights		
First Floor:		
Mid Floors:		
Top Floor:		
Color Scheme Options:		
Countertops:		
Tile Backsplash:		
Computer Desk:	No	
Crown Molding:	No	
Double Sink Vanity:	No	
Fireplace:	No	
Flooring		
Living:		
Bedroom(s):		
Wet Areas:		
Icemaker:	No	
Kitchen Island:	No	
Kitchen Pantry:	No	
Lighting:		
LED Lighting:		
Under Cabinet Lighting:		
Patio / Balcony:	No	Storage:
Roman Tub(s):	No	
Separate Shower:	No	
Walk-In Closets:	No	
Washer / Dryer:	No	
Window Treatment:		
Wine Chiller:	No	
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: 12	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:		
			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:		

ALLIANCE RESIDENTIAL COMPANY

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:	

ALLIANCE RESIDENTIAL COMPANY

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:	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:	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	Storage: 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:		

ALLIANCE RESIDENTIAL COMPANY

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 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:	No
Pool View:			Tanning Bed:	No	Window Treatment:	
Skyline View:			WiFi:	No	Wine Chiller:	No
Other:			Other:		Other:	

ALLIANCE RESIDENTIAL COMPANY

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:		

ALLIANCE RESIDENTIAL COMPANY

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

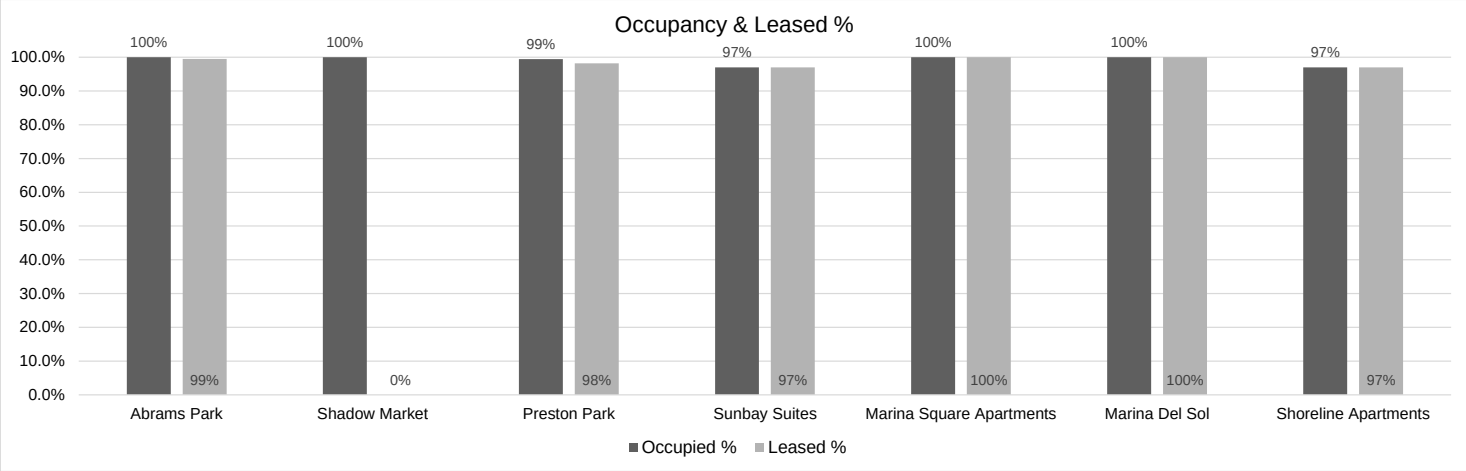
MARKETING

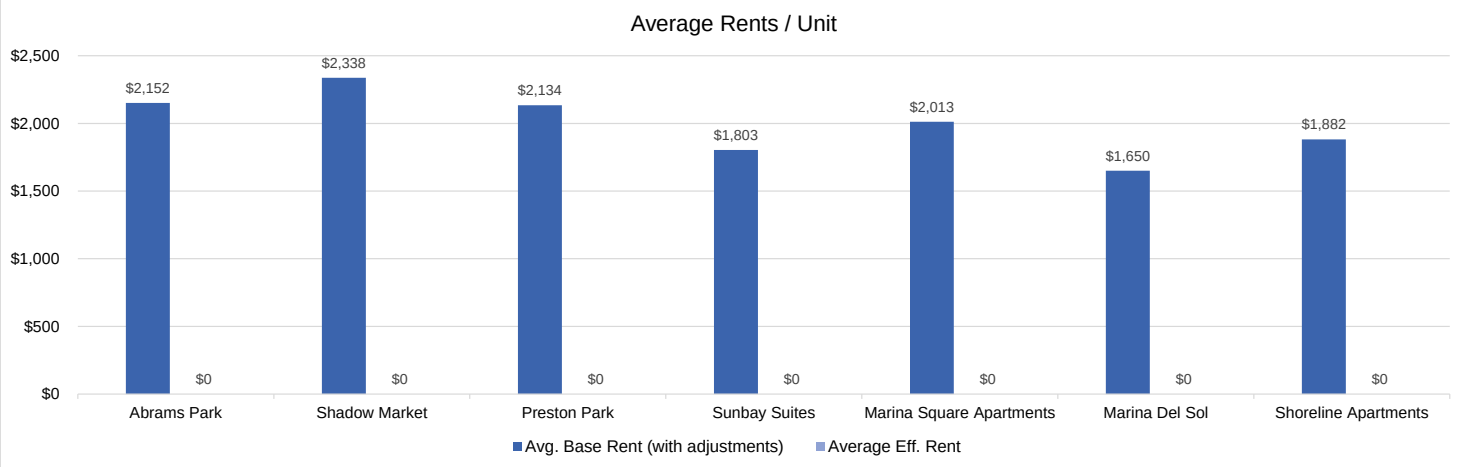
ILS Site	Reputation Score
Apartment Ratings	5.0
Apartments.com	
Citysearch	
Facebook	5.0
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	4.5

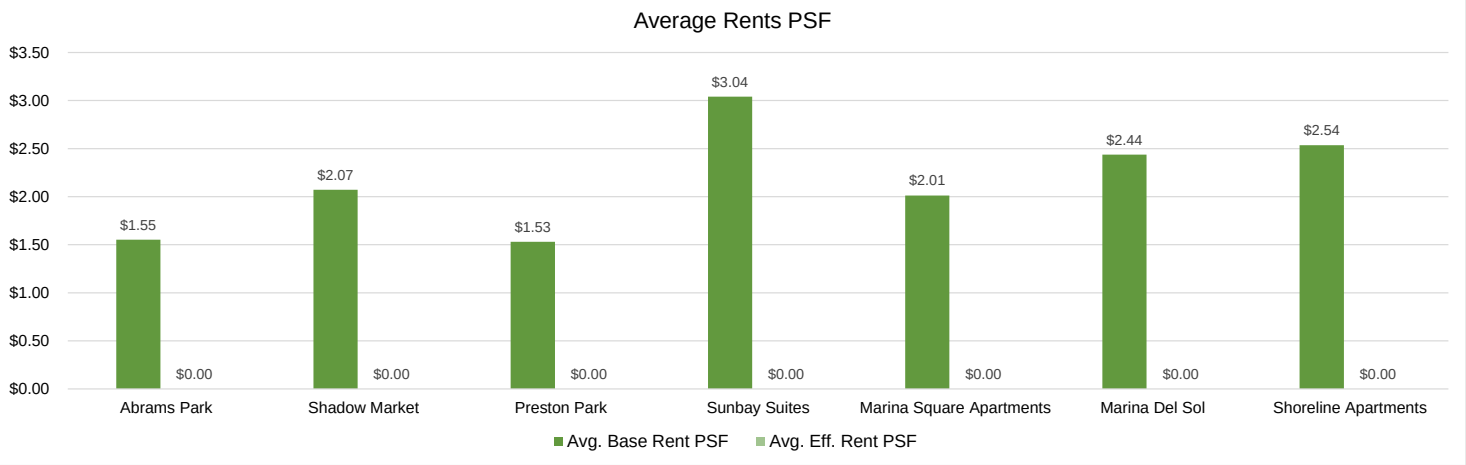
MARKET SURVEY SUMMARY

April 14,2020

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

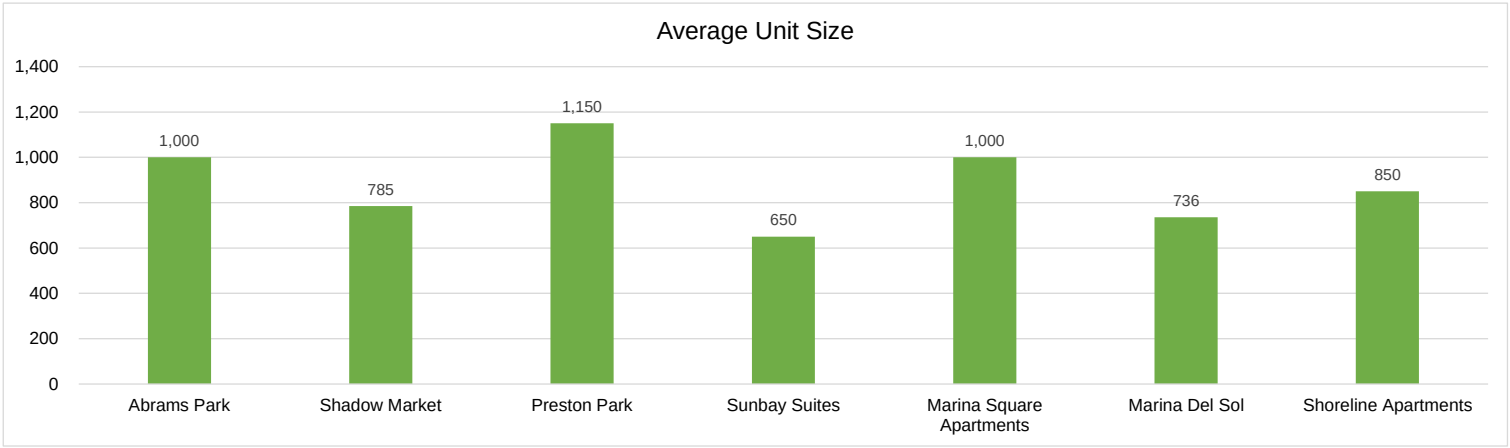
Comp #	SUBJECT	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo
Property	Abrams Park	Shadow Market	Preston Park	Sunbay Suites	Marina Square Apartments	Marina 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**	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

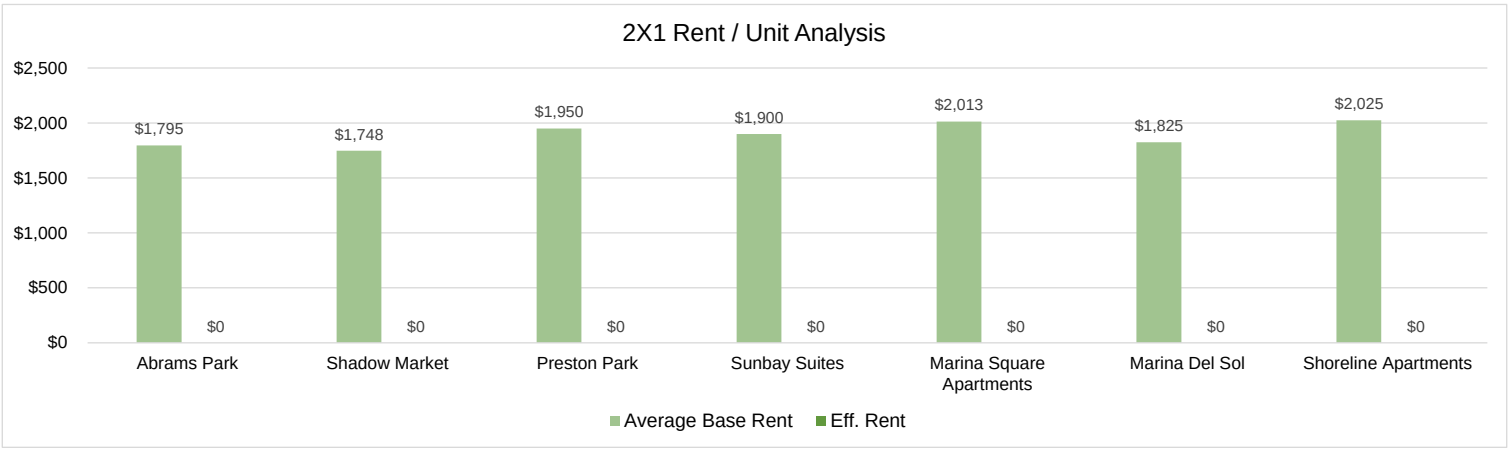
Business Center	**Business Hours**	No	Business Hours	No	No	No	No
CARES Program	**No**	No	No	No	No	No	No
Coffee Bar/Internet Café	**No**	No	No	No	No	No	No
Concierge	**No**	No	No	No	No	No	No
Coference Room	**Business Hours**	No	Business Hours	No	No	No	No
Dog Park/Dog Run	**No**	No	No	No	No	No	No
Car Charging 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		

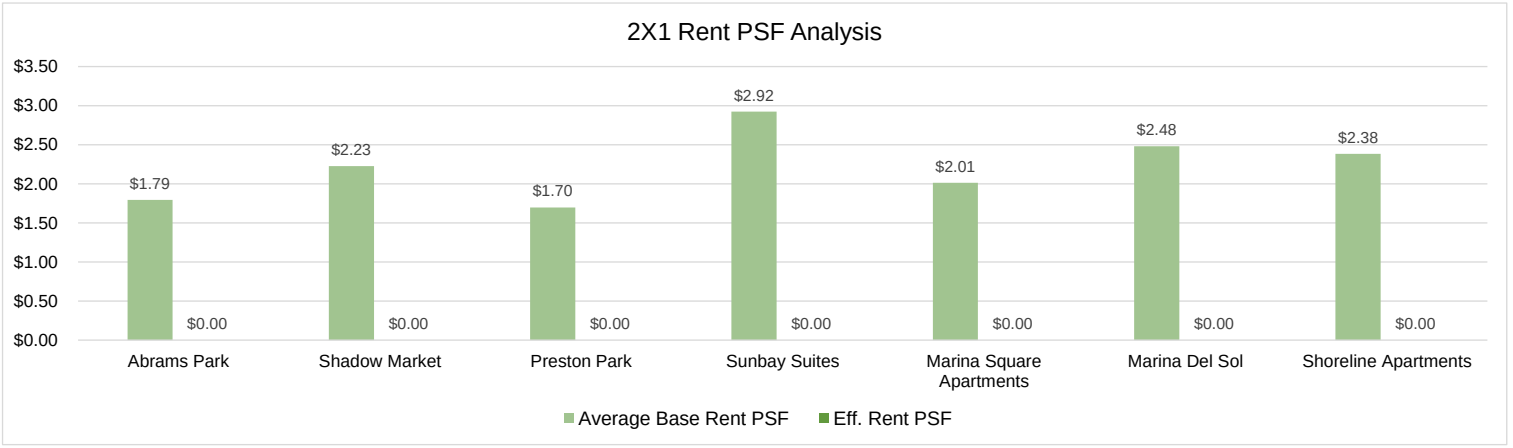
Reserved Space	**No**	No	No	Yes / $0	No	Yes / $5 per spot	Yes / $0
Tandem Parking	**No**	No	No	No			
SECURITY							
Access Gates	**No**	No	No	Yes		No	No
Gate Attendant	**No**	No	No	No			No
Courtesy Officer	**No**	No	No	No			
Security System	**No**	No	No	No			No
FITNESS							
Fitness Center	**No**	No	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**







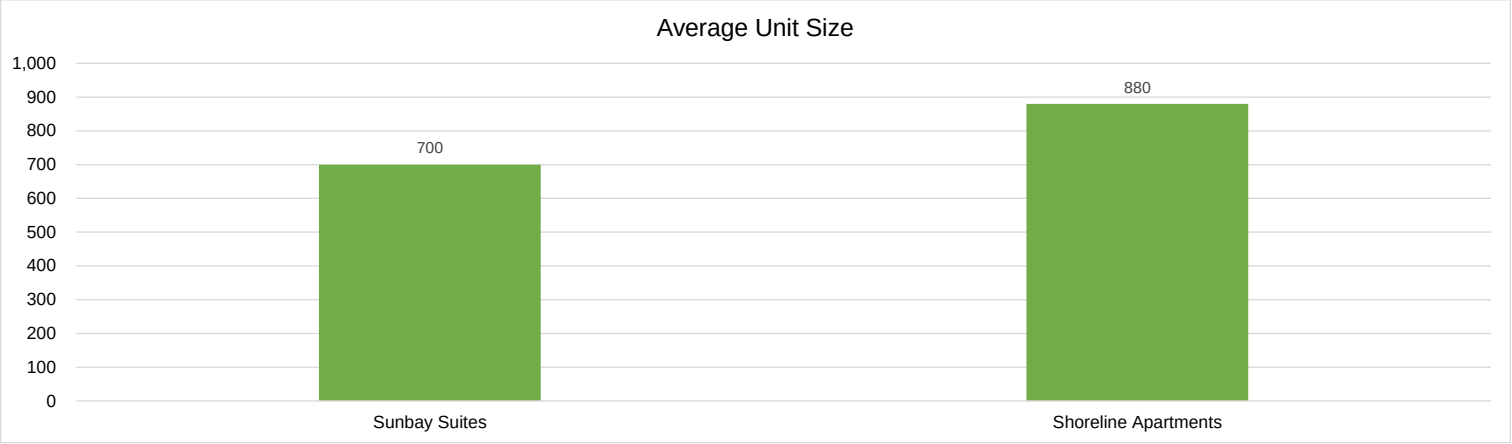
ALL 2X1 UNITS

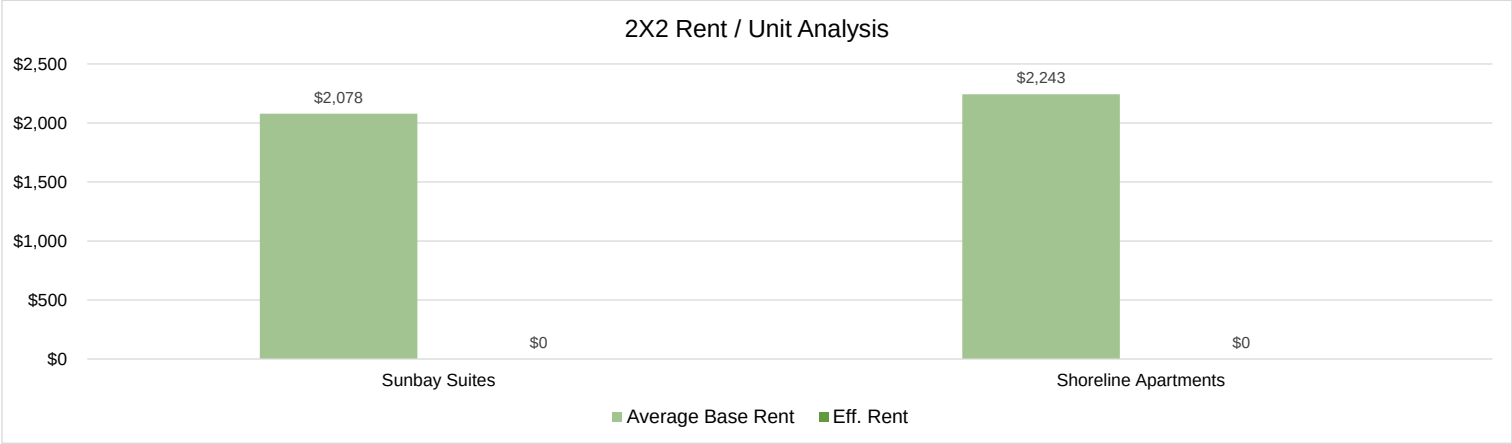
SORT BY: **SQUARE FEET**

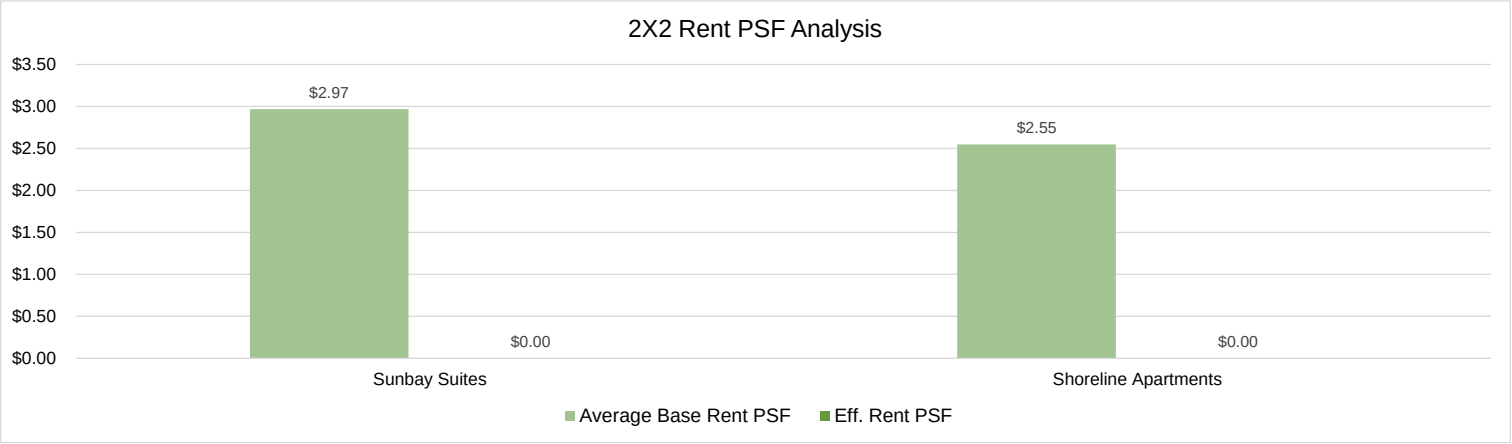
Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X1 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	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**







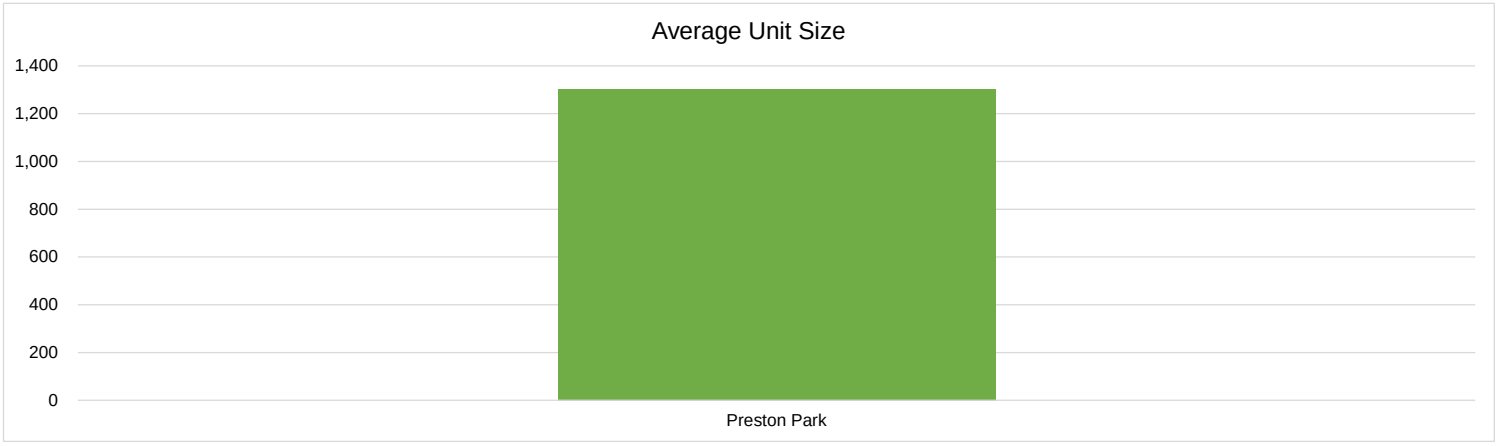
ALL 2X2 UNITS

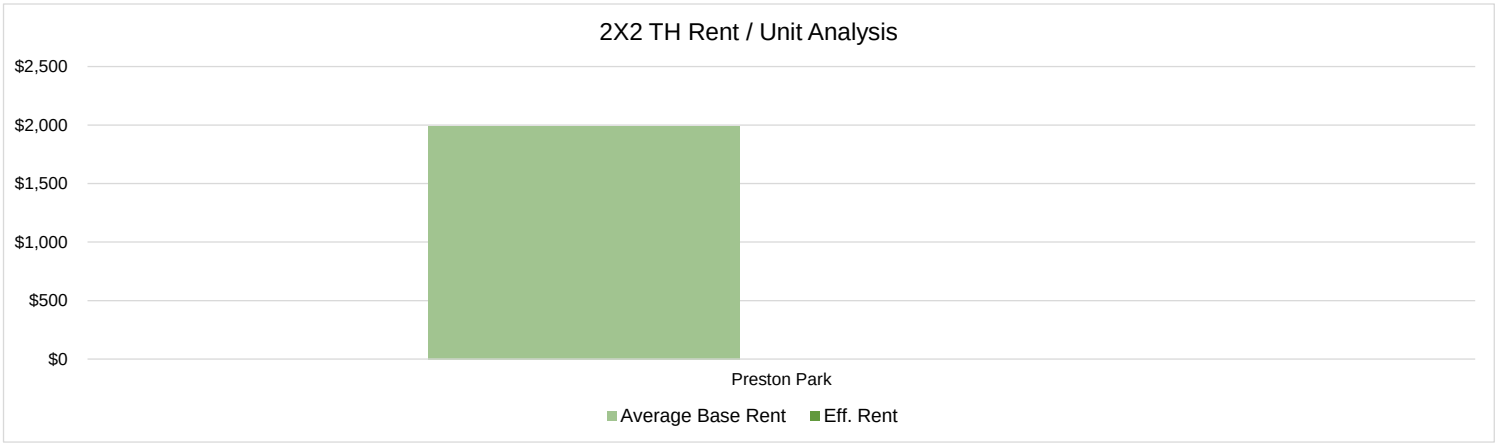
SORT BY: **SQUARE FEET**

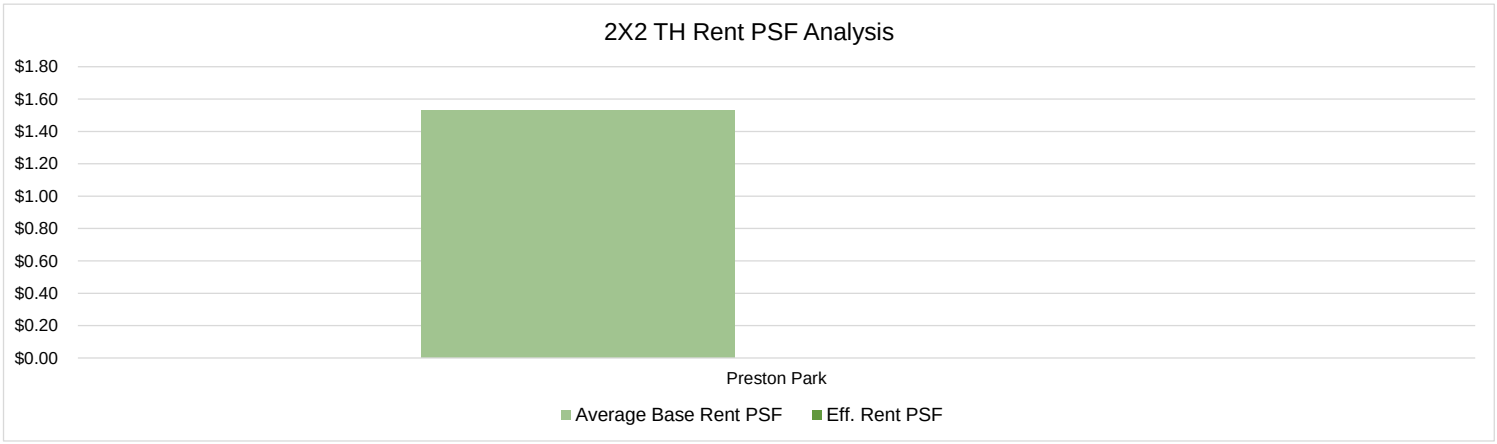
Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	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**







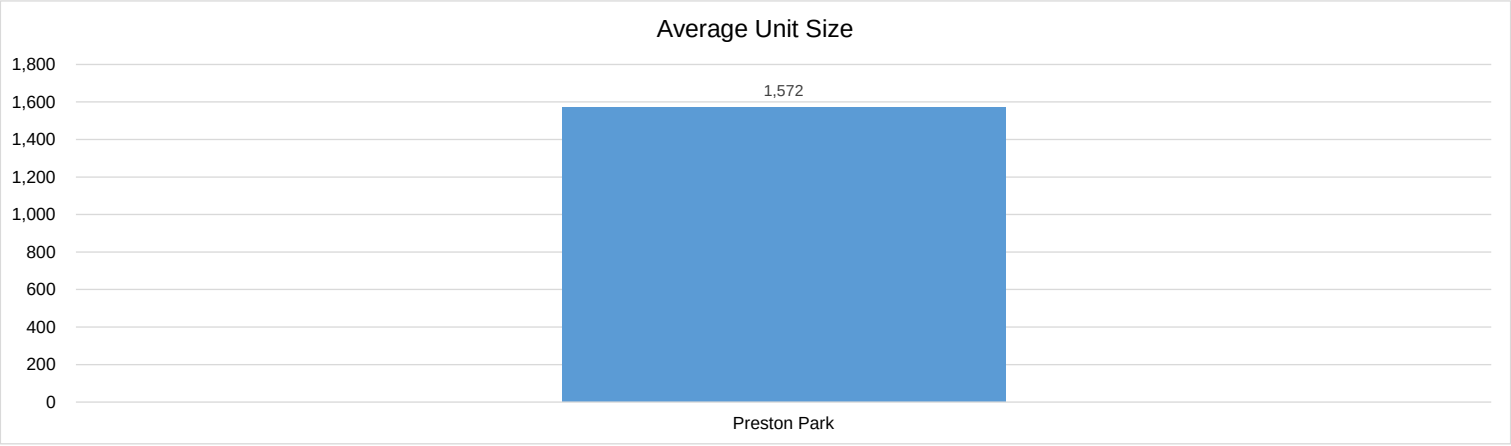
ALL 2X2 TH UNITS

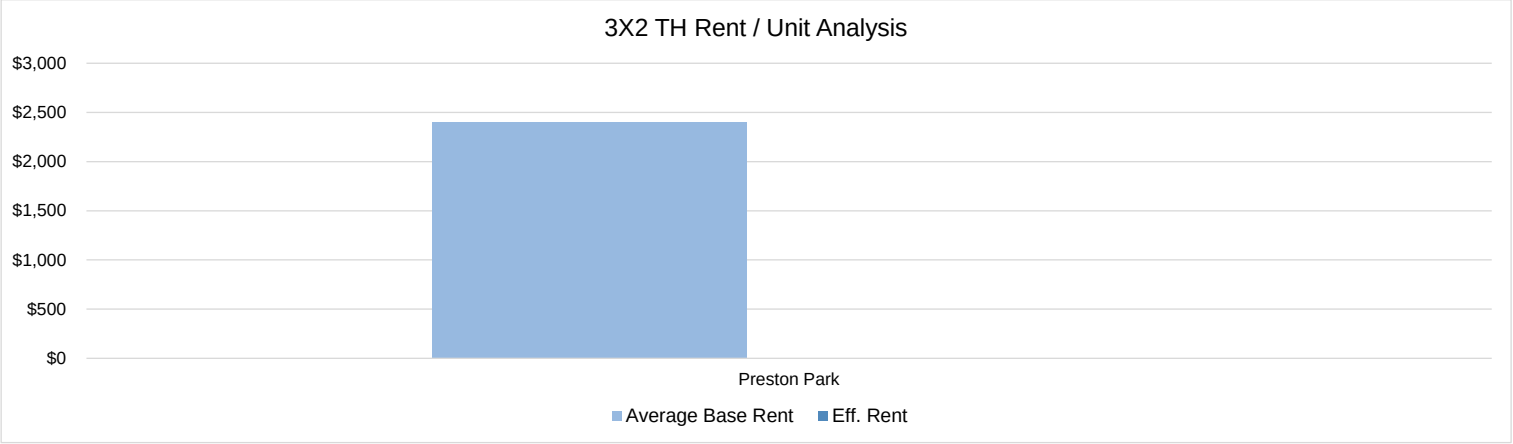
SORT BY: **SQUARE FEET**

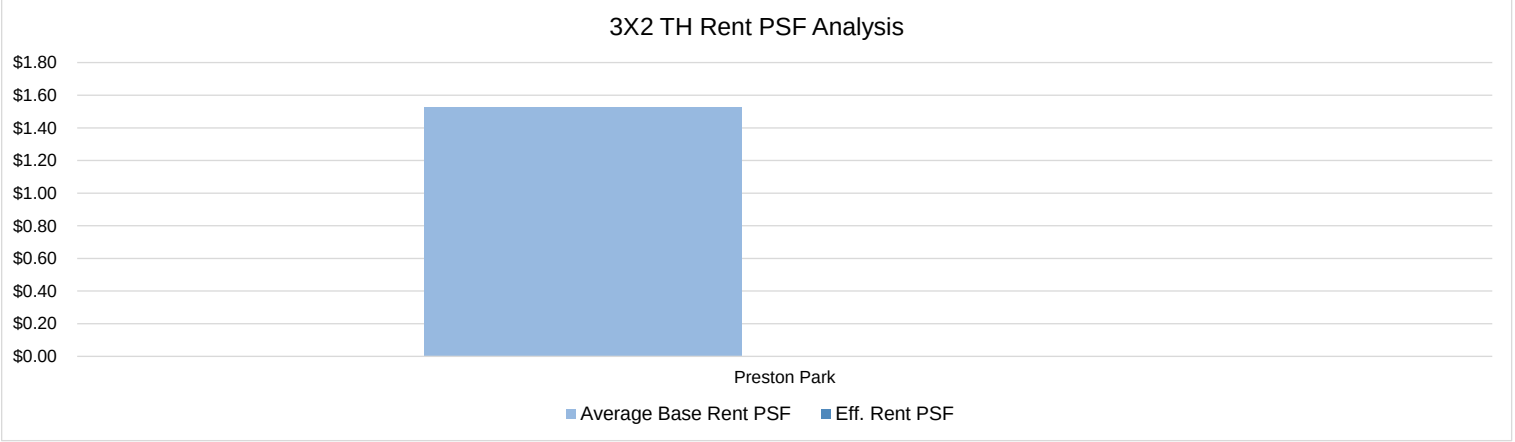
Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. 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**







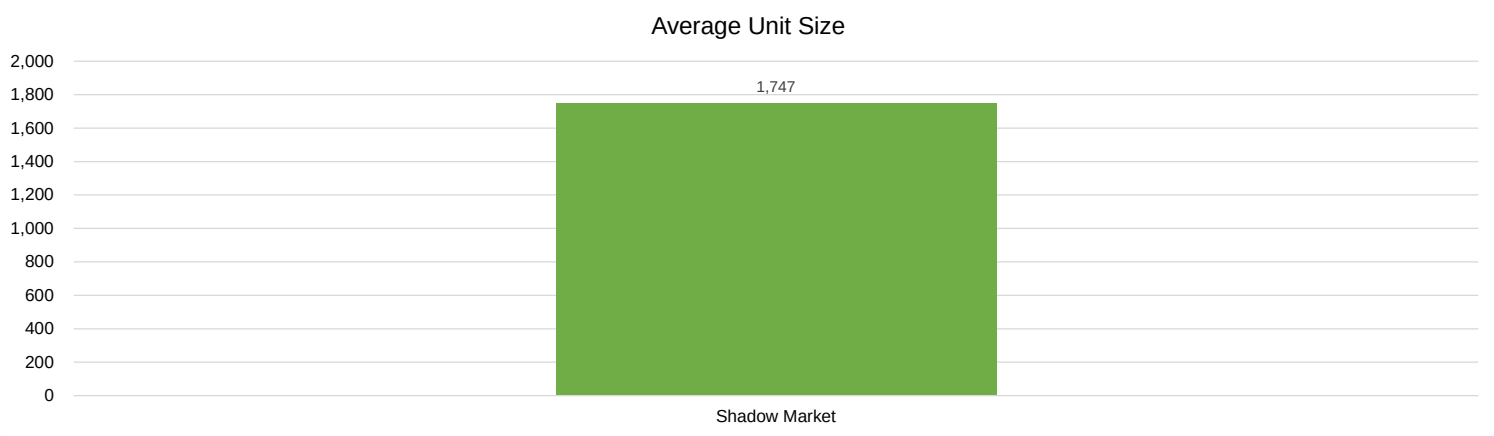
ALL 3X2 TH UNITS

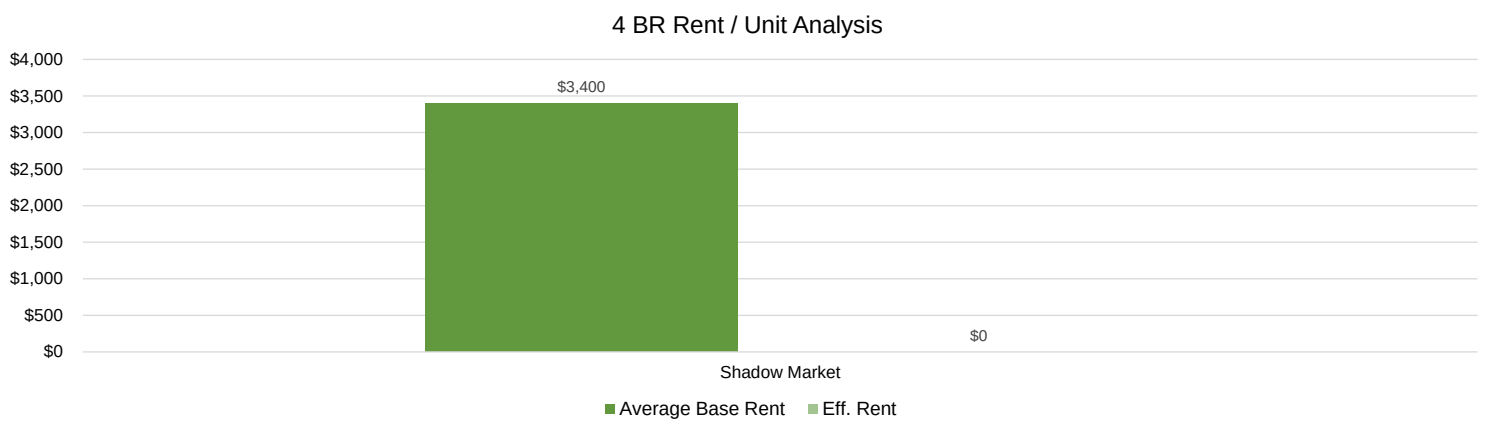
SORT BY: **SQUARE FEET**

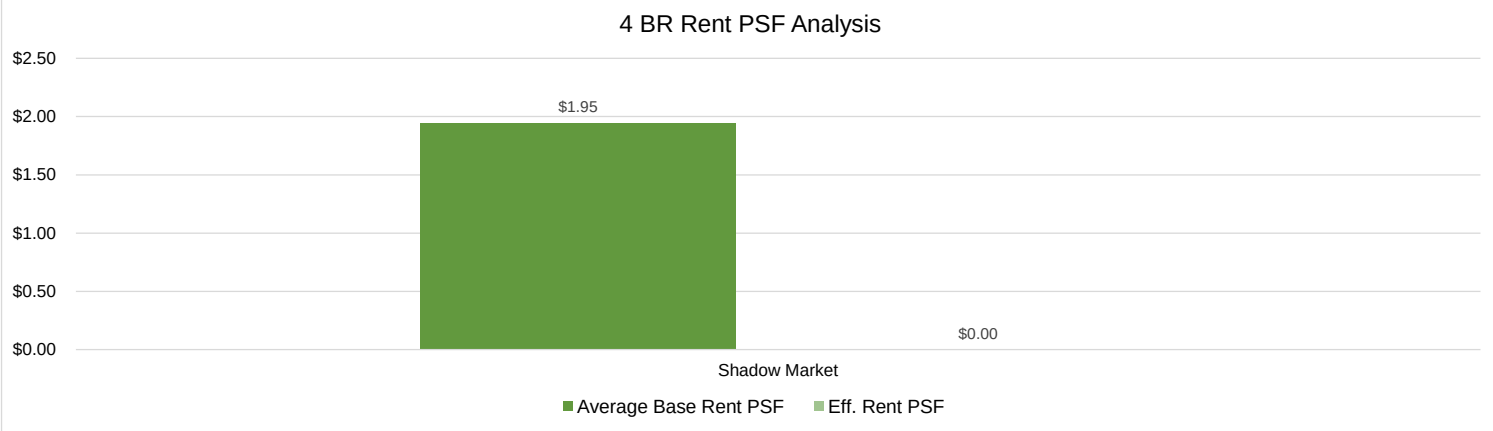
Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 3X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff.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







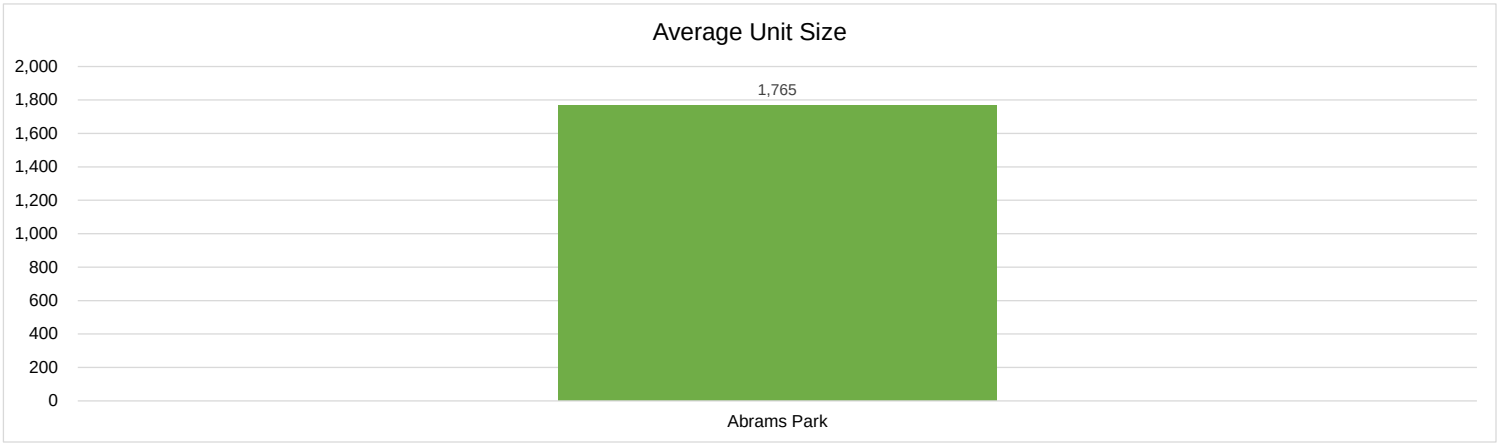
ALL 4 BR UNITS

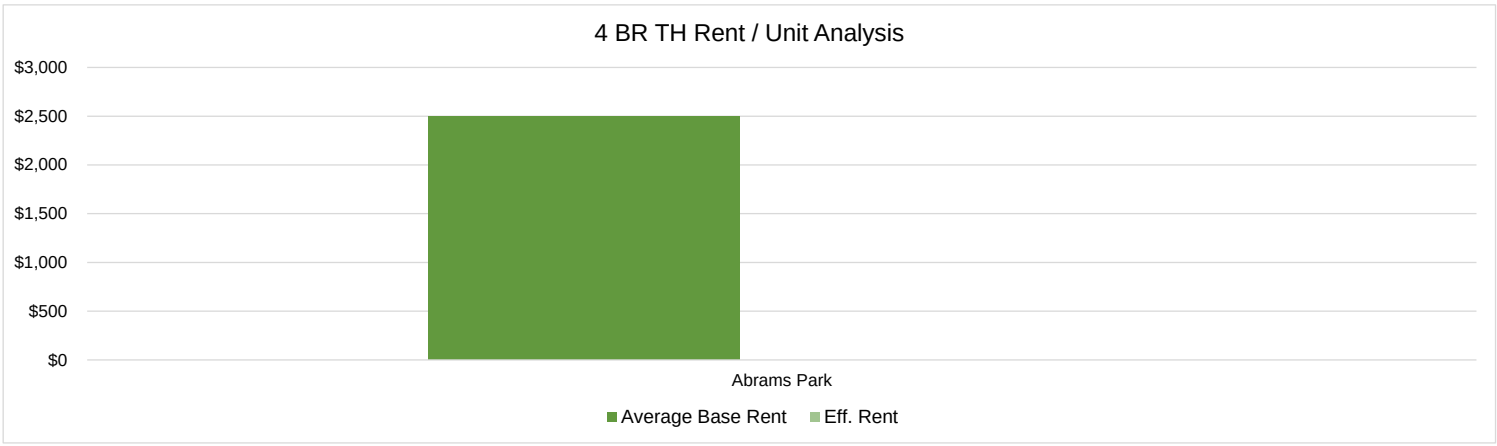
SORT BY: **SQUARE FEET**

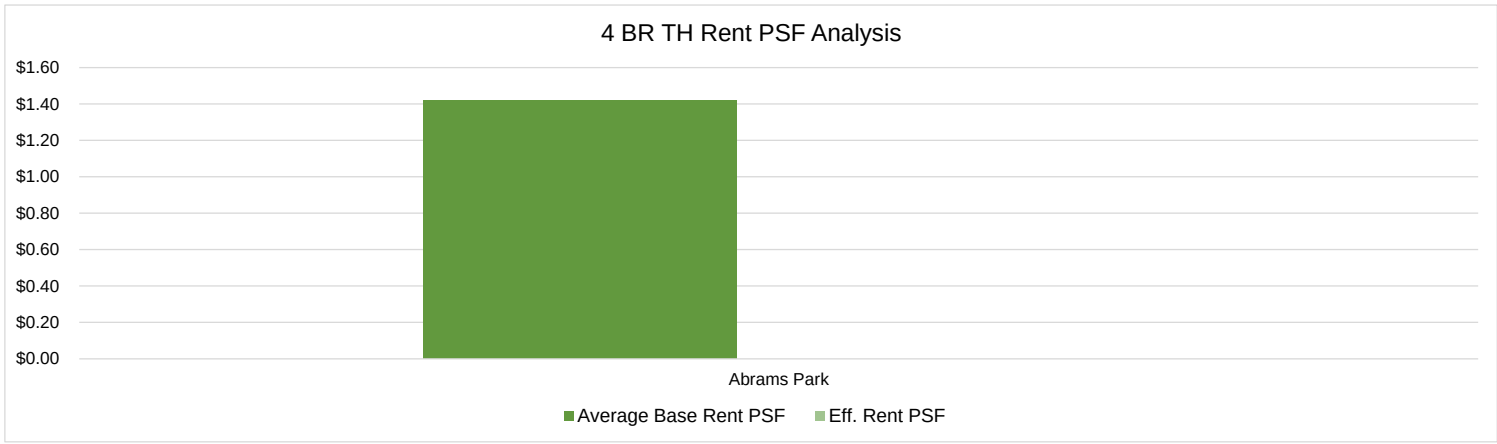
Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 4 BR Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff.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







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

Used for 2BD

Used for 3 BD (4.5 Persons)

Used for 4 BD

(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%	Inrease 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%**	**Inecrease 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

ATTACHMENT E

ALLIANCE RESIDENTIAL COMPANY

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%
Miscelaneous 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
Conservice 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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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	$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

ALLIANCE RESIDENTIAL COMPANY

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	$16,940	$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

ALLIANCE RESIDENTIAL COMPANY

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
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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	Enginneer/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%

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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				

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%**

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
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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
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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
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ALLIANCE RESIDENTIAL COMPANY

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 Submiter	$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	Refigerators	$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
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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%

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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%
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

ALLIANCE RESIDENTIAL COMPANY

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	Entertaiment	$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%
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 - Acquistion	$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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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 - Acquistion 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

ALLIANCE RESIDENTIAL COMPANY

Description	2021 Total	Per Unit	2020 Projected	Per Unit	2020 Budget	Per Unit	2019 Actuals	Per Unit	2021 Total vs. 2020 Projected Variance	2021 Total vs. 2020 Projected Variance %	2021 Total vs. 2020 Budget Variance	2021 Total vs. 2020 Budget Variance %	2020 Projected vs. 2019 Actuals Variance	2020 Projected vs. 2019 Actuals 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	$0	$0	$0	$0	$1,710,080	$8,815	$1,001,860	$5,164	($0)	-1900.0%	$1,710,080	100.0%	$1,001,860	100.0%
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

ALLIANCE RESIDENTIAL COMPANY

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						
4100-0380	Lease Buyout	$0	$0	$0	$0	$0	$0	$0	$0	$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

ALLIANCE RESIDENTIAL COMPANY

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	Addl 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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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	($2,186)	$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 Submiter	$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%

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	$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	$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

ALLIANCE RESIDENTIAL COMPANY

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	Entertaiment	$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

ALLIANCE RESIDENTIAL COMPANY

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

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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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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	$0.00	$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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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	Enginneer/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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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	Condominiums Sales	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0	0.0%
8300-0180	Deffrd 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

ALLIANCE RESIDENTIAL COMPANY

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	Enginneer/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%

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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	Refigerators	$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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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 - Acquistion	$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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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 - Acquistion 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%

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

ALLIANCE RESIDENTIAL COMPANY

	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.	apcvl	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

ALLIANCE RESIDENTIAL COMPANY

	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

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

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**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

ABRAMS PARK
2021 STANDARD BUDGET
RENTAL INCOME

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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
														$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**
4200-0090 Lease Reservation Fee	**Average**													
Lease Reservation Fee	$0	$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%	100.00%	100.00%
Parking - Reserved	$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%	100.00%
Parking Structure	$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%	100.00%
Parking - Covered	$0	0	$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

ABRAMS PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME

ALLIANCE RESIDENTIAL COMPANY

	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%	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%	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

ALLIANCE RESIDENTIAL COMPANY

	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**													
			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%
	Cancellation Fee	$250	$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

	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
															$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

	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
4200-0280	**Short Term Lease Premium**	**$/Unit**													
		0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Short Term Premiums	$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

ALLIANCE RESIDENTIAL COMPANY

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

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
4200-0340 Pet Fees	**$/Pet**	**Avg # of Pets**													
		3	0	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	$75	$900
		0	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	$0
		3	0	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	$75	$900
		0	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	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	0	0
Cat - Non-Refund. Dep	$250		$0	$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**	**$150**	**$1,800**
2020 Projected			**$225**	**$225**	**$225**	**$225**	**$225**	**$225**	**$200**	**$225**	**$150**	**$150**	**$150**	**$150**	**$2,375**

Comments

Lower projection due to pets leaving the commuity and not being replaced.

ABRAMS PARK
2021 STANDARD BUDGET
OTHER RESIDENT INCOME

ALLIANCE RESIDENTIAL COMPANY

	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	0	24
100%	NSF Fees	$25		$50	$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
																$0
	Total NSF			**$50**	**$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**	**$50**	**$425**

Comments

Budget assumes 2 per month @ $25 each.

	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
4200-0370	**Late Fees**	**$/Res.**	**No.**													
			15	0	0	0	0	0	0	0	0	0	0	0	0	174
100%	Late Fees	$50	0	$725	$725	$725	$725	$725	$725	$725	$725	$725	$725	$725	$725	$8,700
																$0
																$0
	Total Late Fees			**$725**	**$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**	**$830**	**$8,870**

Comments

Projecting 14.5 late fees @ $50 each collected per month.

	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
4200-0550	**Maid Service**	**$/Res.**	**No.**													
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Maid Service Concierge	$0		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
																$0
																$0
																$0
																$0
	Total Maid 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

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

ALLIANCE RESIDENTIAL COMPANY

	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

	Description	Cost/	Qty	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
4300-0030	**Clubhouse Income**	**Cost/**	**Qty**													
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Clubhouse Fee	$0		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
																$0
																$0
																$0
																$0
																$0
																$0
	Total Clubhouse 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
MISCELLANEOUS INCOME

ALLIANCE RESIDENTIAL COMPANY

	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

ALLIANCE RESIDENTIAL COMPANY

	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

ALLIANCE RESIDENTIAL COMPANY

	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.

	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
	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

ALLIANCE RESIDENTIAL COMPANY

	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

ALLIANCE RESIDENTIAL COMPANY

	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

ALLIANCE RESIDENTIAL COMPANY

	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

ALLIANCE RESIDENTIAL COMPANY

	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

	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
	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

ALLIANCE RESIDENTIAL COMPANY

	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

ALLIANCE RESIDENTIAL COMPANY

	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

ALLIANCE RESIDENTIAL COMPANY

	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

	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
	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

ALLIANCE RESIDENTIAL COMPANY

	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

ALLIANCE RESIDENTIAL COMPANY

	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															
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Manager Hire Screenir	$510		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
			0	0	1	0	0	0	0	0	0	0	1	0	0	2
	Non-Manager Screenir	$485		$0	$485	$0	$0	$0	$0	$0	$0	$0	$485	$0	$0	$970
																$0
5650-0050	New Hire Expense - Maint															
			0	0	0	1	0	0	0	0	0	1	0	0	0	2
	Manager Hire Screenir	$510		$0	$0	$510	$0	$0	$0	$0	$0	$510	$0	$0	$0	$1,020
			0	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
																$0
5650-0060	New Hire Expense - Other															
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Manager Screening	$510		$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
	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	$200	$600
	LinkedIn Outreach Program		$250	$0	$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**	**$0**	**$200**	**$485**	**$250**	**$0**	**$1,620**
	2020 Projected			**$0**	**$0**	**$8**	**$200**	**$0**	**$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

								2020			2021 After May Increase						Housing Allowance				Bonus			
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	Total Comp. Package
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
Analily 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
				Yes																				
Kristin Torrice	Regional Manager	CA	100%	Yes	Yes	8/14/2018	6/30/2021	$7,225		3.00%	$7,442													$7,400
				Yes																				
				Yes																				
				Yes																				
				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																				
				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 Hernande	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
				Yes																				
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								$20,929
Bryson Hall	Service Technician	CA	40%	Yes	Yes	11/18/2013	6/30/2021		$18.03	3.00%		$18.57	$27.86	16.00	5.00	$3,691								$19,056
				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

Associate	Position	State	Alloc. to Prop.	Health Ins.?	Full-Time?	Hire Date	End Date	2020 Annual Salary	2020 Hourly Rate	% Incrs.	2021 After May Increase Annual Salary	Hourly Rate	OT Rate	Hrs/ Week	OT Hrs /Wk	Annl OT Costs	Housing Allowance Unit Type	Amnity	% Dscnt	Annual Cost	Bonus Poten.	% of Poten	Bonus Amount	Total Comp. Package
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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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
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

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.

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
6100-0030 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
														$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

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**	**$378**
2020 Projected		**$0**	**$0**	**$0**	**$23**	**$0**	**$63**	**$10**	**$9**	**$75**	**$60**	**$60**	**$60**	**$360**

Comments

Monthly billing for vacant units.

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
6100-0080 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.

6100-0100 Gas - Model

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
Average Cost per Model	$0	$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

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
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.

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.

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
6100-0220 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

ALLIANCE RESIDENTIAL COMPANY

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	$0
Rubicon Trash	Jan	$500	$0	$0	$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	$165	$1,980
															$0
Remove Trash Fee									($500)						($500)
															$0
															$0
Total Trash Removal			**$165**	**$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**	**$165**	**$1,546**

Comments

Represents monthly trash haul to waste facility.

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

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														
	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%
Gas	$0	$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

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
6100-0370 Reimbursed Utilities														
	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%
Pest Control	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	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%
Cable	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	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%
Valet Waste	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Conservice Monthly Billing Fee	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Conservice Reimbursement														$0
														$0
														$0
														$0
														$0
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

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														
	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%
Water	$0	$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

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
6100-0380 Reimbursed 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%
Sewer	$0	$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

6100-0390 Reimbursed Trash Removal

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
	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%
Trash Removal	$0	$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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

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
CAA					$545								$545
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Dues, Memberships & Sub.	**$0**	**$0**	**$0**	**$0**	**$545**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$545**
2020 Projected	**$0**	**$0**	**$0**	**$0**	**$545**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$545**

Comments

$545 in November for CAA membership.

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING

ALLIANCE RESIDENTIAL COMPANY

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

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
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

ALLIANCE RESIDENTIAL COMPANY

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
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

ALLIANCE RESIDENTIAL COMPANY

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
6300-0340 Marketing Promotions														
New ARW Website Template Design	$650													$0
Resident Message Center (Monthly)	$60													$0
Resident Message Center Setup	$50													$0
Public Relations Program	$2,000													$0
Press Release	$1,500													$0
Public Relations Campaign	$2500-$5000													$0
3D Floorplans	$355			$0			$0							$0
Property Video	$5,000													$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
Total Marketing Promotions		**$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

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

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING

ALLIANCE RESIDENTIAL COMPANY

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	$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**	**$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	250-$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

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	$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

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

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	$0
Modern Message Gift Cards	$0	$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**	**$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	$0
Enhanced Monthly SEO Service	$600	$0	$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**	**$0**
2020 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

ABRAMS PARK
2021 STANDARD BUDGET
MARKETING

ALLIANCE RESIDENTIAL COMPANY

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	$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

Commnunity 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**
2020 Projected		**$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

ALLIANCE RESIDENTIAL COMPANY

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
													$0
Total Cell Phone		**$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
ADMINISTRATIVE EXPENSE

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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
														$0
		$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.

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	$35	$425
														$0
Stamps			$60	$60	$60	$60	$60	$60	$60	$60	$60	$60	$60	$720
Federal Express Charges			$75	$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**	**$170**	**$2,045**
2020 Projected			**$78**	**$287**	**$42**	**$24**	**$150**	**$158**	**$108**	**$45**	**$165**	**$610**	**$165**	**$165**	**$1,997**

Comments

Postage for community use and Fed Ex Services to Corporate.

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

ALLIANCE RESIDENTIAL COMPANY

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.

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	$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.

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	$0	$396
Kingsley Survey Renewal Fee (Annual)	$100	$0	$0	$0	$0	$0	$0	$100	$0	$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

ALLIANCE RESIDENTIAL COMPANY

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
															$0
Annual Training Event								$1,350							$1,350
															$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.

	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		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 screennigs.

ABRAMS PARK
2021 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

ALLIANCE RESIDENTIAL COMPANY

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.

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	$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

ALLIANCE RESIDENTIAL COMPANY

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

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
6400-0360 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	$0
Holiday Party / Regional Award	$350	15.00	$0	$0	$0	$0	$5,250	$0	$0	$0	$0	$0	$0	$0	$5,250
Managers Workshop - Busines	$1,185	1.00	$0	$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	$0	$1,185	$0	$0	$0	$0	$1,185
			0	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
															$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**	**$0**	**$1,185**	**$0**	**$0**	**$0**	**$0**	**$1,185**
2020 Projected			**$44**	**$0**	**$0**	**$0**	**$0**	**$9**	**$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

ALLIANCE RESIDENTIAL COMPANY

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		$79		$79		$79		$79		$79		$79	$474
													$0
Checkpoint	$60	$60	$60	$60	$60	$60	$60	$60	$60	$60	$60	$60	$720
													$0
													$0
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	$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	$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	$0
Email Account (based on Headcount + 1)			($50)	($50)	($50)	($50)	($50)	($50)	($50)	($50)	($50)	($50)	($50)	($600)
														$0
														$0
Outside IT Services				$500					$500					$1,000
														$0
														$0
														$0
														$0
														$0
Total Computer Software			**$397**	**$800**	**$310**	**$407**	**$310**	**$310**	**$442**	**$810**	**$310**	**$407**	**$310**	**$310**	**$5,123**
2020 Projected			**$242**	**$242**	**$42**	**$335**	**$278**	**$278**	**$1,137**	**$155**	**$360**	**$457**	**$360**	**$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.

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.

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
6400-0484 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.

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
6400-0486 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

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	$0	$800	$800
														$0
Total Cloud Based Budget Solution		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$800**	**$800**
2020 Projected		**$97**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$800**	**$897**
6400-0800 Uniforms - Administrative														
Office Associate - Summer Apparel	$350	$0	$0	$0	$0	$0	$0	$525	$0	$0	$0	$0	$0	$525
Office Associate - Winter Apparel	$400	$400	$0	$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	$9	$104
	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Name Tags (Replacement)	$25	$0	$0	$25	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25
		($406)	($9)	($7)	($9)	($9)	($9)	($534)	($13)	($9)	($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)**	**($0)**	**$922**
2020 Projected		**$0**	**$0**	**$500**	**$0**	**$11**	**$1**	**$0**	**$11**	**($0)**	**$400**	**($0)**	**($0)**	**$923**
6400-0805 Uniforms- Leasing														
Office Associate - Summer Apparel	$350	$0	$0	$0	$0	$0	$0	$350	$0	$0	$0	$0	$0	$350
Office Associate - Winter Apparel	$400	$400	$0	$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	$6	$75
	0	0	0	1	0	0	0	0	0	1	0	0	1	3
Name Tags (Replacement)	$25	$0	$0	$25	$0	$0	$0	$0	$0	$25	$0	$0	$25	$75
		($406)	($9)	($6)	($6)	($6)	($6)	($6)	($356)	($31)	($6)	($6)	($31)	($875)
			$300					$300						$600
														$0
Total Uniforms- Leasing		**($0)**	**$300**	**$25**	**($0)**	**($0)**	**($0)**	**$650**	**($347)**	**($0)**	**($0)**	**($0)**	**($0)**	**$625**
2020 Projected		**$0**	**$0**	**$300**	**$0**	**$0**	**$0**	**$0**	**$0**	**($0)**	**$300**	**($0)**	**($0)**	**$599**

Comments

Assumes $800 for cloud based budget solution.

Comments

Allows for winter and summer apparel for 3 associates at 40%. Also includes 1 name tag @ $25.

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

ALLIANCE RESIDENTIAL COMPANY

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	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	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
														$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

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
POP increase due to higher monthly retainer costs.													
TOTAL ADMINISTRATIVE EXPENSE	**$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**

ABRAMS PARK
2021 STANDARD BUDGET
MAINTENANCE EXPENSE

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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.

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
6500-0690 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
													$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

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.

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
6500-1060 Fire Extinguisher, 1st Aid														
Personal Protective Equipment	$65	$0	$76	$0	$0	$0	$76	$0	$0	$0	$76	$0	$0	$228
			($87)				($87)				($87)			($261)
Backflow Testing										$3,000				$3,000
Fire Extinguisher Testing and recertificati						$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

ALLIANCE RESIDENTIAL COMPANY

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.

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.

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	$680													$0
Emergency Supply Kit	$280	$0	$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**	**$0**	**$280**	**$0**	**$0**	**$0**	**$0**	**$280**
2020 Projected		**$0**	**$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

ALLIANCE RESIDENTIAL COMPANY

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%

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
														$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

ALLIANCE RESIDENTIAL COMPANY

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%.

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
														$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

ALLIANCE RESIDENTIAL COMPANY

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
														$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
														$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 inclide 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
														$0
Total HVAC		**$0**	**$735**	**$270**	**$120**	**$855**	**$270**	**$120**	**$855**	**$270**	**$120**	**$735**	**$150**	**$4,500**

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

ALLIANCE RESIDENTIAL COMPANY

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.

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
6600-0040 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
														$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

ALLIANCE RESIDENTIAL COMPANY

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 perfoms apartment paints.

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
6600-0080 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

ALLIANCE RESIDENTIAL COMPANY

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
														$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.

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
6600-0160 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
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

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, 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**

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**

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

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
6700-0020 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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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 acccident.

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**

7200-0010 Real Estate 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
													$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

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 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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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
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.

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
7300-0220 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**	**$0**

ABRAMS PARK
2021 STANDARD BUDGET
NON-ROUTINE MAINTENANCE

ALLIANCE RESIDENTIAL COMPANY

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
7400-0010 Appliances													
													$0
													$0
													$0
													$0
													$0
													$0
													$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

ABRAMS PARK
2021 STANDARD BUDGET
NON-ROUTINE MAINTENANCE

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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

ALLIANCE RESIDENTIAL COMPANY

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**
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**
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

Comments

Comments

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

ALLIANCE RESIDENTIAL COMPANY

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

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
3000-0470 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**

ABRAMS PARK
2021 STANDARD BUDGET
OTHER CASH FLOW

ALLIANCE RESIDENTIAL COMPANY

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
1400-0180 Other Current Assets													
													$0
													$0
													$0
													$0
													$0
													$0
Total Other Current Assets	$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 OTHER CURRENT ASSETS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

1400-0190 Tax Escrow													
													$0
													$0
													$0
													$0
													$0
													$0
Total Tax 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 TAX ESCROW	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

ABRAMS PARK
2021 STANDARD BUDGET
OTHER CASH FLOW

ALLIANCE RESIDENTIAL COMPANY

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

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 RESERVI	**$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

ALLIANCE RESIDENTIAL COMPANY

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

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

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
2300-0060 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

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

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
2300-0180 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

ABRAMS PARK
2021 STANDARD BUDGET
OTHER CASH FLOW

ALLIANCE RESIDENTIAL COMPANY

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
2300-0210 Construction Loan													
													$0
													$0
													$0
													$0
													$0
													$0
Total Construction 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

TOTAL LONG-TERM LIABILITIES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

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	Capital 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

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,

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Matt Mogensen
Assistant City Manager
City of Marina

REVIEWED/CONCUR:

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Layne P. Long
City Manager
City of Marina