RESOLUTION NO. 2017-87
RESOLUTION NO. 2017-03 (PPSC-NPC)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA AND THE PRESTON PARK SUSTAINABLE COMMUNITY NON-PROFIT CORPORATION APPROVING PRESTON PARK HOUSING AREA BUDGET FOR FY 2017-18 AND AUTHORIZING FINANCE DIRECTOR TO MAKE APPROPRIATE ACCOUNTING AND BUDGETARY ENTRIES

WHEREAS, Alliance Communities Inc. is under contract as the management agent of Preston Park Sustainable Community Housing and they submitted a draft FY 2017/18 budget on September 19, 2017, and;

WHEREAS, City staff, Councilmembers O'Connell and Morton, and Tenants Association Chair Paula Pelot have met several times with Alliance Management staff over the past several months in preparation of this budget. City staff has reviewed the Alliance Management Budget Memorandum and the attached budget for Preston Park (EXHIBIT A) for FY 2017/18 and recommends approval of the proposed budget and the indicated rent increase, and;

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

WHEREAS, the proposed 3% increase is based on the rent formula adopted by the City Council on June 2, 2010 which provides 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 urban Consumers average percentage for the previous year (February to February).

WHEREAS, Alliance Communities Inc. submitted a budget letter describing highlights of the proposed Preston Park Housing Area FY 2017-18 Budget and accompanied by updated proposed budgets, and;

WHEREAS, on September 19, 2017 the City Council of Marina and the Board of the Preston Park Sustainable Community Non-Profit Corporation reviewed and considered the proposed budgets, and;

WHEREAS, anticipated Owner revenues for Owner Distributions for FY 2017-18 will be approximately $1,811,120, and;

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

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

1. Approve the Preston Park Housing Area Budget for FY 2017-18, and;
2. Authorize the Finance Director to make appropriate accounting and budgetary entries

PASSED AND ADOPTED, by the City Council of the City of Marina and the Corporation Board of the Preston Park Sustainable Community Non-Profit Corporation at a regular meeting duly held on the 19th day of September, 2017, by the following vote:

AYES: COUNCIL MEMBERS: Amadeo, Morton, O'Connell, Brown, Delgado
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None
ABSTAIN: COUNCIL MEMBERS: None

_____
Bruce C. Delgado, Mayor

ATTEST:

_____
Anita Sharp, Deputy City Clerk

EXHIBIT A

ALLIANCE
RESIDENTIAL COMPANY

September 13, 2017

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

Re: Preston Park FY 2017/18 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 Preston Park:

1) **Building Upgrades:** The Leasing Office received a minor face lift in advance of the parking ADA improvements that are in the review stage with the Building Department. The Trim Repair project is underway and has revealed unforeseen termite damage resulting in additional services and cost.
2) **Tree Trimming/Irrigation Changes:** Annual Tree Trimming took place throughout the community. Prompted by TA research, common area irrigation was evaluated to determine where unnecessary equipment could be removed from service. The property will save several thousand dollars in water expenses as a result.
3) **Units of Long Term Residents:** Several long-term residents have seen upgrades in their flooring, paint, and appliances with little intrusion or inconvenience. These services are extended to long-term residents upon notification or inspection indicating replacement is necessary.
4) **Green Initiatives:** In line with Alliance's Focus Green Initiative, Marina Coast Water District's conversation program and other utility energy conservation programs, the community continues to take advantage of water and energy saving opportunities. Devices designated as water or energy saving are purchased and installed as replacement fixtures as needed. PG&E has been working with residents in the Below Market and Section 8 programs to weatherize their homes at no cost to the resident or the community.

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

Revenues

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

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

Proposed Budget – Targeted Rental Increase applies the allowable 3.0% Rental Increase to in-place residents who are currently under the Fair Market Rental Rate as computed by averaging rates from the Monterey County Housing Authority and the HUD Fair Market Rent schedule. 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.

In-Place Market Rate Rents for Targeted Units Rental Increases			
Unit Size	**Current Rent Range FY16/17**	**Proposed FY17/18 Rent**	**Change 11/1/17**
Section 8 – Two BR	$1,086 - $1,264	$1,119 - $1,302	$33 - $38
Two Bedroom	$1,239 - $1,325	$1,276 - $1,328	$37 - $3
Section 8 – Three BR	$1,501 - $1,647	$1,546 - $1,696	$45 - $49
Three Bedroom	$1,521 - $1,922	$1,567 - $1,980	$46 - $58

This Budget Option also applies an increase to Below Market Households as calculated using published information from the County of Monterey and Housing Authority (see new rates under Affordable Rents below). As shown in **Attachment A**, the proposed Budget results in a 3.00% increase in Total Income ($187,180).

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. Additionally, the comparables as outlined in the attached Market Survey dated 8.3.17 **(Attachment B)** are smaller in square footage than units at Preston Park, and many do not offer the same features including full-size washer/dryer connections, gated back yard with patio, attached garage, and storage space. Information collected from advertising sources has been included at the end of the Market Survey for reference purposes.

Per the approved rent formula in 2010, the market rents for new move-ins are fluid throughout the year and change according to market conditions. Currently market rents for incoming residents are as follows:

Unit Size	Current Rent Range for Incoming Market Rate Residents
Two Bedroom	$1,700 - $1,825
Upgraded/Remodeled – Two BR	$1,800 - $2,350*
Three Bedroom	$2,100 - $2,125
Upgraded/Remodeled – Three BR	$2,350 - $2,375*

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

Averaged Fair Market Rents (FMR) for Monterey County on a County-wide basis as published in January 2017 by the Monterey County Housing Authority (MCHA) are as follows:

Unit Bedroom Size	Averaged HUD Fair Market & HA Peninsula Payment Standard Rent	Utility Allowance	Adjusted Rental Amount
Two Bedroom	$1,487.50	$159.58	$1,327.92
Three Bedroom	$2,166.00	$159.58	$2,006.42

A number of in-place market renters in Preston Park homes are leasing below the MCHA Fair Market Rent. The Fair Market Rates above include allowance for Utilities, which are currently paid directly by Preston Park residents in addition to their monthly rental amount. The two bedroom average in-place market rent at Preston Park is $1,479 (effectively $1,638.58), while the average three bedroom units at Preston Park rent at $1,883 (effectively $2,042.58). Additionally, homes in Preston Park offer unique amenities and space as compared to the general marketplace.

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% 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% of the Monterey County median income for 2017. A rental increase is proposed per calculations using published information from the County of Monterey and Housing Authority **(Attachment C).**

In-Place Affordable Rate Rents			
Unit Size	**Current Rent Range FY16/17**	**Proposed FY17/18 Rent**	**Change 11/1/17**
Two Bedroom VL - L	$711 - $883	$736 - $920	$25 - $37
Three Bedroom VL - L	$818 - $1,016	$826 - $1,038	$8 - $22

Maximum Household Income Limits for 2017 as published in April 2017.

Income Category	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
50% VL	$32,600	$36,650	$40,700	$44,000	$47,250	$50,500	$53,750
60% L	$39,120	$43,980	$48,840	$52,800	$56,700	$60,600	$64,500

Expenses

Expenses as outlined in **Attachment D** include Operating Expense projections and variances from the FY 2016/17 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 2017/18 are 12.7% higher than the estimated actual expenses for FY 2016/17 ($187,054), in most part due to the stabilization of payroll and overall higher Redecorating and Non Routine Expenses, in the form of a Termite Inspection. In comparison, expenses included in the proposed 2017/2018 budget are a 1.9% increase ($30,468) from expenses anticipated in the Adopted 2016/2017 budget (**see Attachment G).** Alliance seeks to maximize cost savings, e.g. lower utilities expenses through installation of water/energy saving devices, while contending with inescapable cost increases such as repairs and upkeep for maintenance vehicles.

Owner Distributions

The proposed budget repeats the previous years' Owner Distributions ($1,811,100).

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 managed at the site level include:

1) Dry Rot Repairs - $350,000
2) ADA/Leasing Office Upgrades - $90,000
3) Parking/Island Expansion - $450,000
4) Playground Equipment - $100,000

Capital Reserves Fund

Adoption of the proposed Budget – Targeted Increase **(Attachment E)** will result in a maximum contribution of $2,990.95 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)**.

Modification of Below Market Rental Program – Rental revenue would be increased if the property modified the existing Regulatory Agreement to include an 80% Income category. This modification would also reduce turnover costs as the ability to retain residents in the same unit

at the higher (80%) Below Market Rate would re-capture a set of households who would otherwise leave the community as they exceed the lower income categories. Policy and practices will be developed to implement this change so as to balance the number of units between income categories, and to reasonably maintain that balance in accordance with appropriate law, ordinances, and agreements.

The current Regulatory Agreement supports the following rental schedule:

Current Regulatory Agreement			
Unit Size	**Income Range**	**Target Number**	**Rental Rate**
2 BR, 1 BA or 1.5 BA	50%	13	$736
2 BR, 1 BA or 1.5 BA	60%	21	$920
3 BR, 2.5 BA	50%	6	$826
3 BR, 2.5 BA	60%	11	$1,038

Rental rates for the 80% Income Category would be:

Unit Size	Income Range	Rental Rate
2 BR, 1 BA or 1.5 BA	80%	$1,285
3 BR, 2.5 BA	80%	$1,460

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) 233-0999 should you have additional questions or concerns. City Council approval of the final budget prior to September 30, 2017, would be helpful if any change in rents or the Below Market Program were to take place on November 1, 2017.

Regards,

Corey Williams
General Manager

Cc: Brad Cribbins, Chief Financial Officer, Alliance Communities, Inc.
Doug Leventon, Senior Vice President of Operations, Alliance Communities, Inc.

Attachments:

- A. FY 2017/18 Budget Revenue Summary
- B. Market Survey
- C. BMR Rent Calculation Documentation
- D. FY 2017/18 Budget Highlights of Operating Expenses
- E. Budget Document – Targeted Rental Increase
- F. Capital Improvement Plan/Reserve Withholding
- G. Budget Comparison Document (2017/18 vs. 2016/2017 vs. 2016/17 Actuals)

vs 9.13.17

Preston Park Budget Memo Attachment A - Revenue Summary

2017/2018 Budget – Targeted Increase

Revenue	Approved Budget FY 2016/2017	Estimated Actuals FY 2016/2017	Proposed FY 2017/2018		Variance of Approved Budget From 2016/2017 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2016/2017 Estimated Actuals	%	Comments		2017/2018 Proposed Budget vs. 2016/2017 Approved Budget	%
GROSS MARKET POTENTIAL	$6,469,873	$6,395,901	$6,636,931	D	($73,972)	-1.16%	Decrease in this category as the property did not experience turn over as anticipated	I	$241,030	3.63%	Revenue increase projected due to rental increase.	I	$167,058	2.58%
MARKET GAIN/LOSS TO LEASE	($131,367)	($43,698)	($72,750)	I	$87,669			D	($29,052)	39.93%		I	$58,617	-44.62%
OTHER RENTAL INCOME	($146,257)	($95,304)	($118,529)	I	$50,953	-53.46%	Increase in income as homes were turned with fewer delays than anticipated.	D	($23,225)	19.59%	Projecting slightly higher turn times as major repair items are uncovered.	I	$27,728	-18.96%
OTHER INCOME	$56,375	$53,917	$53,178	D	($2,458)	-4.56%	Collection of Cleaning/Damage Fees decreased due to lower turn over volume.	D	($739)	-1.39%	Negligible difference	D	($3,197)	-5.67%
MISCELLANEOUS INCOME	$215	$832	$0	I	$617	74.16%	Increase as the proeprty collected upon outstanding debts	D	($832)	0.00%	Decrease as the budget does not anticipate debt collection	D	($215)	-100.00%
TOTAL INCOME	**$6,248,840**	**$6,311,649**	**$6,498,829**	**I**	**$62,809**	**1.00%**	**Increase due to overall higher revenue experienced through lower Loss to Lease and Vacancey Loss than anticipated**	**I**	**$187,180**	2.88%	**Increase due to projected rental increase.**	**I**	**$249,989**	**4.00%**
NET INCOME	**$4,619,946**	**$3,073,898**	**$3,326,822**	**D**	**($1,546,048)**	**-50.30%**	**Decrease projected as the Proposed Budget takes into account payments made for the Debt Service as an offest to income**	**I**	**$252,924**	7.60%	**Overall increase in Net Income due to projected rental increase.**	**I**	**($1,293,124)**	**-27.99%**

I -- DESIGNATES INCREASE

D -- DESIGNATES DECREASE

MARKET SURVEY

Preston Park
Updated: August 3, 2017

Attachment B

PROPERTY INFORMATION						LEASE ACTIVITY	
Subject Property:	**Preston Park**	Number of Units:	354	Status:	Stabilized	# of Traffic:	9
Address:	682 Wahl Ct.	Construction Type:	Garden	Year Built:	1987	Gross Leases:	0
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:		Cancels:	0
Website:	www.liveatprestonpark.com	Occupancy %:	99.2%	Lease Start Date:		Denials:	0
Telephone:	831-384-0119	Leased %:	98.0%	Opening Date:		Net Leases:	0
Owner:	City of Marina	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	0.0%
Management:	Alliance Residential	Type of Rent Optimizer:		Last Sale Date:	9/15/2015	*for week ending:*	6/30

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	$47			Property Class:	B	Gas:	Resident	
Administrative Fee:	$0			Location:	B	Electricity:	Resident	
Amenity Fee:	$0			Visibility:	C	Common Area Electric:		
Locator Fee:	0			Curb Appeal:	B	Water / Sewer:		
Security Deposit (Ref):	Low:	Equal to one month's rent	High: 1.5 times the rent	Condition:	B	Trash:		
Security Deposit (NR):	Low:		High:	Clubhouse:	B	Valet Trash:	No	
Pet Deposit (Ref):	Small:	No new pets permitted	Large:	Fitness Center:		Pest Control:	Not Billed Back	
Pet Deposit (NR):	Small:		Large:	Pool:		Bulk Cable/Internet Package:	No	
Pet Rent:	Small:		Large:	Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum: 1		Maximum: 12	Walk Score:		**APPLIANCES**		
Short Term Premium:			MTM Fee: $150	Transit Score:		Heater: Gas	Range: Gas	Water Heater: Gas

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

PARKING			MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	Yes	1 Car	$0	A/C Corridors:	No	Accent Walls:	No
Detached Garage:	No			BBQ Grills:	No	Appliance Color:	White
Carport:	No			Bike Share:	No	Energy Star:	Yes
Parking Structure:	No			Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	No			Billiards:	No	Ceiling Heights	
Tandem Parking:	No			Business Center:	Business Hours	First Floor:	
SECURITY				CARES Program:	No	Mid Floors:	
Access Gates:	No			Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:	No			Concierge:	No	Color Scheme Options:	
Courtesy Officer:	No			Conference Room:	Business Hours	Countertops:	Laminate
Security System:	No			Dog Park / Dog Run:	No	Tile Backsplash:	No
FITNESS				Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:	No			Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:	No			Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:	No			Lake:	No	Fireplace:	No
TECHNOLOGY				Laundry Room:	Yes	Flooring	
Technology Package:	No			LEED Certified:	No	Living:	Carpet
Bluetooth Speakers:	No			Massage Room:	No	Bedroom(s):	Carpet
Keyless Entry:	No			Media Room:	No	Wet Areas:	Sheet Vinyl
Smart Lighting:	No			On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:	No			Package Locker / Concierge:	No	Kitchen Island:	Yes
Upgraded Thermostats:	No			Playground:	Yes	Kitchen Pantry:	Yes
RENOVATIONS				Pool(s):	No	Lighting:	
Renovations:	Yes	Mo. Premium Avg:		Spa / Jacuzzi:	No	LED Lighting:	
# of Units:	2	Renovation Description:		Recycling Center:	No	Under Cabinet Lighting:	
				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	8	2%	1,150	$1,700	$1,700	$1,700	$1.48	$0	$1,700	$1.48	$0	$0			
2X1	A - SR	4	1%	1,150	$1,800	$1,800	$1,800	$1.57	$0	$1,800	$1.57	$0	$0			
2X2 TH	B	88	25%	1,278	$1,775	$1,800	$1,788	$1.40	$0	$1,788	$1.40	$0	$0			
2X2 TH	B - R	2	1%	1,278	$2,350	$2,350	$2,350	$1.84	$0	$2,350	$1.84	$0	$0			
2X2 TH	B - SR	5	1%	1,278	$1,905	$1,930	$1,918	$1.50	$0	$1,918	$1.50	$0	$0			
2X2 TH	C	119	34%	1,323	$1,800	$1,825	$1,813	$1.37	$0	$1,813	$1.37	$0	$0			
2X2 TH	C - SR	3	1%	1,323	$1,930	$1,955	$1,943	$1.47	$0	$1,943	$1.47	$0	$0			
3X2 TH	D	119	34%	1,572	$2,100	$2,125	$2,113	$1.34	$0	$2,113	$1.34	$0	$0			
3X2 TH	D - SR	6	2%	1,572	$2,350	$2,375	$2,363	$1.50	$0	$2,363	$1.50	$0	$0			
Total / Average		**354**	**100%**	**1,393**	**$1,907**	**$1,931**	**$1,919**	**$1.38**	**$0**	**$1,919**	**$1.38**	**$0**	**$0**	**0**	**$0**	**$0.00**

UNIT MIX & RENT COMMENTS

MARKETING

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

MARKET SURVEY

Shadow Market

Updated: August 3, 2017

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 1:	**Shadow Market**	Number of Units:	11	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:*	

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

COMMENTS	
Concessions:	
Property Narrative:	

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES		
Attached Garage:	No		A/C Corridors:	No	Accent Walls:	No	
Detached Garage:	No		BBQ Grills:	No	Appliance Color:		
Carport:	No		Bike Share:	No	Energy Star:		
Parking Structure:	No		Bike Storage:	No	Ceiling Fan(s):	No	
Reserved Space:	No		Billiards:	No	Ceiling Heights		
Tandem Parking:	No		Business Center:	No	First Floor:		
SECURITY			CARES Program:	No	Mid Floors:		
Access Gates:	No		Coffee Bar / Internet Café:	No	Top Floor:		
Gate Attendant:	No		Concierge:	No	Color Scheme Options:		
Courtesy Officer:	No		Conference Room:	No	Countertops:		
Security System:	No		Dog Park / Dog Run:	No	Tile Backsplash:		
FITNESS			Electric Car Charging Station:	No	Computer Desk:	No	
Fitness Center:	No		Elevator(s):	No	Crown Molding:	No	
Pilates/Yoga/Spin Area:	No		Golf Simulator / Putting Green:	No	Double Sink Vanity:	No	
Instructor Led Classes:	No		Lake:	No	Fireplace:	No	
TECHNOLOGY			Laundry Room:	No	Flooring		
Technology Package:	No		LEED Certified:	No	Living:		
Bluetooth Speakers:	No		Massage Room:	No	Bedroom(s):		
Keyless Entry:	No		Media Room:	No	Wet Areas:		
Smart Lighting:	No		On-Site Retail / Restaurant:	No	Icemaker:	No	
Smart Outlets:	No		Package Locker / Concierge:	No	Kitchen Island:	No	
Upgraded Thermostats:	No		Playground:	No	Kitchen Pantry:	No	
RENOVATIONS			Pool(s):	No	Lighting:		
Renovations:	No		Spa / Jacuzzi:	No	LED Lighting:		
# of Units:		Renovation Description:	Recycling Center:	No	Under Cabinet Lighting:		
			Rentable Clubhouse:	No	Patio / Balcony:	No	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:	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		5	45%	725	$1,675	$2,195	$1,935	$2.67		$1,935	$2.67					
2X2		1	9%	1,024	$1,975	$1,975	$1,975	$1.93		$1,975	$1.93					
3X2		5	45%	1,507	$2,475	$3,000	$2,738	$1.82		$2,738	$1.82					
Total / Average		**11**	**100%**	**1,108**	**$2,066**	**$2,541**	**$2,303**	**$2.08**	**$0**	**$2,303**	**$2.08**	**$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

Abrams Park

Updated: August 3, 2017

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 2:	**Abrams Park**	Number of Units:	194	Status:	Stabilized	# of Traffic:	15
Address:	682 Wahl Ct.	Construction Type:	Garden	Year Built:	1978	Gross Leases:	2
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:	2000	Cancels:	0
Website:	www.liveatabramspark.com	Occupancy %:	99.0%	Lease Start Date:		Denials:	0
Telephone:	(831) 384-0119	Leased %:	99.5%	Opening Date:		Net Leases:	2
Owner:	City of Marina	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	13.3%
Management:	Alliance Residential	Type of Rent Optimizer:		Last Sale Date:	6/1/1998	*for week ending:*	6/30

FEES / DEPOSITS / LEASE TERMS					COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	$47				Property Class:	C	Gas:	Resident	
Administrative Fee:	$0				Location:	B	Electricity:	Resident	
Amenity Fee:	$0				Visibility:	B	Common Area Electric:		
Locator Fee:	0				Curb Appeal:	C	Water / Sewer:		
Security Deposit (Ref):	Low:	Equal to one month's rent	High:	1.5 times the rent	Condition:	C	Trash:		
Security Deposit (NR):	Low:		High:		Clubhouse:	B	Valet Trash:	No	
Pet Deposit (Ref):	Small:	$250 covers up to 2 pets allowed	Large:		Fitness Center:		Pest Control:	Not Billed Back	
Pet Deposit (NR):	Small:		Large:		Pool:		Bulk Cable/Internet Package:	No	
Pet Rent:	Small:	$25 per pet per month	Large:		Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum:	1	Maximum:	12	Walk Score:		**APPLIANCES**		
Short Term Premium:			MTM Fee:	$150	Transit Score:		Heater: Gas	Range: Gas	Water Heater: Gas

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

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

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	92	47%	1,000	$1,550	$1,650	$1,600	$1.60	$0	$1,600	$1.60	$0	$0			
2X1	A - R	4	2%	1,000	$2,050	$2,050	$2,050	$2.05	$0	$2,050	$2.05	$0	$0			
4 BR TH	B	16	8%	1,700	$2,175	$2,175	$2,175	$1.28	$0	$2,175	$1.28	$0	$0			
4 BR TH	B - SR	2	1%	1,700	$2,400	$2,400	$2,400	$1.41	$0	$2,400	$1.41	$0	$0			
4 BR TH	C	29	15%	1,750	$2,225	$2,225	$2,225	$1.27	$0	$2,225	$1.27	$0	$0			
4 BR TH	C - R	4	2%	1,750	$2,700	$2,700	$2,700	$1.54	$0	$2,700	$1.54	$0	$0			
4 BR TH	C - SR	2	1%	1,800	$2,500	$2,500	$2,500	$1.39	$0	$2,500	$1.39	$0	$0			
4 BR TH	D	45	23%	1,800	$2,275	$2,300	$2,288	$1.27	$0	$2,288	$1.27	$0	$0			
Total / Average		**194**	**100%**	**1,386**	**$1,923**	**$1,976**	**$1,950**	**$1.41**	**$0**	**$1,950**	**$1.41**	**$0**	**$0**	**0**	**$0**	**$0.00**

UNIT MIX & RENT COMMENTS

MARKETING

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

MARKET SURVEY

Sunbay Suites

Updated: August 3, 2017

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 %:	99.0%	Lease Start Date:		Denials:	
Telephone:	831-394-2515	Leased %:	100.0%	Opening Date:		Net Leases:	0
Owner:	Sunbay Resort Associates	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	Sunbay Suites	Type of Rent Optimizer:		Last Sale Date:		*for week ending:*	

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	$35			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:	Equal to one month's rent	High:	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	$1,165	$1,205	$1,185	$3.43		$1,185	$3.43					
1X1		64	24%	500	$1,350	$1,555	$1,453	$2.91		$1,453	$2.91					
2X1		85	32%	650	$1,700	$1,980	$1,840	$2.83		$1,840	$2.83					
2X2		85	32%	700	$1,850	$2,055	$1,953	$2.79		$1,953	$2.79					
Total / Average		**266**	**100%**	**593**	**$1,599**	**$1,808**	**$1,704**	**$2.87**	**$0**	**$1,704**	**$2.87**	**$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: August 3, 2017

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 %:	99.0%	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:*	

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	$25			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:	Condition:	C	Trash:		
Security Deposit (NR):	Low:		High:	Clubhouse:		Valet Trash:		
Pet Deposit (Ref):	Small:		Large:	Fitness Center:		Pest Control:		
Pet Deposit (NR):	Small:		Large:	Pool:		Bulk Cable/Internet Package:		
Pet Rent:	Small:		Large:	Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum:	MTM	Maximum:	Walk Score:		**APPLIANCES**		
Short Term Premium:			MTM Fee:	Transit Score:		Heater:	Range:	Water Heater:

COMMENTS	
Concessions:	
Property Narrative:	

PARKING			MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No			A/C Corridors:	No	Accent Walls:	No
Detached Garage:	Yes	1 Car	$0	BBQ Grills:	Yes	Appliance Color:	White
Carport:	Yes		$0	Bike Share:	No	Energy Star:	No
Parking Structure:	No			Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	No			Billiards:	No	Ceiling Heights	
Tandem Parking:				Business Center:	No	First Floor:	
SECURITY				CARES Program:	No	Mid Floors:	
Access Gates:				Coffee Bar / Internet Café:	No	Top Floor:	
Gate Attendant:				Concierge:	No	Color Scheme Options:	
Courtesy Officer:				Conference Room:	No	Countertops:	
Security System:				Dog Park / Dog Run:	No	Tile Backsplash:	
FITNESS				Electric Car Charging Station:	No	Computer Desk:	No
Fitness Center:				Elevator(s):	No	Crown Molding:	No
Pilates/Yoga/Spin Area:				Golf Simulator / Putting Green:	No	Double Sink Vanity:	No
Instructor Led Classes:				Lake:	No	Fireplace:	
TECHNOLOGY				Laundry Room:	Yes	Flooring	
Technology Package:				LEED Certified:	No	Living:	
Bluetooth Speakers:				Massage Room:	No	Bedroom(s):	
Keyless Entry:				Media Room:	No	Wet Areas:	
Smart Lighting:				On-Site Retail / Restaurant:	No	Icemaker:	No
Smart Outlets:				Package Locker / Concierge:	No	Kitchen Island:	
Upgraded Thermostats:				Playground:	Yes	Kitchen Pantry:	No
RENOVATIONS				Pool(s):	No	Lighting:	
Renovations:	No			Spa / Jacuzzi:	No	LED Lighting:	
# of Units:		Renovation Description:		Recycling Center:	No	Under Cabinet Lighting:	
				Rentable Clubhouse:	No	Patio / Balcony:	All Units — 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	$1,550	$1,760	$1,655	$1.66		$1,655	$1.66					
Total / Average		**48**	**100%**	**1,000**	**$1,550**	**$1,760**	**$1,655**	**$1.66**	**$0**	**$1,655**	**$1.66**	**$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: August 3, 2017

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 %:	98.0%	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	$1,375	$1,375	$1,375	$2.22		$1,375	$2.22	$0	$0	0		
2X1		54	50%	736	$1,600	$1,600	$1,600	$2.17		$1,600	$2.17	$0	$0	0		
Total / Average		**108**	**100%**	**677**	**$1,488**	**$1,488**	**$1,488**	**$2.20**	**$0**	**$1,488**	**$2.20**	**$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: August 3, 2017

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 6:	**Shoreline Apartments**	Number of Units:	86	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 %:	99.0%	Lease Start Date:		Denials:	
Telephone:	831-384-9573	Leased %:	100.0%	Opening Date:		Net Leases:	0
Owner:	n/a	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	Greystar	Type of Rent Optimizer:		Last Sale Date:		*for week ending:*	

FEES / DEPOSITS / LEASE TERMS				COMMUNITY RATINGS		UTILITIES		FEES
Application Fee:	$40			Property Class:	B	Gas:	Resident	
Administrative Fee:	$0			Location:	B	Electricity:	Resident	
Amenity Fee:	$0			Visibility:	B	Common Area Electric:		
Locator Fee:	0			Curb Appeal:	B	Water / Sewer:		
Security Deposit (Ref):	Low:	$500	High:	Condition:	C	Trash:		
Security Deposit (NR):	Low:		High:	Clubhouse:		Valet Trash:		
Pet Deposit (Ref):	Small:	$350	Large:	Fitness Center:		Pest Control:		
Pet Deposit (NR):	Small:		Large:	Pool:		Bulk Cable/Internet Package:		
Pet Rent:	Small:		Large:	Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum:	12	Maximum:	Walk Score:		**APPLIANCES**		
Short Term Premium:			MTM Fee:	Transit Score:		Heater:	Range:	Water Heater:

COMMENTS	
Concessions:	
Property Narrative:	

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

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		32	37%	720	$1,175	$1,375	$1,275	$1.77		$1,275	$1.77	$0	$0	0		
2X1		32	37%	850	$1,475	$1,475	$1,475	$1.74		$1,475	$1.74	$0	$0	0		
2X2		22	26%	880	$1,775	$1,775	$1,775	$2.02		$1,775	$2.02	$0	$0	0		
Total / Average		**86**	**100%**	**809**	**$1,440**	**$1,515**	**$1,477**	**$1.83**	**$0**	**$1,477**	**$1.83**	**$0**	**$0**	**0**	**$0**	**$0.00**

UNIT MIX & RENT COMMENTS

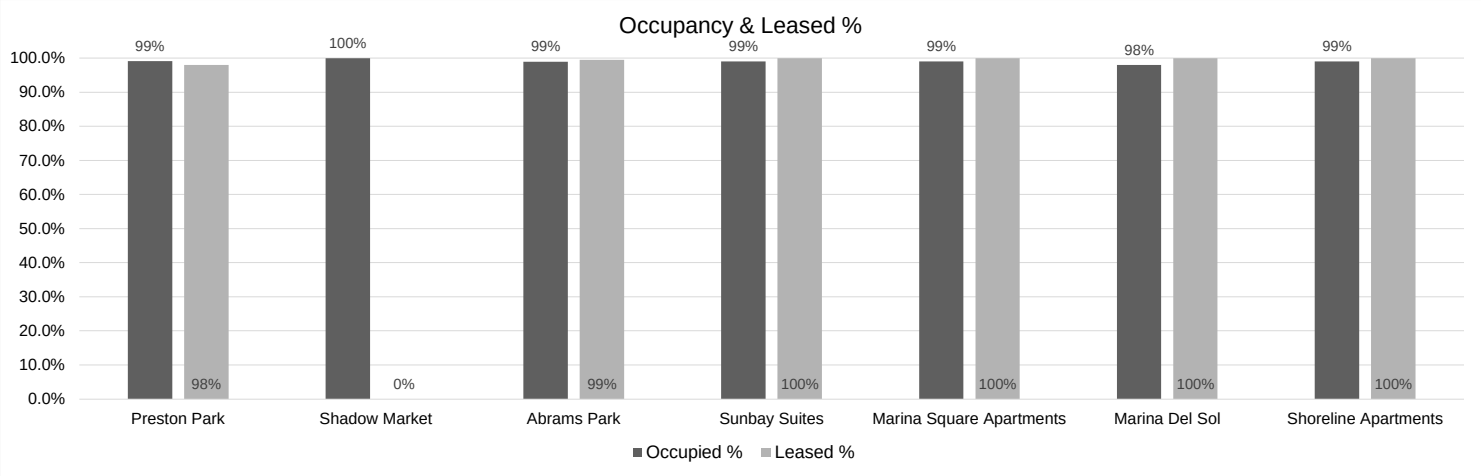
MARKETING

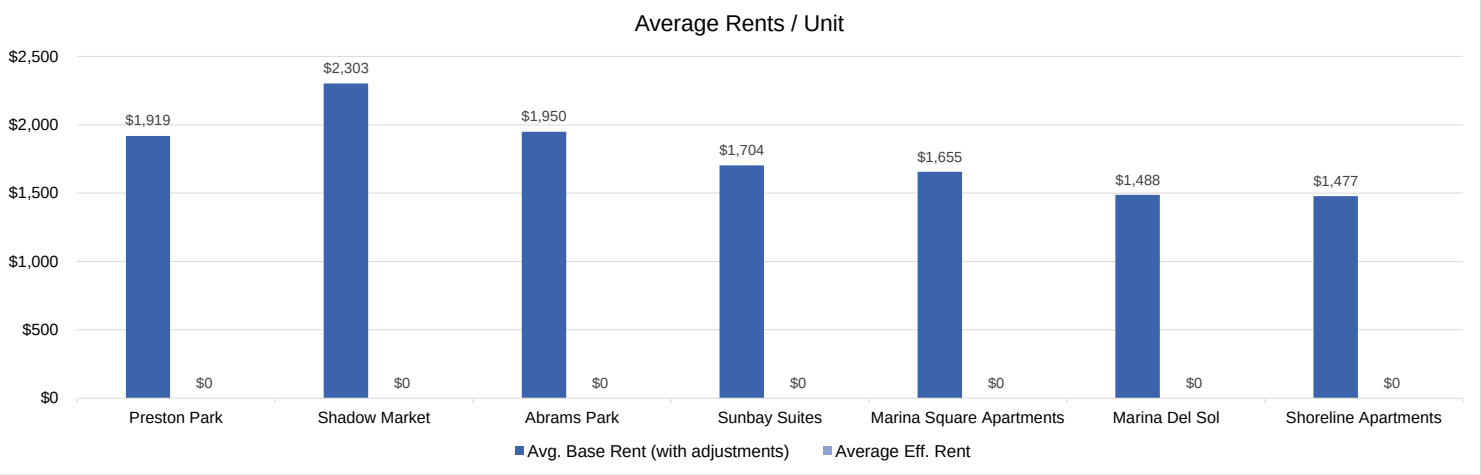
ILS Site	Reputation Score
Apartment Ratings	5.0
Apartments.com	
Citysearch	
Facebook	5.0
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	4.5

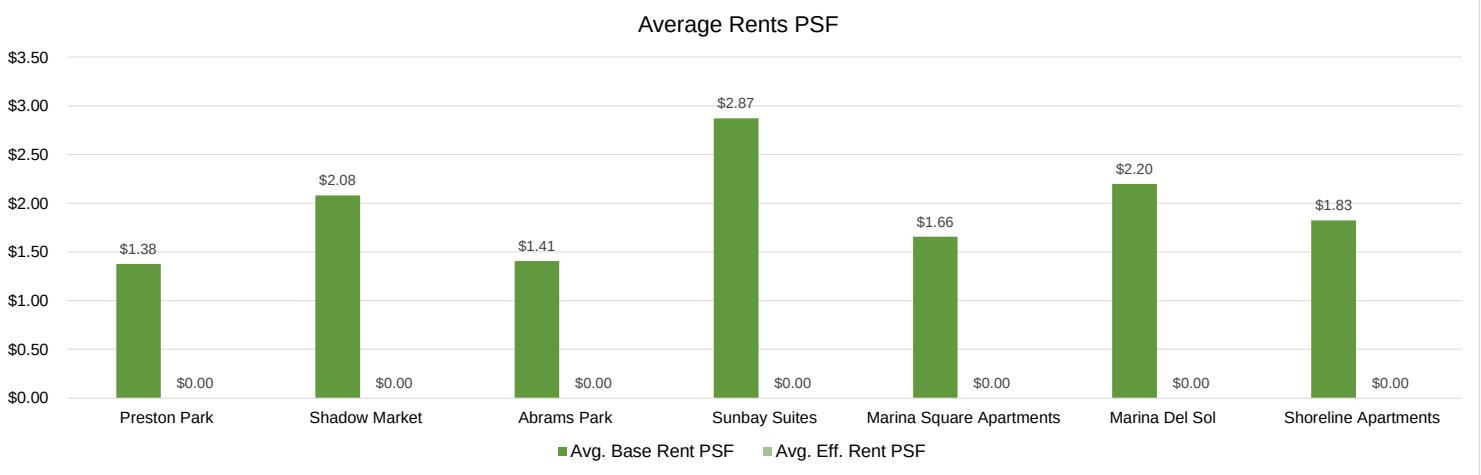
MARKET SURVEY SUMMARY

August 3, 2017

Comp #	Property	Year Built	# of Units	Average Sq. Ft.	Occupied %	Leased %	Avg. Base Rent (with adjustments)	Avg. Base Rent PSF	Month's Free	Average Eff. Rent	Avg. Eff. Rent PSF	Traffic	Net Leases	Management Company
Subject	**Preston Park**	**1987**	**354**	**1,393**	**99.2%**	**98.0%**	**$1,919**	**$1.38**	**0.00**	**$0**	**$0.00**	**9**	**0**	**Alliance Residential**
Comp 1	Shadow Market	Variable	11	1,108	100.0%		$2,303	$2.08	0.00	$0	$0.00		0	Variable
Comp 2	Abrams Park	1978	194	1,386	99.0%	99.5%	$1,950	$1.41	0.00	$0	$0.00	15	2	Alliance Residential
Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	$1,704	$2.87	0.00	$0	$0.00		0	Sunbay Suites
Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	$1,655	$1.66	0.00	$0	$0.00		0	DYI Properties
Comp 5	Marina Del Sol	1977	108	677	98.0%	100.0%	$1,488	$2.20	0.00	$0	$0.00		0	Pioneer Properties
Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	$1,477	$1.83	0.00	$0	$0.00		0	Greystar
Total / Average		**1980**	**1,067**	**1,052**	**99.0%**	**99.6%**	**$1,784**	**$1.70**	**0.00**	**$0**	**$0.00**	**12**	**2**	







COMPARISON ANALYSIS

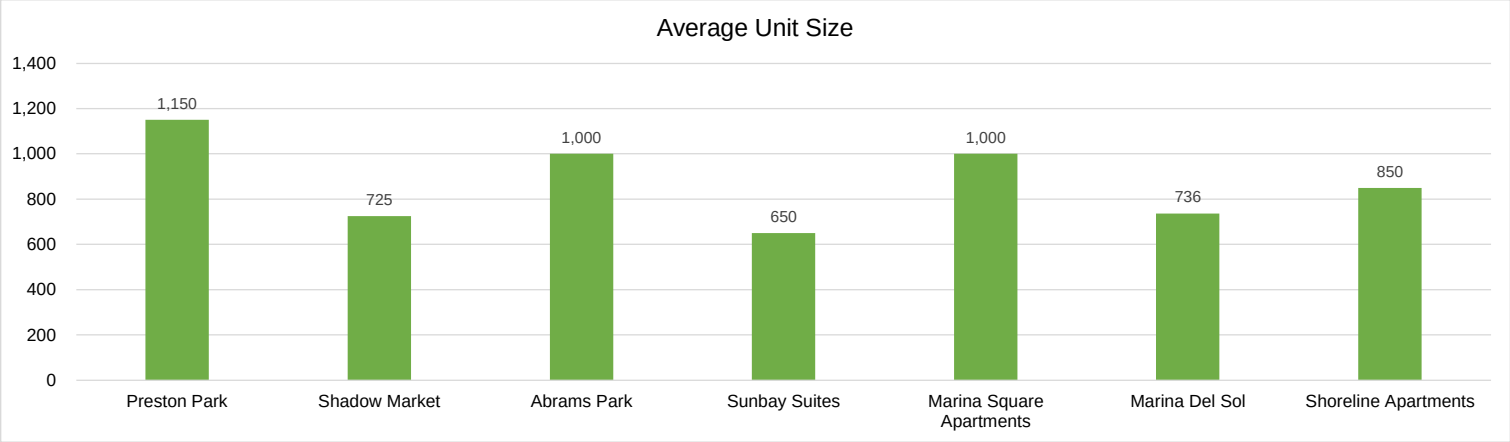
Comp #	SUBJECT	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo	Insert Property Photo
Property	Preston Park	Shadow Market	Abrams Park	Sunbay Suites	Marina Square Apartments	Marina Del Sol	Shoreline Apartments
PROPERTY INFORMATION							
# of Units	**354**	11	194	266	48	108	86
Construction Type	**Garden**	Garden	Garden	High-Rise	Garden	Garden	Garden
Property Type	**Conventional**	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional
Occupancy %	**99.2%**	100.0%	99.0%	99.0%	99.0%	98.0%	99.0%
Leased %	**98.0%**		99.5%	100.0%	100.0%	100.0%	100.0%
Rent Optimizer	**No**	No	No	No	No	No	No
Status	**Stabilized**	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized
Year Built	**1987**	Variable	1978	1989	1978	1977	1973
Rehab	**Yes / 0000**	No	Yes / 2000	No	No	No	No
RENTS / CONCESSIONS							
Avg. Base Rent	**$1,919 / $1.38 psf**	$2,303 / $2.08 psf	$1,950 / $1.41 psf	$1,704 / $2.87 psf	$1,655 / $1.66 psf	$1,488 / $2.20 psf	$1,477 / $1.83 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	**$47**	$0	$47	$35	$25	$15	$40
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	Equal to one month's rent / $0	Equal to one month's rent / $0	$1000 / $0	$500 / $0
Security Deposit (NR)	**$0 / $0**	$0 / $0	$0 / $0	$0 / $0	$0 / $0	$0 / $0	$0 / $0
Pet Deposit (Ref)	**No new pets permitted / $0**	Variable / Variable	$250 covers up to 2 pets allowed / $0	$0 / $0	$0 / $0	$500 / $0	$350 / $0
Pet Deposit (NR)	**$0 / $0**	$0 / $0	$0 / $0	$0 / $0	$0 / $0	$0 / $0	$0 / $0
Pet Rent	**$0 / $0**	Variable / Variable	$25 per pet per month / $0	$0 / $0	$0 / $0	$0 / $0	$0 / $0
Locator Fee	**0**		0	0	$0	$0	$0
Min/Max Lease Term	**1 / 12**	/	1 / 12	1 / 6	MTM /	MTM /	12 /
Short Term Prem/MTM Fee	**$0 / $150**	$0 / $0	$0 / $150	$0 / $30	$0 / $0	$0 / $0	$0 / $0
COMMUNITY RATINGS							
Property Class	**B**		C	B	C	C	B
Location	**B**		B	A	C	C	B
Visibility	**C**		B	B	C	C	B
Curb Appeal	**B**		C	A	C	C	B
Condition	**B**		C	B	C	C	C
Clubhouse	**B**		B	B			
Fitness Center				B			
Pool				B			
Interiors	**C**		C	B	C	C	C
Walk Score							
Transit Score							
UTILITY FEES							
Gas							
Electricity							
Common Area Electric							
Water/Sewer							
Trash							
Valet Trash							
Pest Control							
Cable/Internet Package							
TOTAL UTILITY FEES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
COMMUNITY AMENITIES							
A/C Corridors	**No**	No	No	No	No	No	No
BBQ Grills	**No**	No	No	Yes	Yes	No	No
Bike Share	**No**	No	No	No	No	No	No
Bike Storage	**No**	No	No	No	No	No	No
Billiards	**No**	No	No	Yes	No	No	No

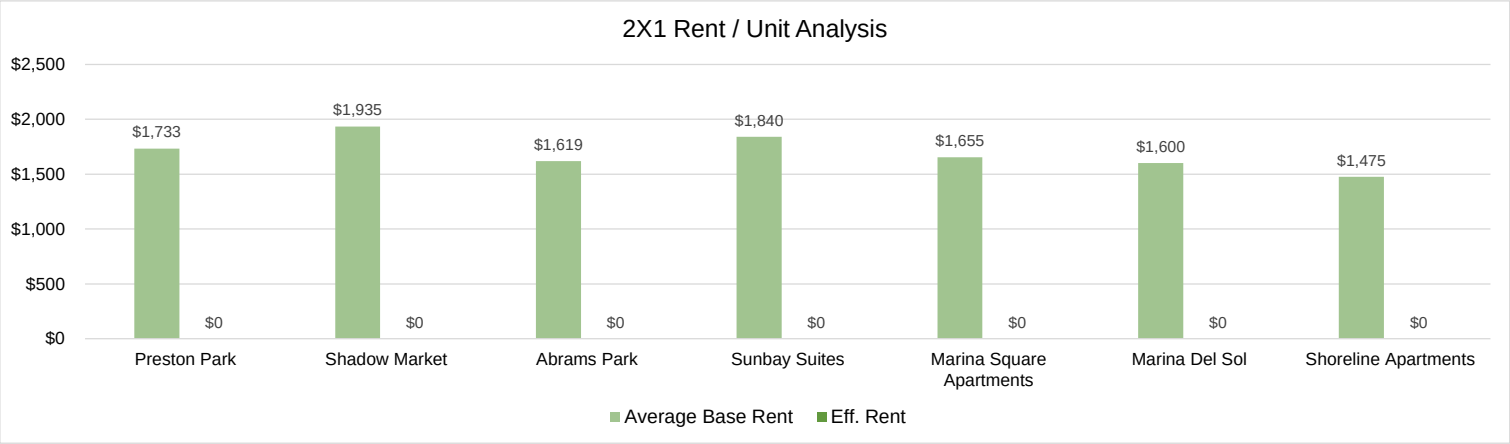
Business Center	**Business Hours**	No	Business Hours	No	No	No	No
CARES Program	**No**	No	No	No	No	No	No
Coffee Bar/Internet Café	**No**	No	No	No	No	No	No
Concierge	**No**	No	No	No	No	No	No
Coference Room	**Business Hours**	No	Business Hours	No	No	No	No
Dog Park/Dog Run	**No**	No	No	No	No	No	No
Car Charging 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	No	No	No	No	No
Washer/Dryer / Fee	**Connections**	No	Connections	No	No	No	No
Window Treatment	**Blinds - Mini**		Blinds - Mini				
Wine Chiller	**No**	No	No	No	No	No	No
Other:	**Other: /**	Other: /	Other: /	Other: /	Other: /	Other: /	Other: /
PARKING							
Attached Garage	**Yes / $00**	No	Yes / $00	No	No	No	No
Detached Garage	**No**	No	No	No	Yes / $00	No	
Carport	**No**	No	No	Yes / $0	Yes / $0	Yes / $0	Yes / $0
Parking Structure	**No**	No	No	No	No		

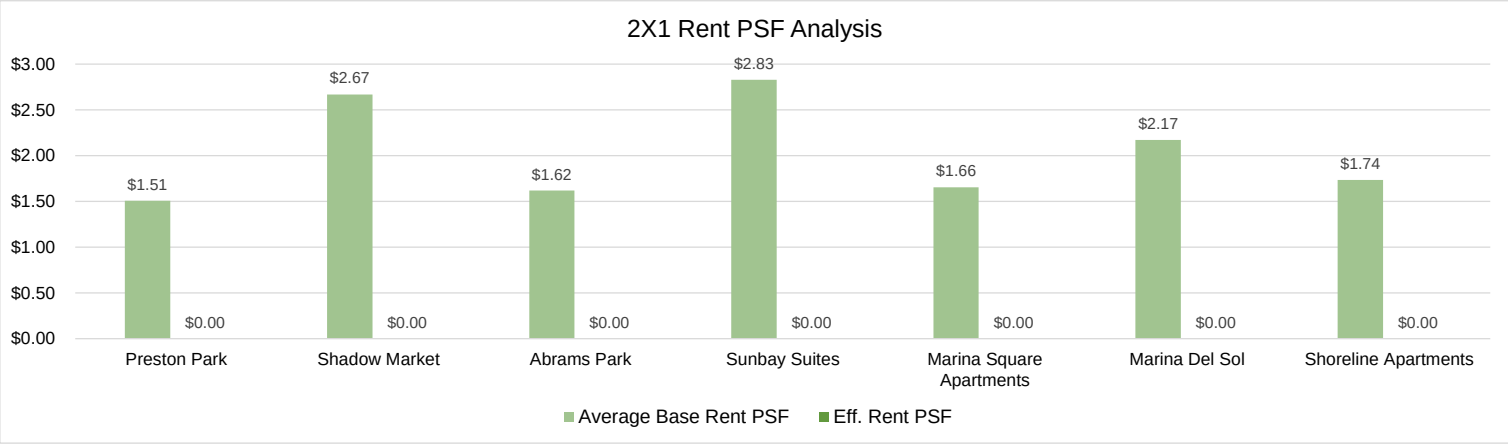
Reserved Space	**No**	No	No	Yes / $0	No	Yes / $5 per spot	Yes / $0
Tandem Parking	**No**	No	No	No			
SECURITY							
Access Gates	**No**	No	No	Yes		No	No
Gate Attendant	**No**	No	No	No			No
Courtesy Officer	**No**	No	No	No			
Security System	**No**	No	No	No			No
FITNESS							
Fitness Center	**No**	No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

2X1 ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 2X1 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Subject	**Preston Park**	**1987**	**12**	**1,150**	**$1,733**	**$1,733**	**$1,733**	**$1.51**	**$1,733**	**$1.51**	**0.00**	**0**		
Comp 1	Shadow Market	Variable	5	725	$1,675	$2,195	$1,935	$2.67	$1,935	$2.67	0.00	0		
Comp 2	Abrams Park	1978	96	1,000	$1,571	$1,667	$1,619	$1.62	$1,619	$1.62	0.00	0		
Comp 3	Sunbay Suites	1989	85	650	$1,700	$1,980	$1,840	$2.83	$1,840	$2.83	0.00	0		
Comp 4	Marina Square Apartments	1978	48	1,000	$1,550	$1,760	$1,655	$1.66	$1,655	$1.66	0.00	0		
Comp 5	Marina Del Sol	1977	54	736	$1,600	$1,600	$1,600	$2.17	$1,600	$2.17	0.00	0		
Comp 6	Shoreline Apartments	1973	32	850	$1,475	$1,475	$1,475	$1.74	$1,475	$1.74	0.00	0		
2X1	**Total / Average**	**1980**	**332**	**854**	**$1,604**	**$1,741**	**$1,673**	**$1.96**	**$1,673**	**$1.96**	**0.00**	**0**	**$0**	**$0.00**







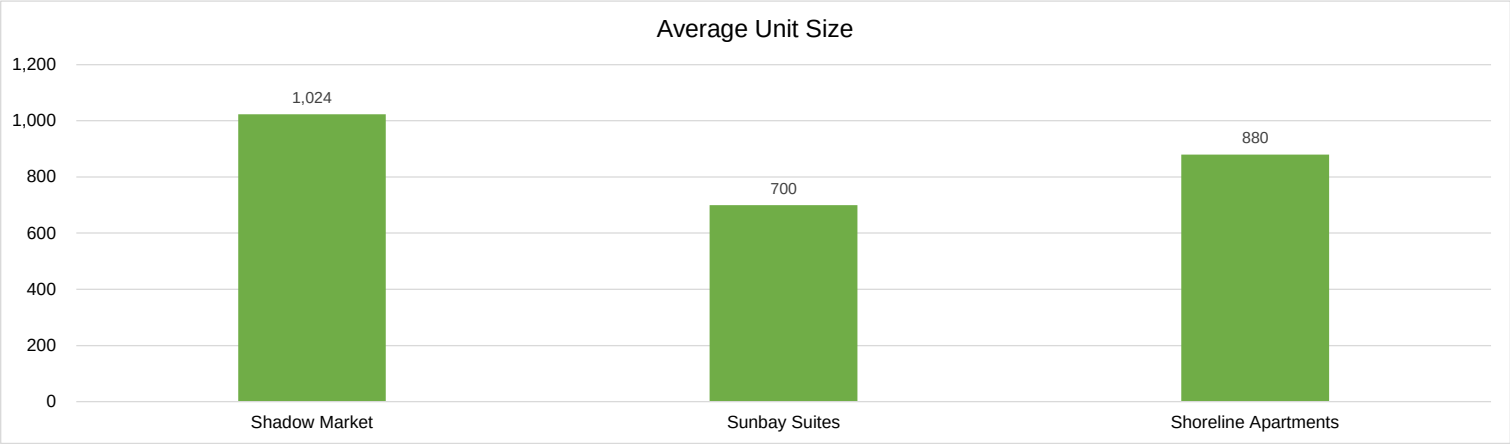
ALL 2X1 UNITS

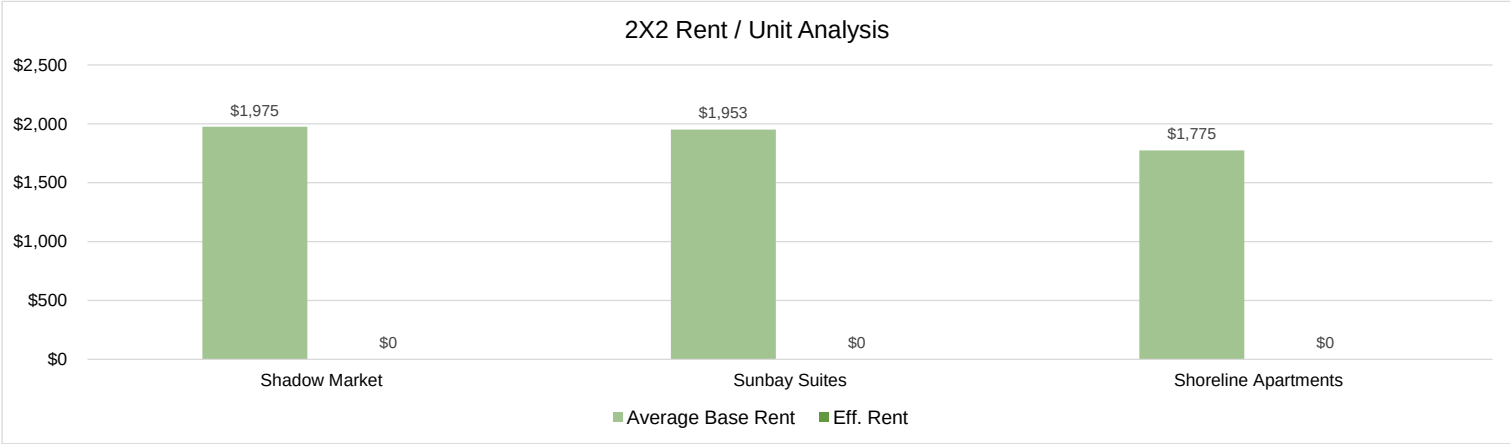
SORT BY: **SQUARE FEET**

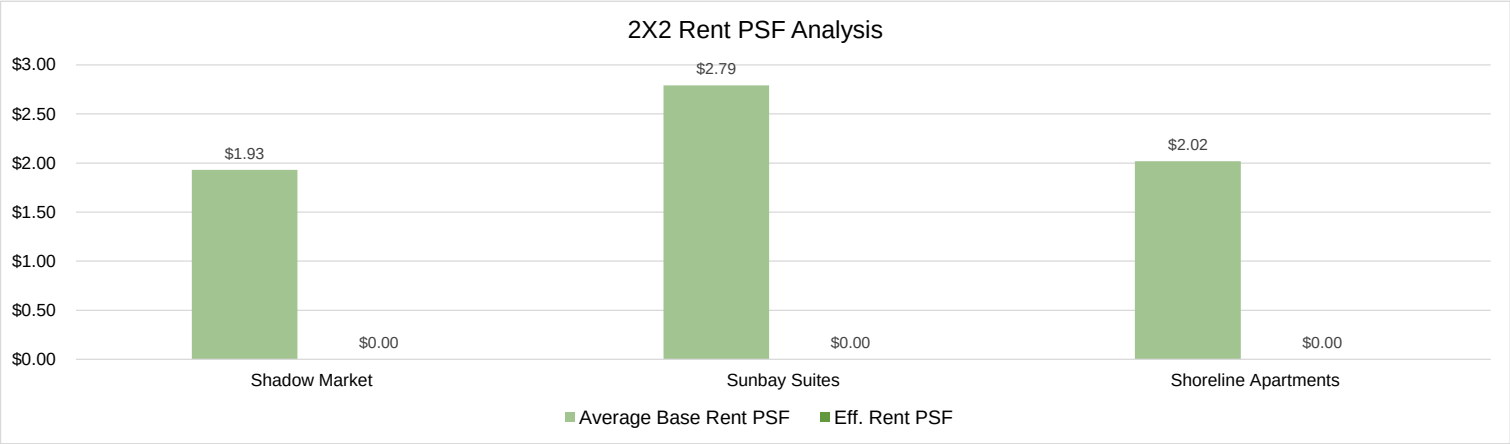
Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X1 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
2X1	**Preston Park**	**A**	**8**	**1,150**	**$1,700**	**$1,700**	**$1,700**	**$1.48**	**$1,700**	**$1.48**	**0.00**	**0**		
2X1	**Preston Park**	**A - SR**	**4**	**1,150**	**$1,800**	**$1,800**	**$1,800**	**$1.57**	**$1,800**	**$1.57**	**0.00**	**0**		
2X1	Shadow Market	0	5	725	$1,675	$2,195	$1,935	$2.67	$1,935	$2.67	0.00	0		
2X1	Abrams Park	A	92	1,000	$1,550	$1,650	$1,600	$1.60	$1,600	$1.60	0.00	0		
2X1	Abrams Park	A - R	4	1,000	$2,050	$2,050	$2,050	$2.05	$2,050	$2.05	0.00	0		
2X1	Sunbay Suites	0	85	650	$1,700	$1,980	$1,840	$2.83	$1,840	$2.83	0.00	0		
2X1	Marina Square Apartments	0	48	1,000	$1,550	$1,760	$1,655	$1.66	$1,655	$1.66	0.00	0		
2X1	Marina Del Sol	0	54	736	$1,600	$1,600	$1,600	$2.17	$1,600	$2.17	0.00	0		
2X1	Shoreline Apartments	0	32	850	$1,475	$1,475	$1,475	$1.74	$1,475	$1.74	0.00	0		

2X2 ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 2X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 1	Shadow Market	Variable	1	1,024	$1,975	$1,975	$1,975	$1.93	$1,975	$1.93	0.00	0		
Comp 3	Sunbay Suites	1989	85	700	$1,850	$2,055	$1,953	$2.79	$1,953	$2.79	0.00	0		
Comp 6	Shoreline Apartments	1973	22	880	$1,775	$1,775	$1,775	$2.02	$1,775	$2.02	0.00	0		
2X2	**Total / Average**	**1981**	**108**	**740**	**$1,836**	**$1,997**	**$1,917**	**$2.59**	**$1,917**	**$2.59**	**0.00**	**0**	**$0**	**$0.00**







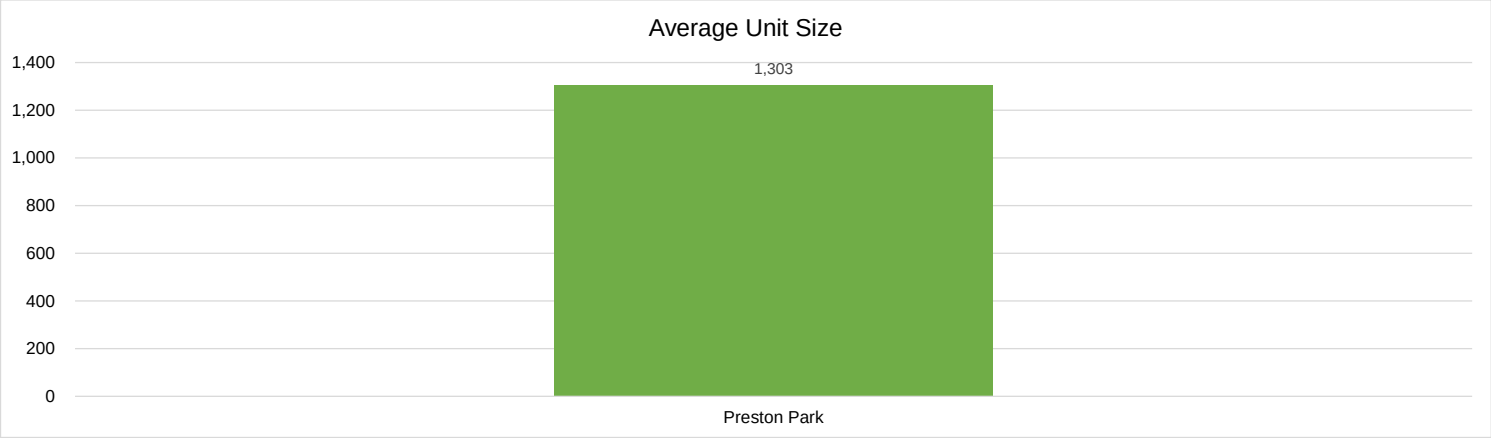
ALL 2X2 UNITS

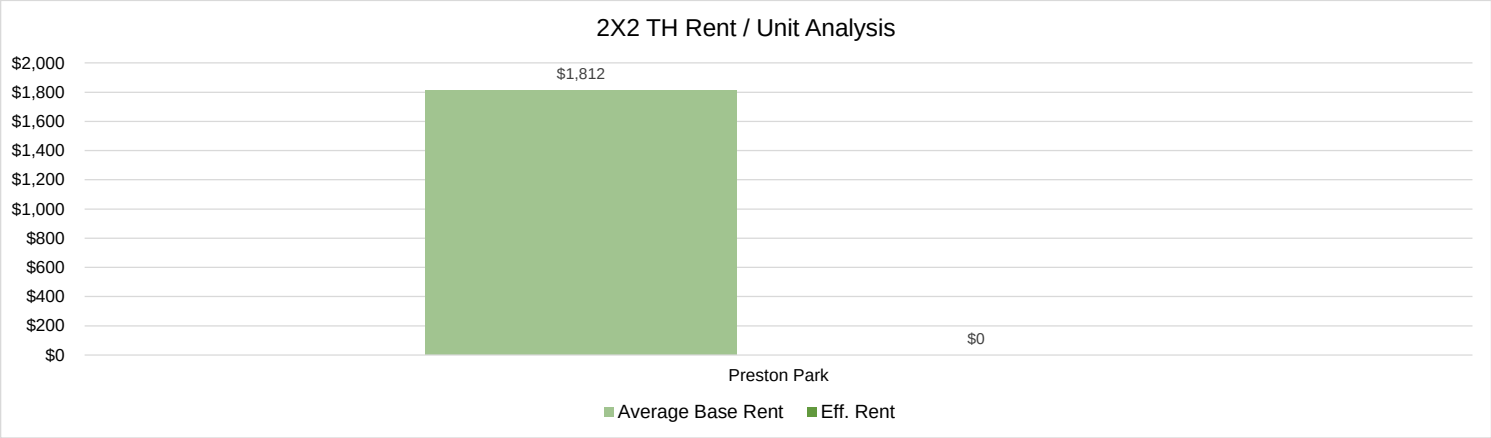
SORT BY: **SQUARE FEET**

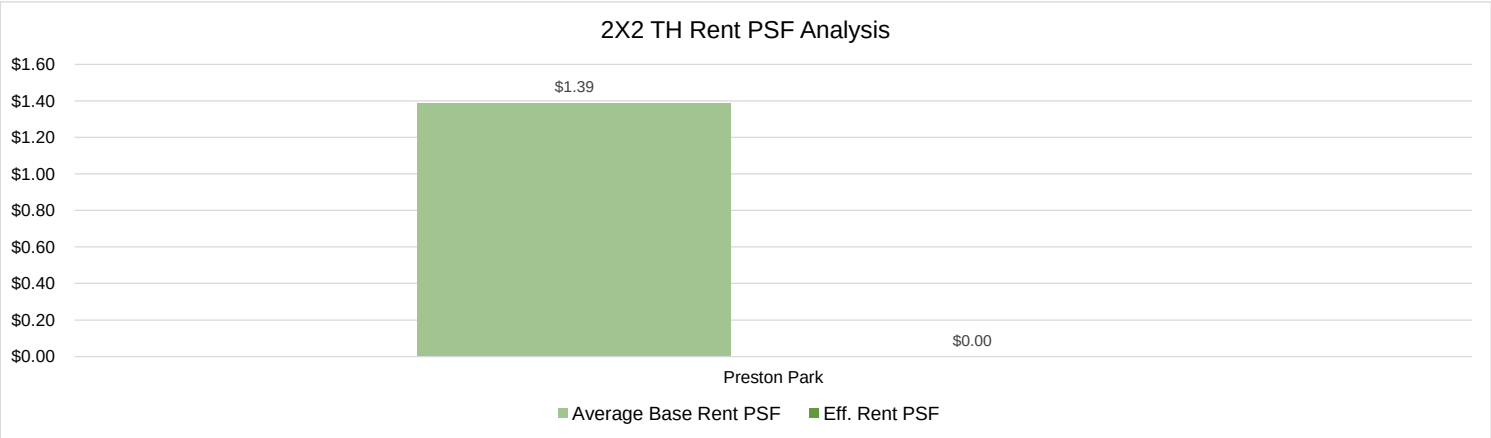
Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
2X2	Sunbay Suites	0	85	700	$1,850	$2,055	$1,953	$2.79	$1,953	$2.79	0.00	0		
2X2	Shoreline Apartments	0	22	880	$1,775	$1,775	$1,775	$2.02	$1,775	$2.02	0.00	0		

2X2 TH ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 2X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Subject	**Preston Park**	**1987**	**217**	**1,303**	**$1,799**	**$1,824**	**$1,812**	**$1.39**	**$1,812**	**$1.39**	**0.00**	**0**		
2X2 TH	**Total / Average**	**1987**	**217**	**1,303**	**$1,799**	**$1,824**	**$1,812**	**$1.39**	**$1,812**	**$1.39**	**0.00**	**0**	**$0**	**$0.00**







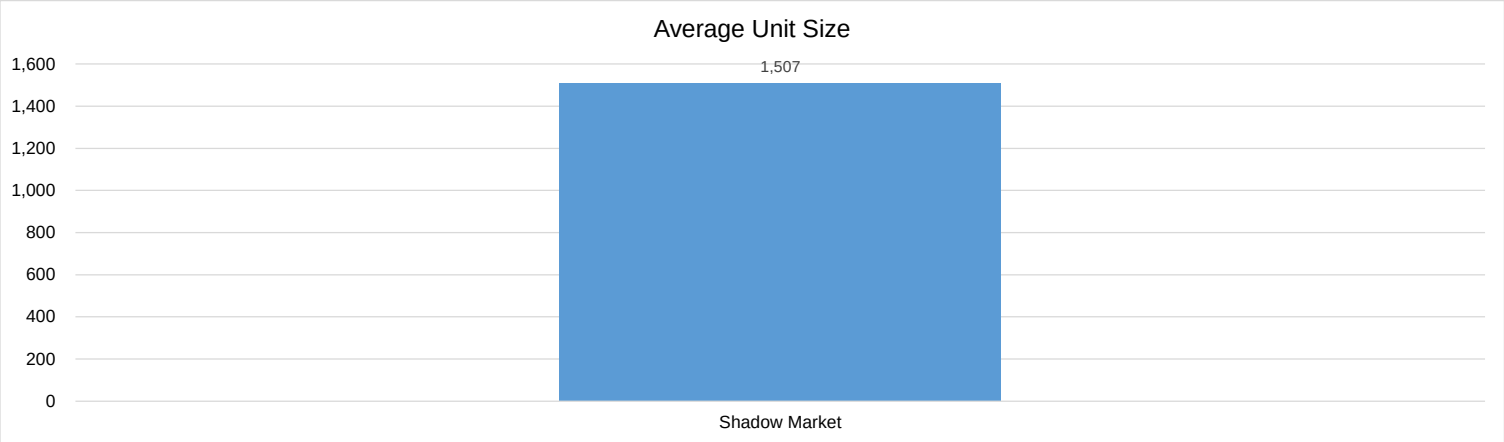
ALL 2X2 TH UNITS

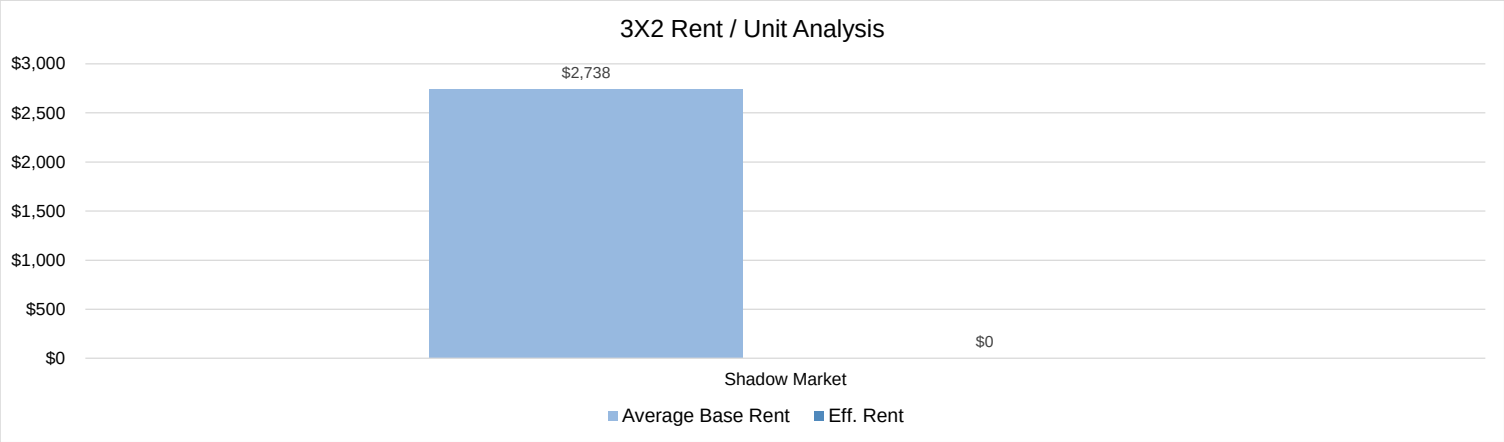
SORT BY: **SQUARE FEET**

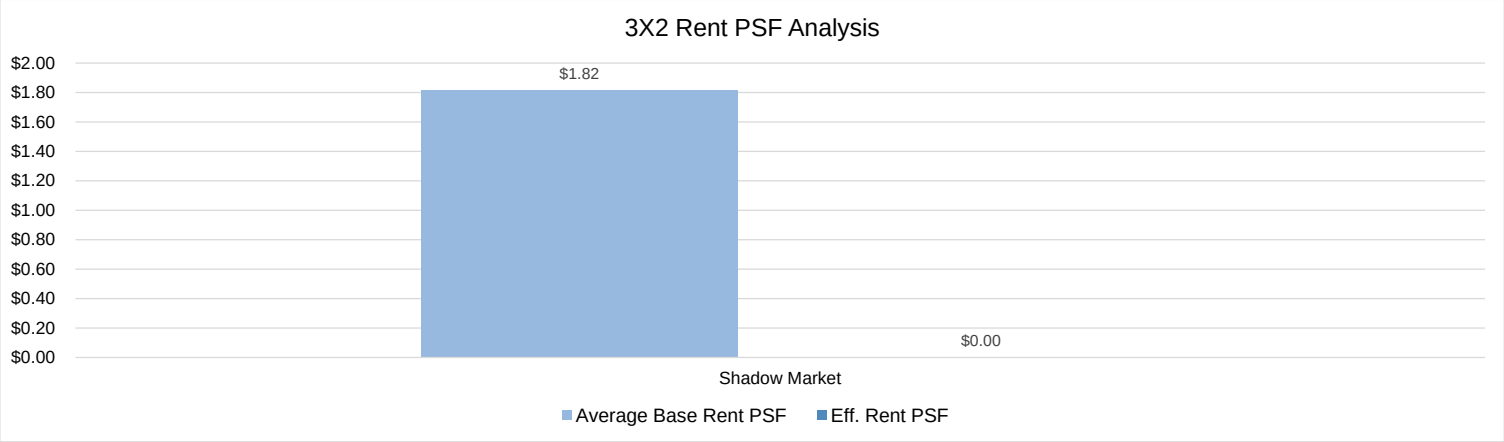
Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
2X2 TH	**Preston Park**	**B**	**88**	**1,278**	**$1,775**	**$1,800**	**$1,788**	**$1.40**	**$1,788**	**$1.40**	**0.00**	**0**		
2X2 TH	**Preston Park**	**B - R**	**2**	**1,278**	**$2,350**	**$2,350**	**$2,350**	**$1.84**	**$2,350**	**$1.84**	**0.00**	**0**		
2X2 TH	**Preston Park**	**B - SR**	**5**	**1,278**	**$1,905**	**$1,930**	**$1,918**	**$1.50**	**$1,918**	**$1.50**	**0.00**	**0**		
2X2 TH	**Preston Park**	**C**	**119**	**1,323**	**$1,800**	**$1,825**	**$1,813**	**$1.37**	**$1,813**	**$1.37**	**0.00**	**0**		
2X2 TH	**Preston Park**	**C - SR**	**3**	**1,323**	**$1,930**	**$1,955**	**$1,943**	**$1.47**	**$1,943**	**$1.47**	**0.00**	**0**		

3X2 ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 3X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 1	Shadow Market	Variable	5	1,507	$2,475	$3,000	$2,738	$1.82	$2,738	$1.82	0.00	0		
3X2	**Total / Average**		**5**	**1,507**	**$2,475**	**$3,000**	**$2,738**	**$1.82**	**$2,738**	**$1.82**	**0.00**	**0**	**$0**	**$0.00**







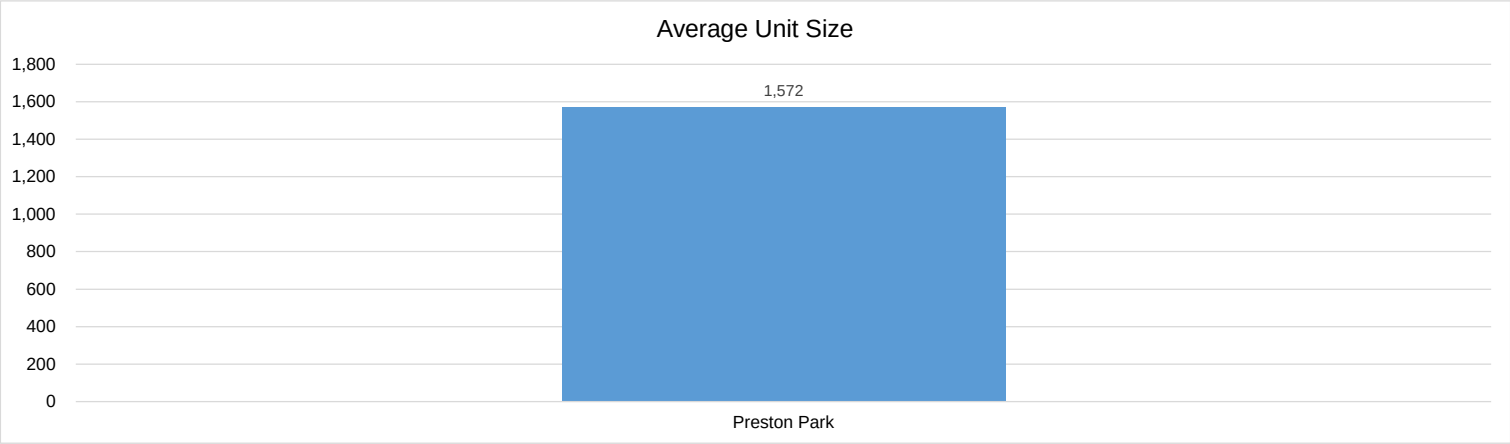
ALL 3X2 UNITS

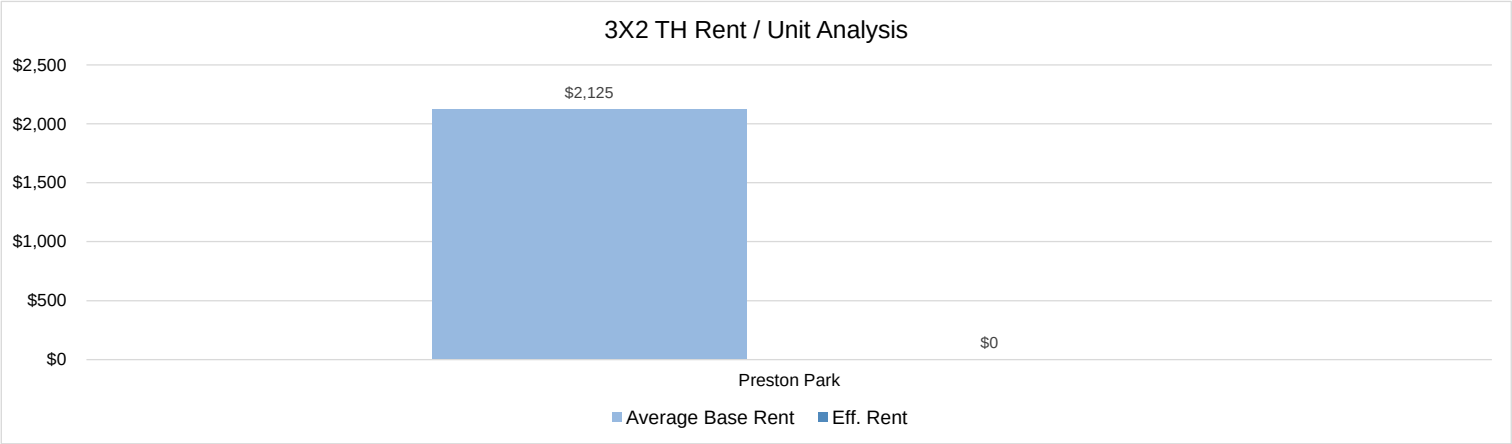
SORT BY: **SQUARE FEET**

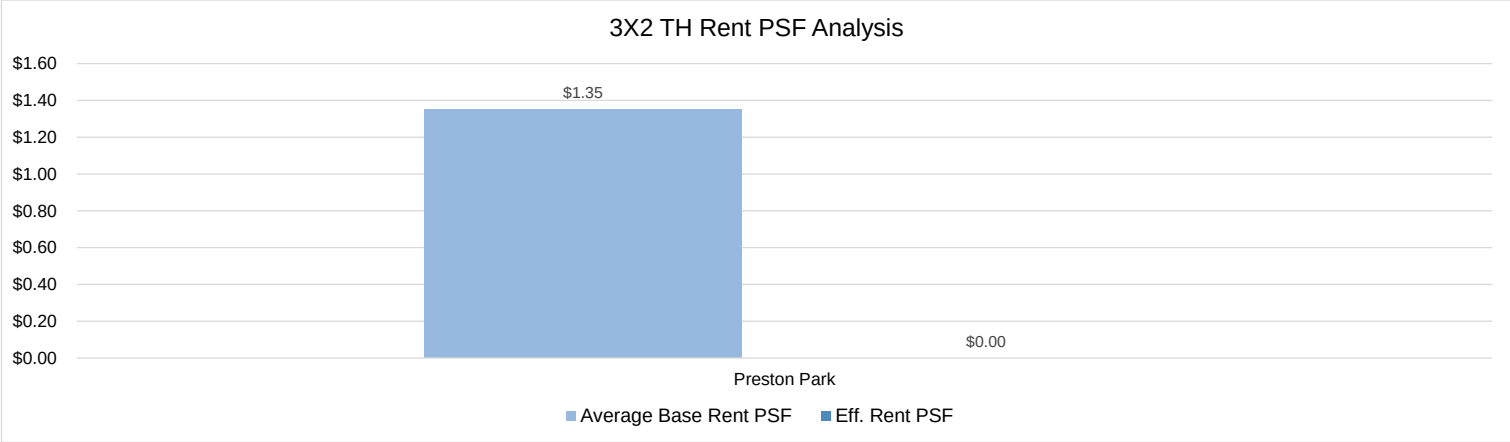
Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 3X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent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

3X2 TH ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 3X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Subject	**Preston Park**	**1987**	**125**	**1,572**	**$2,112**	**$2,137**	**$2,125**	**$1.35**	**$2,125**	**$1.35**	**0.00**	**0**		
3X2 TH	**Total / Average**	**1987**	**125**	**1,572**	**$2,112**	**$2,137**	**$2,125**	**$1.35**	**$2,125**	**$1.35**	**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**	**119**	**1,572**	**$2,100**	**$2,125**	**$2,113**	**$1.34**	**$2,113**	**$1.34**	**0.00**	**0**		
3X2 TH	**Preston Park**	**D - SR**	**6**	**1,572**	**$2,350**	**$2,375**	**$2,363**	**$1.50**	**$2,363**	**$1.50**	**0.00**	**0**		

HISTORICAL SUMMARY

Survey Date	Comp #	Property	Year Built	# of Units	Average Sq. Ft.	Occupied %	Leased %	Average Base Rent	Avg. Base Rent PSF	Month's Free	Average Eff. Rent	Avg. Eff. Rent PSF	Traffic	Net Leases	Management Company
6/30/2016	Subject	Preston Park	1987	354	1,393	98.9%	100.0%	$1,917	$1.38	0.00	$0	$0.00	9	0	Alliance Residential
6/30/2016	Comp 1	Shadow Market	Variable	10	963	100.0%		$1,894	$1.97	0.00	$0	$0.00		0	Variable
6/30/2016	Comp 2	Abrams Park	1978	194	1,386	99.5%	100.0%	$1,950	$1.41	0.00	$0	$0.00	15	2	Alliance Residential
6/30/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	$1,545	$2.60	0.00	$0	$0.00		0	Sunbay Suites
6/30/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	$1,575	$1.58	0.00	$0	$0.00		0	DYI Properties
6/30/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	$1,438	$2.12	0.00	$0	$0.00		0	Pioneer Properties
6/30/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	$1,433	$1.77	0.00	$0	$0.00		0	Greystar
6/30/2016	**Total / Average**		**1980**	**1,066**	**1,051**	**99.2%**	**100.0%**	**$1,727**	**$1.64**	**0.00**	**$0**	**$0.00**	**12**	**2**	
6/30/2016	Subject	Preston Park	1987	354	1,393	98.9%	100.0%	$1,917	$1.38	0.00	$0	$0.00	9	0	Alliance Residential
6/30/2016	Comp 1	Shadow Market	Variable	10	963	100.0%		$1,894	$1.97	0.00	$0	$0.00		0	Variable
6/30/2016	Comp 2	Abrams Park	1978	194	1,386	99.5%	100.0%	$1,950	$1.41	0.00	$0	$0.00	15	2	Alliance Residential
6/30/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	$1,545	$2.60	0.00	$0	$0.00		0	Sunbay Suites
6/30/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	$1,575	$1.58	0.00	$0	$0.00		0	DYI Properties
6/30/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	$1,438	$2.12	0.00	$0	$0.00		0	Pioneer Properties
6/30/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	$1,433	$1.77	0.00	$0	$0.00		0	Greystar
6/30/2016	**Total / Average**		**1980**	**1,066**	**1,051**	**99.2%**	**100.0%**	**$1,727**	**$1.64**	**0.00**	**$0**	**$0.00**	**12**	**2**	
6/30/2016	Subject	Preston Park	1987	354	1,393	98.9%	100.0%	$1,917	$1.38	0.00	$0	$0.00	9	0	Alliance Residential
6/30/2016	Comp 1	Shadow Market	Variable	10	963	100.0%		$1,894	$1.97	0.00	$0	$0.00		0	Variable
6/30/2016	Comp 2	Abrams Park	1978	194	1,386	99.5%	100.0%	$1,950	$1.41	0.00	$0	$0.00	15	2	Alliance Residential
6/30/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	$1,545	$2.60	0.00	$0	$0.00		0	Sunbay Suites
6/30/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	$1,575	$1.58	0.00	$0	$0.00		0	DYI Properties
6/30/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	$1,438	$2.12	0.00	$0	$0.00		0	Pioneer Properties
6/30/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	$1,433	$1.77	0.00	$0	$0.00		0	Greystar
6/30/2016	**Total / Average**		**1980**	**1,066**	**1,051**	**99.2%**	**100.0%**	**$1,727**	**$1.64**	**0.00**	**$0**	**$0.00**	**12**	**2**	
10/1/2016	Subject	Preston Park	1987	354	1,393	98.9%	100.0%	$1,917	$1.38	0.00	$0	$0.00	9	0	Alliance Residential
10/1/2016	Comp 1	Shadow Market	Variable	13	1,161	100.0%		$1,985	$1.71	0.00	$0	$0.00		0	Variable
10/1/2016	Comp 2	Abrams Park	1978	194	1,386	100.0%	100.0%	$1,950	$1.41	0.00	$0	$0.00	15	2	Alliance Residential
10/1/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	$1,562	$2.63	0.00	$0	$0.00		0	Sunbay Suites
10/1/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	$1,625	$1.63	0.00	$0	$0.00		0	DYI Properties
10/1/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	$1,500	$2.22	0.00	$0	$0.00		0	Pioneer Properties
10/1/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	$1,433	$1.77	0.00	$0	$0.00		0	Greystar
10/1/2016	**Total / Average**		**1980**	**1,069**	**1,053**	**99.3%**	**100.0%**	**$1,741**	**$1.65**	**0.00**	**$0**	**$0.00**	**12**	**2**	
2/3/2017	Subject	Preston Park	1987	354	1,393	98.3%	100.0%	$1,918	$1.38	0.00	$0	$0.00	9	0	Alliance Residential
2/3/2017	Comp 1	Shadow Market	Variable	28	1,077	100.0%		$1,916	$1.78	0.00	$0	$0.00		0	Variable
2/3/2017	Comp 2	Abrams Park	1978	194	1,386	97.9%	100.0%	$1,950	$1.41	0.00	$0	$0.00	15	2	Alliance Residential
2/3/2017	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	$1,562	$2.63	0.00	$0	$0.00		0	Sunbay Suites
2/3/2017	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	$1,625	$1.63	0.00	$0	$0.00		0	DYI Properties
2/3/2017	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	$1,500	$2.22	0.00	$0	$0.00		0	Pioneer Properties
2/3/2017	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	$1,477	$1.83	0.00	$0	$0.00		0	Greystar
2/3/2017	**Total / Average**		**1980**	**1,084**	**1,052**	**98.9%**	**100.0%**	**$1,747**	**$1.66**	**0.00**	**$0**	**$0.00**	**12**	**2**	
2/3/2017	Subject	Preston Park	1987	354	1,393	98.3%	100.0%	$1,918	$1.38	0.00	$0	$0.00	9	0	Alliance Residential
2/3/2017	Comp 1	Shadow Market	Variable	28	1,077	100.0%		$1,916	$1.78	0.00	$0	$0.00		0	Variable
2/3/2017	Comp 2	Abrams Park	1978	194	1,386	97.9%	100.0%	$1,950	$1.41	0.00	$0	$0.00	15	2	Alliance Residential
2/3/2017	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	$1,451	$2.45	0.00	$0	$0.00		0	Sunbay Suites
2/3/2017	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	$1,625	$1.63	0.00	$0	$0.00		0	DYI Properties
2/3/2017	Comp 5	Marina Del Sol	1977	108	677	98.0%	100.0%	$1,488	$2.20	0.00	$0	$0.00		0	Pioneer Properties
2/3/2017	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	$1,477	$1.83	0.00	$0	$0.00		0	Greystar
2/3/2017	**Total / Average**		**1980**	**1,084**	**1,052**	**98.8%**	**100.0%**	**$1,718**	**$1.63**	**0.00**	**$0**	**$0.00**	**12**	**2**	

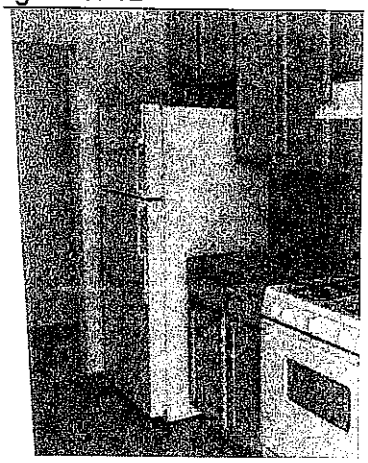
CL monterey > housing > apts/housing for rent

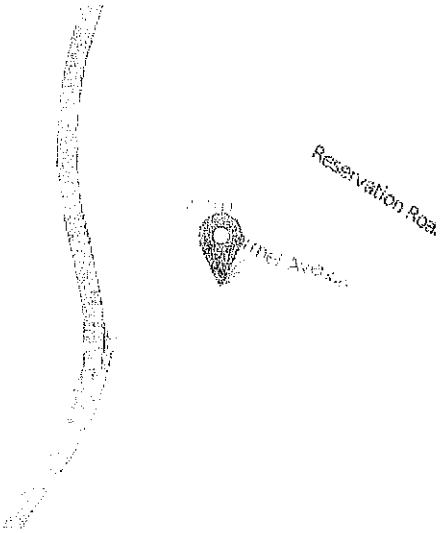
Posted about a month ago on: 2017-06-28 2:24pm

Contact Information:

$1675 / 2br - Marina Remodeled Downstairs 2Bed/1Bath W/D Hooks Ups Fireplace Parking (3060 Sunset Ave)

image 1 of 12





2BR / 1Ba available now

apartment

w/d hookups

carport

Available July 5. 2017

Sunset Apartments

MUST SEE

Remodeled 2 bedroom/ 1 bath

$1.675.00 + Deposit

3060 Sunset Ave.

Marina. CA 93933

Call for Information. Applications or Showing show contact info

QR Code Link to This Post

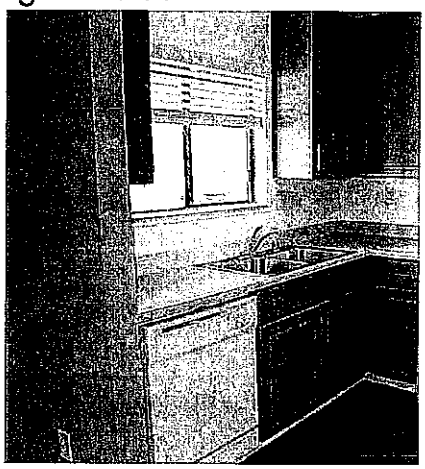
CL monterey > housing > apts/housing for rent

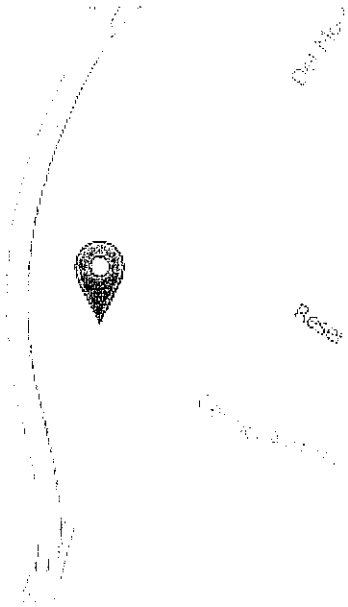
Posted about a month ago on: 2017-06-21 3:07pm

Contact Information:

$1745 / 2br - >>Must See! Awesome Two Bedroom by Marina State Beach!<< (3094 Lake Drive Marina)

image 1 of 10





3094 Lake Drive

2BR / 1Ba available now

apartment

laundry on site

no smoking

carport

QR Code Link to This Post

*Must see Two Bedroom One Bath apartment home available at the Sea Breeze Apartments on Lake Drive Marina - very close to Marina State Beach! Lovely modern fixtures in this completely remodeled apartment. Conveniently located adjacent to CSUMB, hopping, freeway access, new restaurants and more! Located close to Locke Paddon Park which has been completely redesigned! Call us today at show contact info to make Sea Breeze Apartments by the beach your new home in Marina!

Apartment features:
*completely remodeled interior
*separate living and dining areas with new serving counter
*new GE appliances, new counter-tops, fixtures, everything!
*adjacent to Cal State Monterey Bay
*One year or 6 month lease options!
*includes one carport, trash removal and water/sewer
*attentive on-site manager and maintenance
*two remodeled laundry facilites
*picnic area in park like setting
*easy access to Hwy 1, 101, 156
*Marina is centrally located between Monterey, Santa Cruz, Pacific Grove, Del Ray Oaks, Aptos, Soquel, Carmel, Prundale, Capitola, Seaside, Hollister, and San Juan Bautista.
*No pets please
*Non smoking community
*Section 8 not accepted

To apply click the reply link above. Thank you for your interest!

Leasing Office: 3094 Lake Dr. #A1 Marina CA 93933 www.seabreezeapts.net
Office hours Tues.-Sat. 8am-5pm

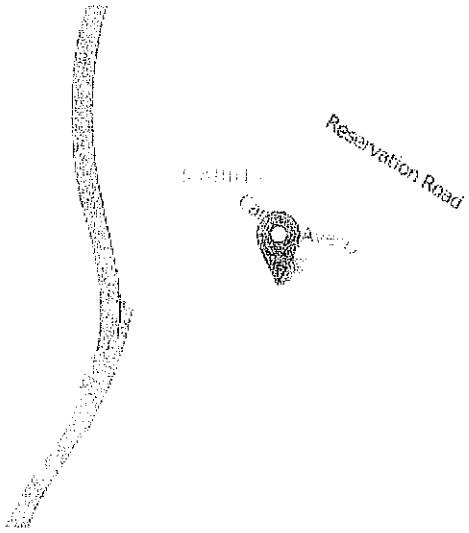
CL monterey > housing > apts/housing for rent

Posted 16 days ago on: 2017-07-17 3:55pm

Contact Information:

$1750 / 2br - Spacious Upstairs Apartment In Quiet Neighborhood - 245 Hillcrest Ave (Marina, CA)

image 1 of 2



245 Hillcrest Ave.

2BR / 1Ba available aug 15

apartment

w/d hookups

street parking

Great Apartment In Quiet Marina Neighborhood

$1,750/mo - 2 Bed/ 1 Bath
245 Hillcrest Ave., Marina CA
Contact: Mangold Property Management
show contact info

For more information please visit our website:
http://www.mangoldproperties.com/

QR Code Link to This Post

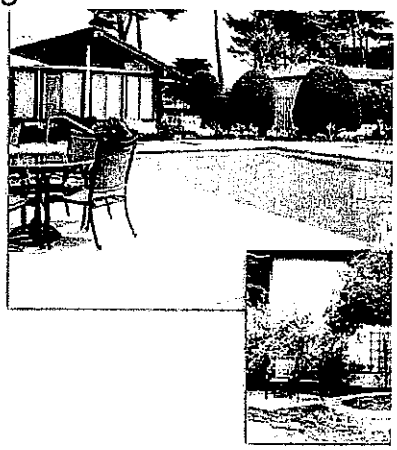
CL monterey > housing > apts/housing for rent

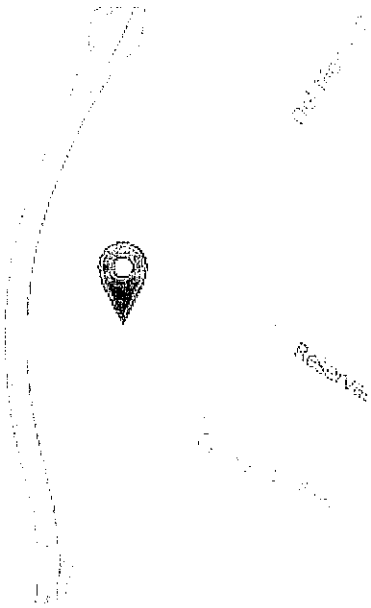
Posted about 2 hours ago on: 2017-08-02 7:59am

Contact Information:

$1795 / 2br - 725ft^2 - Spacious 2 Bedroom/1 Bathroom in Marina-Dog Friendly! (Marina)

image 1 of 8





Lake Drive at Messinger Dr

2BR / 1Ba **725**ft^2 available sep 15

dogs are OK - wooof

apartment

laundry on site

off-street parking

QR Code Link to This Post

Welcome home!
Lake View Terrace Apartments are a very short walk to a beautiful stretch of beach on Monterey Bay, bike trails for miles along the coast, Marina State Beach, and Marina Dunes Open Space Preserve. Close to dining and shopping in Monterey, Carmel, Pacific Grove, Salinas, and Watsonville. Great location for CSUMB students!

This is a 2 bedroom/ 1 bathroom apartment
First floor
Rent/ Deposit: $1,795.00
Minimum of 1 year lease

Features
- 1 and 2 Bedroom layouts
- Water, sewer, and garbage included
- Central heat
- Dishwasher
- Garbage disposal
- Refrigerator
- Wall to wall carpet in the bedrooms
- Large closets

Community Amenities
- Swimming Pool
- Assigned off-street parking spot
- Pet friendly
- On-site coin operated washers and dryers
- On-site manager and emergency maintenance

Pet Policy
Lake View Terrace is a dog friendly community. Our homes accommodate one dog per home. Additional deposits apply.

Deposit: $250

Pet Rent: $100 per month

Office Hours
Mo - Fri: 8:00 am - 4:00 pm
Sa: 9:00 am - 1:00 pm
Su: Closed

Visit our website montereypropertyrentals.com and apply online!

Please call show contact info for a viewing or if you have any further questions.

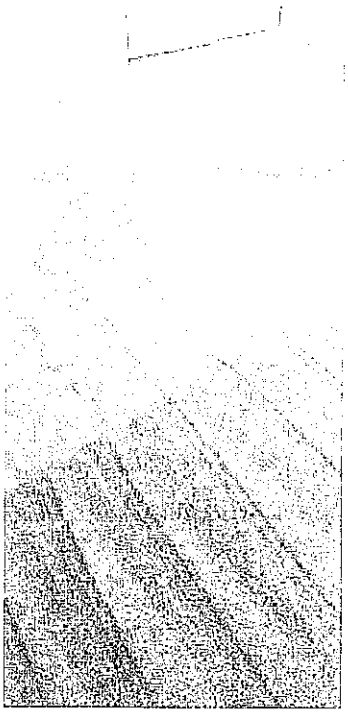
CL monterey > housing > apts/housing for rent

Posted 16 days ago on: 2017-07-17 3:28pm

Contact Information:

$2195 / 2br - Home For Rent (Marina)

image 1 of 6



2BR / 1Ba available now

house

w/d in unit

no smoking

attached garage

QR Code Link to This Post

Clean two bedroom, one bath house in central Marina.

A few minutes walk to Lock Paddon Park, Vince Dimaggio Park, Sunday farmers market, and shopping. A few minutes drive to the Marina State Beach.

Nearby businesses include Starbucks, Wallgreens, many estaurants, local bakery, grocery stores, and banks.

- Newer Carpet
- Built in microwave
- Two car garage
- Motorhome, trailer, or boat parking
- Large storage unit
- Fenced front yard and backyard
- Water included

Sorry no pets. No smoking.

$2,195.00 / per month

For more information, please click the "reply" button above.

Marina is centrally located between Monterey, Santa Cruz, Pacific Grove, Del Ray Oaks, Aptos, Soquel, Carmel, Prundale, Capitola, Seaside, Hollister, and San Juan Bautista.

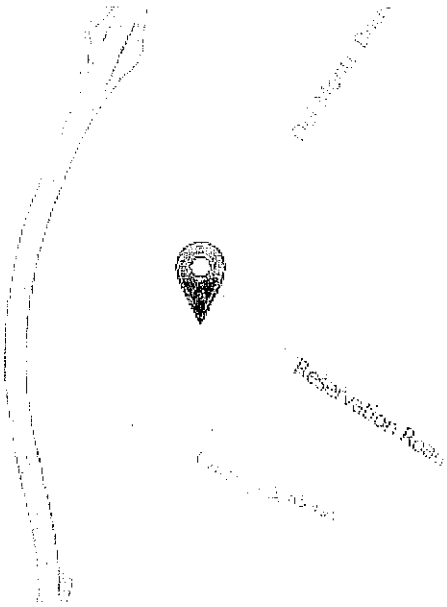
CL monterey > housing > apts/housing for rent

Posted about a month ago on: 2017-06-19 12:26pm

Contact Information:

$1975 / 2br - Spacious Condo Great Marina Location - 181 Paddon Pl. (Marina, CA)

image 1 of 5



181 Paddon Pl.

2BR / 2Ba available aug 11

house

w/d hookups

attached garage

Great Condo Located In Quiet Marina Neighborhood

QR Code Link to This Post

$1,975/mo -- 2 Bed/ 2 Bath
181 Paddon Pl., Marina, CA
Contact: Mangold Property Management
show contact info

For more information please visit our website:
http://www.mangoldproperties.com/

Rental Details

This condo unit is located in a newer development in Marina. Nice neighborhood, centrally located with easy access to HWY 1 close to schools, shopping center and restaurants.

Property Details :

- **Available: 8/11/2017**
- **Bedrooms: 2 Bedrooms**
- **Bathrooms: 2 Bathrooms**
- **Parking: Detached Garage**
- **Utilities: Sewer Included in the Rent**
- **Appliances: Stove, Refrigerator and Dishwasher**
- **Updated Kitchen With Tile Floors**
- **Living Room/Dining Room Combo**
- **Washer and Dryer Hook-ups**

1 Year Lease Term Required, Application Fee is $35 Per Applicant 18 yrs. and Older

We are an Equal Opportunity Housing Provider and follow all fair housing laws. For more information on fair housing laws contact Department of Fair Employment and Housing (DFEH) at www.dfeh.com.

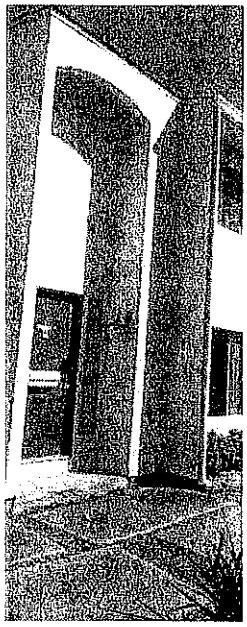
CL monterey > housing > apts/housing for rent

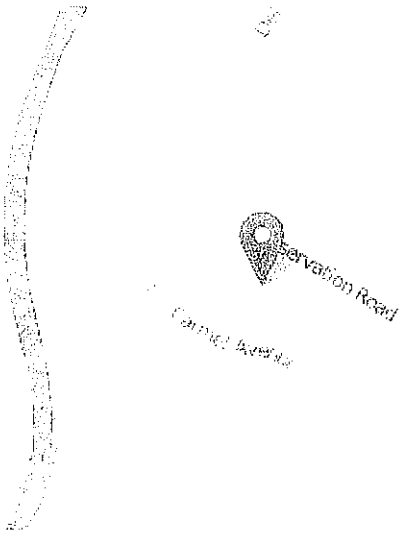
Posted 4 days ago on: 2017-07-29 3:11pm

Contact Information:

$2475 / 3br - 1500ft² - gated complex,walking distance to the beach (marina)

image 1 of 4





3137-5 seacrest avenue

3BR / 2Ba **1500ft²** available aug 15

dogs are OK - wooof

friday 2017-08-04

townhouse

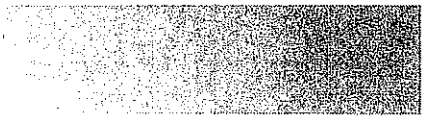
w/d hookups

no smoking

detached garage

3 BR ,1 full and 2 halves bath with 2 car detached garage plus one additional in common area. Backyard patio fully covered with artificial grass.Gated complex with common area and dog/cat park.Couple of minutes from Monterey and CSMBU. Walking distance from restaurants.stores and state beach.Available 08/15/2017. Need at least 6 month lease.Please check area first and call or text for appointment to see the inside.

QR Code Link to This Post

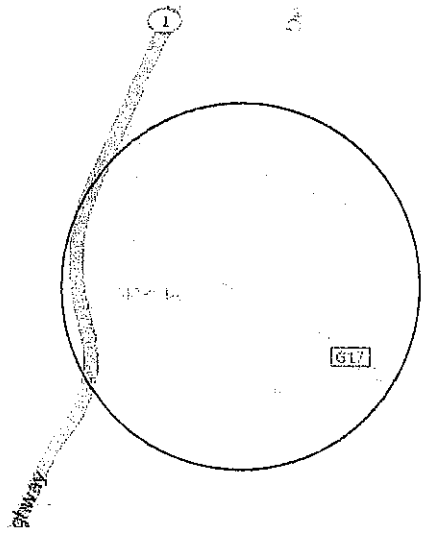


CL monterey > housing > apts/housing for rent

Posted 9 days ago on: 2017-07-24 8:07am

Contact Information:

$2500 / 3br - 1200ft² - Beautiful home(3 Bedrooms 1 and 1/2 bath 2 care garage) (Marina)



house **3BR / 1.5Ba** **1200ft²** available sep 1

w/d in unit

attached garage

Coming available is a stunning 3 bedroom 1.5 bath family home. This home is in fantastic location near shopping, restaurants, NPS, DLI, Fort Ord, Monterey and Carmel.

QR Code Link to This Post

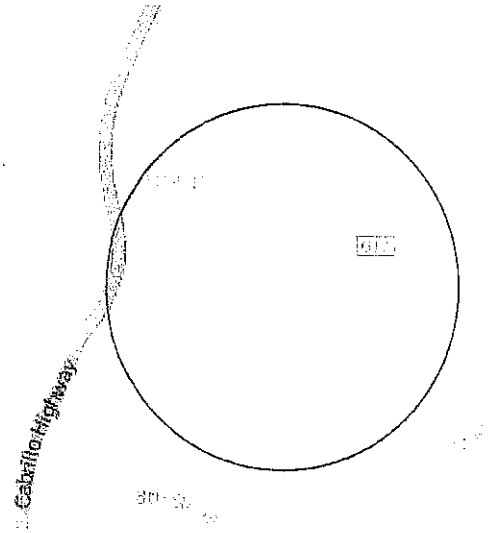
CL monterey > housing > apts/housing for rent

Posted about a month ago on: 2017-06-30 6:11pm

Contact Information:

$2500 / 3br - 1563ft² - 346 Hillcrest Ave 3 bedrooms, 2 bathroom (Marina)

image 1 of 19



Hillcrest Ave

3BR / 2Ba 1563ft² available now

house

w/d hookups

attached garage

PROPERTY FEATURES:
3 Bedrooms
2 Bathroom
Living Room
Dining Room
Family Room
2 Car Garage
$2,500 a month
1 Year lease required
$2,500 deposit
Tenant pays all utilities
No Cosigners
Section 8 not accepted
Subject to credit check

QR Code Link to This Post

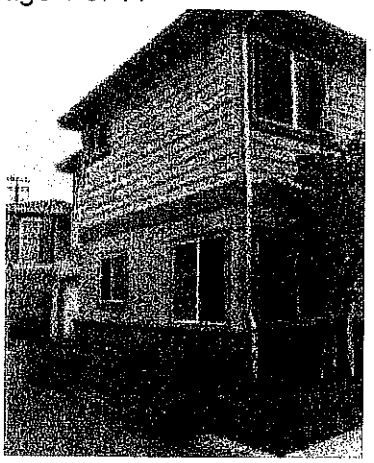
CL monterey > housing > apts/housing for rent

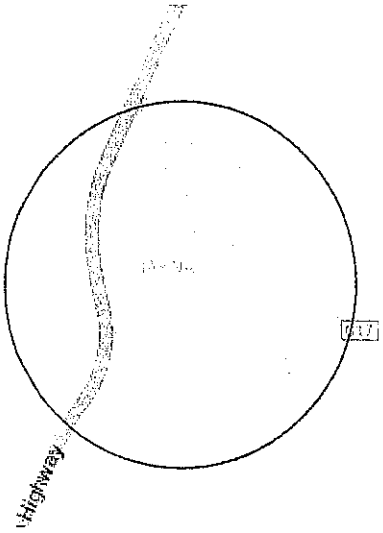
Posted 7 days ago on: 2017-07-26 12:14pm

Contact Information:

$2825 / 3br - 1300ft² - New Marina Luxury Homes (331 Carmel Ave)

image 1 of 11





3BR / 2.5Ba 1300ft² available now

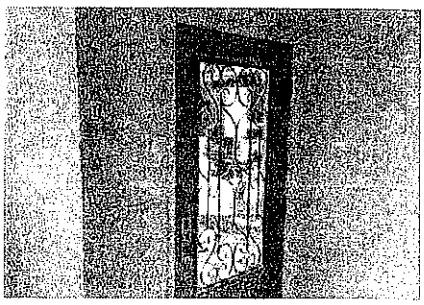
house

w/d hookups

attached garage

Recently constructed, beautiful home in Marina. 3 bedrooms, 2 full bathrooms and 1 half bath. Living room with vaulted ceilings and fireplace. Spacious kitchen with granite countertops and stainless steel appliances. 2 car garage, fenced in yard and much more. Must see property. Please contact Peninsula Group Realty, Inc. (01989745) at show contact info for more information or to schedule a viewing.

QR Code Link to This Post



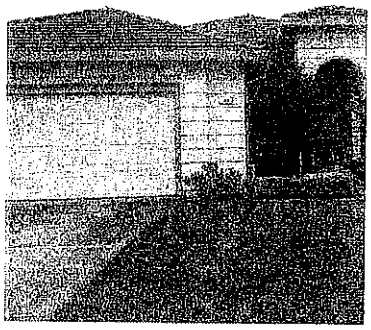
CL monterey > housing > apts/housing for rent

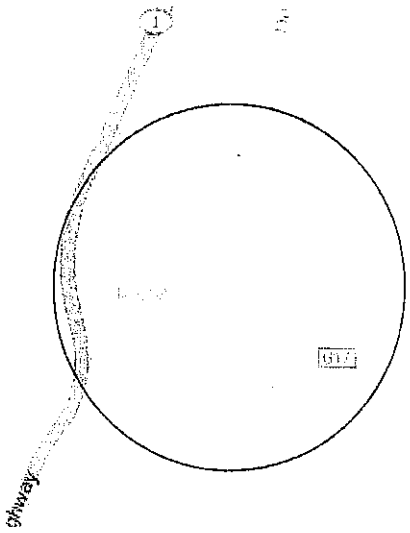
Posted 13 days ago on: 2017-07-19 9:11pm

Contact Information:

$3000 / 3br - Beautiful and bright spacious house close to the beach (Marina)

image 1 of 8





3BR / 2Ba available aug 20

house

laundry in bldg

no smoking

attached garage

6708 sq/ft lot. 1974 sq/ft living space with single story floor plan.
Vaulted ceilings and large windows let in plenty of natural light.
3 bedrooms. including huge master bedroom with spacious walk-in closet and Jacuzzi tub.
2 full baths with tile floor and countertop/sink/cabinet. bathtub/shower.
Fire place and family room
2 car garage with automatic opener.
Large backyard.
Peaceful neighborhood within walking distance of Marina Beach.
Easy access to highway 1.

Lease Terms:
o One-year lease. renewable
o $3000 monthly rent. $3000 Security Deposit

QR Code Link to This Post

Calculation of Affordable Unit FY 17/18 Rent Levels Using Keyser-Marston Methodology

Used for 2BD

Used for 3 BD (4.5 Persons)

Used for 4 BD

(A) **MAXIMUM HOUSEHOLD INCOME LIMITS (ANNUAL)** [1]

HUD AMI Level	Number of Persons								
	1	2	3	4	5	6	7	8	
Very Low (50% AMI)	$ 28,500	$ 32,600	$ 36,650	$ 40,700	$ 44,000	$ 47,250	$ 50,500	$ 53,750	
Low/Lower (60% AMI)	$ 34,200	$ 39,120	$ 43,980	$ 48,840	$ 52,800	$ 56,700	$ 60,600	$ 64,500	
Low (80%) AMI	$ 45,600	$ 52,100	$ 58,600	$ 65,100	$ 70,350	$ 75,550	$ 80,750	$ 85,950	*(80% BMR Program Not Implemented)*

[1] *Source is HUD Median Income for Monterey County 2017 at https://www.huduser.gov/portal/datasets/il/il2016/2016summary.odn*

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

HUD Area Median Income (AMI) Level	Number of Bedrooms		
	2BD [2]	4BD [3]	3BD [4]
Very Low (50% AMI)	$ 916	$ 1,181	$1,059
Low/Lower (60%) AMI	$ 1,100	$ 1,418	$1,271
Low (80%) AMI	$ 1,465	$ 1,889	$1,693

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

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

[4] *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	
	17/18	16/17	17/18	16/17	17/18	16/17
Very Low (*50* % AMI)	$ 916	$ 856	$ 1,181	$ 1,104	$1,059	$989
Less Utilities	$ (180)	$ (145)	$ (288)	$ (199)	$ (233)	$ (171)
Monthly Rent Net of Utilities	***$ 736***	***$ 711***	***$ 893***	***$ 905***	***$ 826***	***$ 818***
Low/Lower (*60* % AMI)	$ 1,100	$ 1,028	$ 1,418	$ 1,325	$1,271	$1,187
Less Utilities	$ (180)	$ (145)	$ (288)	$ (199)	$ (233)	$ (171)
Monthly Rent Net of Utilities	***$ 920***	***$ 883***	***$ 1,130***	***$ 1,126***	***$ 1,038***	***$ 1,016***
Low/Lower (*80* % AMI)	$ 1,465	$ 1,371	$ 1,889	$ 1,766	$1,693	$1,584
Less Utilities	$ (180)	$ (145)	$ (288)	$ (199)	$ (233)	$ (171)
Monthly Rent Net of Utilities	***$ 1,285***	***$ 1,226***	***$ 1,601***	***$ 1,567***	***$ 1,460***	***$ 1,413***

Decrease in Rent Level for 4BD for Very Low Units

80% Bracket Not Yet Implemented

[5] *Source for Utilities Deduction in the HAMC HVC Program Utilities Allowances for Apts & Townhouses at*
http://www.hamonterey.org/wp-content/uploads/2015/01/Utility-Allowance-as-of-Jan-2017.pdf

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

Preston Park Budget Memo Attachment D - Highlights of Operating Expenses

Operating Expenses	Approved Budget FY 2016/2017	Estimated Actuals FY 2016/2017	Proposed FY 2017/2018		Variance of Approved Budget From 2016/2017 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2016/2017 Estimated Actuals	%	Comments		2017/2018 Proposed Budget vs. 2016/2017 Approved Budget	%
SALARIES	$361,324	$313,920	$348,461	D	($47,404)	-15.10%	Decrease in salaries due to open positions, incluing Business Manager	I	$34,541	9.91%	Increase due to stabilization of Office and Maintenance staff	D	($12,863)	-3.56%
PAYROLL TAXES + BURDEN	$193,512	$148,527	$169,877	D	($44,985)	-30.29%	Expenses are split 40% Abrams Park, 60% Preston Park. Decrease due to open positions.	I	$21,350	12.57%	Variance due to addition of in house staff with insurance benefits.	D	($23,635)	-12.21%
NON-STAFF LABOR	$6,000	$24,291	$9,000	I	$18,291	75.30%	Increase due to using temporary services to fill multiple office positions.	D	($15,291)	-169.90%	Decrease as office staff should be stabilized; utilization will be for emergency situations only.	I	$3,000	0.00%
LANDSCAPING	$56,500	$49,484	$51,700	D	($7,016)	-14.18%	Decrease due to contracting services at lower than anticipated cost.	I	$2,216	4.29%	Increase to add back services to monument signs and irrigation repairs.	D	($4,800)	-8.50%
UTILITIES	$106,080	$92,544	$100,680	D	($13,536)	-14.63%	Decrease as community expenses reflect lower water usage due to heavy rainy periods.	I	$8,136	8.08%	Increase due to anticipated increase in PG&E and sewer fees.	D	($5,400)	-5.09%
REDECORATING	$108,558	$106,713	$126,197	D	($1,845)	-1.73%	Decrease in redecorating expenses to minimum required in order to allow for funding of Capital Project.	I	$19,484	15.44%	Due to the age and condition of countertops, multiple reglazes will be necessary. Additionally, higher expenses in trim finishes have been experienced to improve the product finish level.	I	$17,639	16.25%
MAINTENANCE	$111,760	$95,337	$108,399	D	($16,423)	-17.23%	Decrease due to lower expeditures for Plumbing Supplies, HVAC services, and Window/Door Repairs	I	$13,062	12.05%	Increase to account for vehicle maintenance and overall increase in maintenance items.	D	($3,361)	-3.01%
MARKETING	$10,792	$10,488	$10,725	D	($304)	-2.90%	Removal of all non-essential programs resulting in decrease	I	$237	2.21%	Increase due to rising Property Solutions expenses	D	($67)	-0.62%
ADMINISTRATIVE	$81,696	$66,685	$76,253	D	($15,011)	-22.51%	Decreases resulted from lower expenses relating to the Business License, Training costs, and Bank Charges	I	$9,568	12.55%	Increase due to higher Telephone, Office Equipment/Supply, and Training costs; addition of property mileage reimbursement	D	($5,443)	-6.66%
INSURANCE	$226,320	$205,580	$214,800	D	($20,740)	-10.09%	Insurance costs were lower than anticpiated.	I	$9,220	4.29%	Increase in premiums due to higher property and flood insurance costs.	D	($11,520)	-5.09%
NON-ROUTINE MAINTENANCE	$94,380	$100,966	$167,280	I	$6,586	6.52%	Increase due to higher expenditures for unanticipated emergency repairs.	I	$66,314	39.64%	Increse due to addition of anticipated Termite Inspection and Treatments	I	$72,900	77.24%
TOTAL OPERATING EXPENSES	**$1,628,894**	**$1,472,307**	**$1,659,361**	**D**	**($156,587)**	**-10.64%**	**Overall expense decrease due to lower expenses in Payroll, Utilities, and Insurance.**	**I**	**$187,054**	11.27%	**Increase overall to account for stabilized Payroll, increased Maintenance/Redecortaing and Non Routine costs.**	**I**	**$30,467**	**1.87%**

I -- DESIGNATES INCREASE

September 13, 2017

Preston Park Budget Memo Attachment D - Highlights of Operating Expenses

D -- DESIGNATES DECREASE

Attachment E

ALLIANCE RESIDENTIAL COMPANY

PRESTON PARK
2018 STANDARD BUDGET
CONSOLIDATION & SIGN-OFF

Description	2018 Total	2017 Projected	Variance	Variance %
Physical Occupancy	98.13 %	99.25 %		
Economic Occupancy	97.12 %	97.83 %		
Gross Potential Mkt Rent	$6,636,931	$6,395,901	$241,030	3.8%
Loss to Lease	($72,750)	($43,698)	($29,053)	-66.5%
Gain to Lease	$0	$0	$0	0.0%
Affordable Housing	$0	$0	$0	0.0%
Other Rental Income [1]	($118,529)	($95,304)	($23,226)	-24.4%
Other Income	$53,178	$53,917	($740)	-1.4%
Miscelaneous Income	$0	$832	($832)	-100.0%
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	**$6,498,829**	**$6,311,649**	**$187,180**	**3.0%**
Payroll	$529,157	$475,014	($54,143)	-11.4%
Landscaping	$51,700	$49,484	($2,216)	-4.5%
Utility Expense	$100,680	$92,544	($8,136)	-8.8%
Marketing	$10,725	$10,488	($237)	-2.3%
Administrative	$76,253	$66,685	($9,567)	-14.3%
Maintenance	$108,399	$95,337	($13,062)	-13.7%
Redecorating	$126,197	$106,713	($19,484)	-18.3%
Retail Expense	$0	$0	$0	0.0%
Management Fees	$162,471	$158,106	($4,365)	-2.8%
Insurance	$214,800	$205,580	($9,220)	-4.5%
Taxes	$111,600	$111,290	($310)	-0.3%
Professional Services	$100	$100	$0	0.0%
Non-Routine Maintenance	$167,280	$100,966	($66,314)	-65.7%
TOTAL OPERATING EXP	**$1,659,361**	**$1,472,307**	**($187,054)**	**-12.7%**
NET OPERATING INCOME	**$4,839,468**	**$4,839,342**	**$126**	**0.0%**
Partnership Income	$0	$0	$0	0.0%
Partnership Expense	$0	$0	$0	0.0%
Debt Services	$1,512,646	$1,765,444	$252,798	14.3%
Non-Routine Improvements	$0	$0	$0	0.0%
Non-Routine Capital Expense	$0	$0	$0	0.0%
Depreciation Expense	$0	$0	$0	0.0%
Amortization	$0	$0	$0	0.0%
Extraordinary Items	$0	$0	$0	0.0%
NET INCOME	**$3,326,822**	**$3,073,898**	**$252,924**	**8.2%**
Retained Earnings	$1,811,100	$1,811,100	$0	0.0%
Other Current Assets	($1,189,840)	($848,044)	$341,796	40.3%
Tax Escrow	$173,460	$113,124	($60,336)	-53.3%
Insurance Escrow	$283,464	$197,892	($85,572)	-43.2%
Interest Escrow	$0	$0	$0	0.0%
Mortgage Insurance Prem Reserve	$0	$0	$0	0.0%
Replacement Reserve	$1,058,798	$951,782	($107,016)	-11.2%
Capital Assets	$1,189,840	$848,044	($341,796)	-40.3%
WIP	$0	$0	$0	0.0%
Long Term Liabilities	$0	$0	$0	0.0%
NET CASH FLOW	**($0)**	**$0**	**($0)**	**-188.1%**

[1] Other Rental Income includes accounts 4100-0060 through 4100-0360.

ALLIANCE PROGRAM PARTICIPATION

Alliance Recovery Services *	No
Alliance Resident Works	Yes
Alliance Yardi	Yes
Assurant Renter's Liability Insurance	No
Conservice Utility Billing / Expense Management	No
NetVendor *	Yes
On-Site.com App Screening, Doc. Mgmt, Elec. Signature	Yes
P-Card *	Yes
Payee Positive Pay (incl. in monthly bank fee)	No
Kingsley Survey	Yes
RCG/NCC Business Services Collections	Yes

*No cost to community

Approvals

Owner — Date

Asset Manager — Date

COO — Date

VP — Date

Regional Manager — Date

Business Manager — Date

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

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
	INCOME																	
	GROSS POTENTIAL MARKET RENT																	
4100-0010	Gross Potential Mkt Rent	$541,496	$541,496	$541,496	$556,938	$556,938	$556,938	$556,938	$556,938	$556,938	$556,938	$556,938	$556,938	$6,636,931	$18,748	$13.46	$6,395,901	$241,030
4100-0030	Loss to Lease	($2,075)	($1,428)	($871)	($13,727)	($12,398)	($10,971)	($9,642)	($8,058)	($6,323)	($4,491)	($2,449)	($316)	($72,750)	($206)	($0.15)	($43,698)	($29,053)
4100-0040	Gain to Lease	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4100-0050	Affordable Housing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	ACTUAL POTENTIAL RENT	$539,421	$540,068	$540,625	$543,211	$544,540	$545,967	$547,296	$548,880	$550,615	$552,447	$554,489	$556,622	$6,564,181	$18,543	$13.31	$6,352,203	$211,978
	Average Potential Rent	$1,524	$1,526	$1,527	$1,534	$1,538	$1,542	$1,546	$1,551	$1,555	$1,561	$1,566	$1,572	$18,543			$17,944	
	Average Potential Rent per sq ft	$1.09	$1.10	$1.10	$1.10	$1.10	$1.11	$1.11	$1.11	$1.12	$1.12	$1.12	$1.13	$13.31			$12.88	
4100-0060	Vacancy Loss	($4,722)	($3,778)	($3,778)	($4,376)	($4,713)	($4,713)	($4,713)	($4,713)	($4,713)	($4,376)	($4,040)	($4,040)	($52,674)	($149)	($0.11)	($48,264)	($4,410)
4100-0070	Vacancy Loss Collected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4100-0080	Non Rev Producing Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	($45,590)	$45,590
4100-0090	Models	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4100-0100	Employee Units	($5,367)	($5,367)	($5,367)	($5,528)	($5,528)	($5,528)	($5,528)	($5,528)	($5,528)	($5,528)	($5,528)	($5,528)	($65,855)	($186)	($0.13)	$0	($65,855)
4100-0110	Office, Laundry, Maintenance Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4100-0130	Guest Housing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4100-0150	Rental Concessions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	($502)	$502
4100-0160	Recurring Concessions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4100-0170	Other Concessions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4100-0180	Free Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4100-0200	Previously Collected Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4100-0220	Delinquent Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4100-0230	Net Delinquency	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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	($2,326)	$2,326
4100-0250	Other Month Rent/Past Due - Affordable	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$3,014	($3,014)
4100-0260	Rent Adjustments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
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
4100-0300	Less: Writeoffs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4100-0320	Bad Debt Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	($1,636)	$1,636
4100-0330	Base Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4100-0350	Base Rent - Commercial	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
	TOTAL GROSS POTENTIAL MARKET RENT	**$529,332**	**$530,923**	**$531,480**	**$533,307**	**$534,299**	**$535,726**	**$537,055**	**$538,639**	**$540,374**	**$542,543**	**$544,922**	**$547,054**	**$6,445,652**	**$18,208**	**$13.07**	**$6,256,900**	**$188,752**
	Average Effective Rent	$1,536	$1,541	$1,543	$1,553	$1,556	$1,560	$1,564	$1,568	$1,573	$1,575	$1,582	$1,588	$18,711			$18,272	
	Average Effective Rent per sq ft	$1.10	$1.11	$1.11	$1.11	$1.12	$1.12	$1.12	$1.13	$1.13	$1.13	$1.14	$1.14	$13.43			$13.12	
	Physical Occupancy	97.88 %	98.31 %	98.31 %	98.16 %	98.02 %	98.02 %	98.02 %	98.02 %	98.02 %	98.16 %	98.31 %	98.31 %	98.13 %			99.25 %	
	Economic Occupancy	97.75 %	98.05 %	98.15 %	95.76 %	95.94 %	96.19 %	96.43 %	96.71 %	97.03 %	97.42 %	97.84 %	98.23 %	97.12 %			97.83 %	
	OTHER INCOME																	
4200-0010	Laundry	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0030	Washer/Dryer Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0050	Resident Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0060	Application Fees	$877	$791	$744	$651	$651	$698	$651	$698	$744	$791	$791	$784	$8,868	$25	$0.02	$7,955	$913
4200-0070	Credit Report Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0090	Lease Reservation Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0100	Carport Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0110	Garage Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0130	Parking Garage Revenue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
4200-0140	Parking Expense (Contra Rev)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0150	Slip Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0160	Storage Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0170	Storage Concession	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0180	Damage Fees	$2,610	$2,320	$2,030	$1,740	$1,450	$1,740	$1,450	$1,740	$2,030	$2,030	$2,320	$2,900	$24,360	$69	$0.05	$23,428	$932
4200-0190	Cleaning Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0210	Phone System Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0220	Internet Access	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0230	Termination Fees	$0	$0	$0	$0	$0	$250	$0	$0	$250	$0	$0	$250	$750	$2	$0.00	$2,760	($2,010)
4200-0240	Lease Cancellations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0260	Redecoration Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0270	MTM Premium	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0290	Move In Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0300	Transfer Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0310	Furniture Rental	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0330	Amenities Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0340	Pet Fees	$675	$675	$675	$675	$675	$675	$675	$675	$675	$675	$675	$675	$8,100	$23	$0.02	$8,349	($249)
4200-0350	Initial Pet Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0360	NSF	$925	$925	$925	$925	$925	$925	$925	$925	$925	$925	$925	$925	$11,100	$31	$0.02	$11,425	($325)
4200-0370	Late Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0380	Administrative Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0400	Forfeited Security Deposit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0410	Deposit Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0430	Legal Expense Recovery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0440	Alarm Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0450	SMART Revenue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0470	Yard Revenue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0480	Antenna Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0500	HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0550	Maid Service	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0560	Maintenance Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4200-0570	Renovation Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4200-0590	Property Tax Reimbursement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
	TOTAL OTHER INCOME	**$5,087**	**$4,711**	**$4,374**	**$3,991**	**$3,701**	**$4,288**	**$3,701**	**$4,038**	**$4,624**	**$4,421**	**$4,711**	**$5,534**	**$53,178**	**$150**	**$0.11**	**$53,917**	**($740)**
	MISCELLANEOUS INCOME																	
4300-0010	Miscellaneous Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$379	($379)
4300-0020	Miscellaneous Apt Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0030	Clubhouse Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0040	Vending Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0060	Interest Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0070	Interest Income - Security Deposits	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0090	Interest Income - Misc	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0110	Cable Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0120	Cable Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0130	Collection Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$453	($453)
4300-0140	Commission	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
4300-0170	Bad Debt Income Turnover	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0190	Ground Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0210	Homeowners Dues	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
4300-0220	Homeowners Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0230	Investment Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0240	Escalations-Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0260	Escalations - CAM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0280	Escalations - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0290	Unallocated Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0300	Sales Proceeds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0320	Rebate Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0330	Percent Rents	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0350	Participation Interest - Investment Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
4300-0380	CPI Rent Adjustments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
4300-0410	MI - Discount Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0430	Rent Refunds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0450	Tenant Billed Water Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0470	Turnover Billings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0490	Payroll Reimbursement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
4300-0520	Resid. - tenant reimburse	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0530	Concierge Revenue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0550	Mortgage interest income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0570	Condo Cost Of Sales	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0580	Fines Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0600	Insurance Income from Tenants	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4300-0610	Recoveries - Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0630	Accelerated Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0650	Recovery of Expenses - Actual	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4300-0670	Recovery of Expenses - Estimated	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL MISCELLANEOUS INCOME	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$832**	**($832)**
	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
4400-0020	Deferred Retail Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4400-0040	Rent Concession - Retail	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4400-0050	Retail Vacancy	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4400-0060	Percentage Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4400-0080	Retail Income CAM	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4400-0100	Retail Income Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL RETAIL INCOME	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$0**	**$0**

PRESTON PARK
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DETAIL BUDGET

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Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
	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
4500-0020	Guest Suite	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4500-0040	Misc Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL CORPORATE APT INCOME	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$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
4600-0020	Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4600-0030	Carpet Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4600-0040	Housing General	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4600-0050	Housing Turnover	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4600-0060	Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL CORPORATE EXPENSES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$0**	**$0**
	UTILITY REIMBURSEMENT INCOME																	
4700-0010	Reimbursed Electricity	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4700-0020	Reimbursed Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4700-0030	Reimbursed Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4700-0035	Reimbursed Water	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
4700-0040	Reimbursed Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
4700-0060	Reimbursed Vacant Recovery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
4700-0090	Illuminar Electric - Revenue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
	TOTAL UTILITY REIMBURSEMENT INCOME	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$0**	**$0**
	TOTAL INCOME	**$534,418**	**$535,633**	**$535,854**	**$537,298**	**$538,000**	**$540,013**	**$540,756**	**$542,677**	**$544,998**	**$546,963**	**$549,632**	**$552,588**	**$6,498,829**	**$18,358**	**$13.18**	**$6,311,649**	**$187,180**
	OPERATING EXPENSES																	
	PAYROLL																	
	ADMINISTRATIVE PAYROLL																	
5100-1010	Regional Manager	$1,104	$1,104	$1,068	$1,104	$1,068	$1,104	$1,104	$997	$1,104	$1,068	$1,104	$1,101	$13,032	$37	$0.03	$7,531	($5,501)
5100-1020	Senior Manager	$3,312	$3,312	$3,205	$3,312	$3,205	$3,312	$3,312	$2,992	$3,312	$3,205	$3,312	$3,302	$39,096	$110	$0.08	$0	($39,096)
5100-1030	Manager	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$21,751	$21,751
5100-1040	Assistant Manager	$4,876	$4,876	$4,718	$4,876	$4,718	$4,876	$4,876	$4,404	$4,876	$4,718	$4,876	$4,860	$57,550	$163	$0.12	$48,382	($9,168)
5100-1050	Activity Director	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
5100-1070	Bookkeeper	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$10,687	$10,687
5100-1080	Concierge	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5100-1090	Lifeguard	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5100-1100	Other Admin Payroll	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	($0)	($0)
	TOTAL ADMINISTRATIVE PAYROLL	**$9,292**	**$9,292**	**$8,992**	**$9,292**	**$8,992**	**$9,292**	**$9,292**	**$8,393**	**$9,292**	**$8,992**	**$9,292**	**$9,262**	**$109,678**	**$310**	**$0.22**	**$88,350**	**($21,328)**
	LEASING PAYROLL																	
5100-2010	Leasing Manager	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5100-2020	Leasing Consultant	$3,392	$3,392	$3,282	$3,392	$3,282	$3,392	$3,392	$3,064	$3,392	$3,282	$3,392	$3,381	$40,034	$113	$0.08	$35,840	($4,195)
5100-2030	Other Leasing Payroll	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$2,814	$2,814
	TOTAL LEASING PAYROLL	**$3,392**	**$3,392**	**$3,282**	**$3,392**	**$3,282**	**$3,392**	**$3,392**	**$3,064**	**$3,392**	**$3,282**	**$3,392**	**$3,381**	**$40,034**	**$113**	**$0.08**	**$38,654**	**($1,381)**
	MAINTENANCE PAYROLL																	
5100-3010	Director of Facilities	$807	$807	$781	$807	$781	$807	$807	$729	$807	$781	$807	$804	$9,523	$27	$0.02	$6,627	($2,896)
5100-3020	Sr. Maintenance Manager	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5100-3030	Maintenance Manager	$3,710	$3,710	$3,590	$3,710	$3,590	$3,710	$3,710	$3,351	$3,710	$3,590	$3,710	$3,698	$43,788	$124	$0.09	$62,558	$18,770
5100-3040	Asst. Maintenance Manager	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$1,658	$1,658
5100-3050	Maintenance Person	$5,512	$5,512	$5,334	$5,512	$5,334	$5,512	$5,512	$4,978	$5,512	$5,334	$5,512	$5,494	$65,056	$184	$0.13	$82,788	$17,732

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
5100-3060	Painter-In-House	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5100-3070	Other Maintenance Payroll	$3,630	$3,630	$3,513	$3,630	$3,513	$3,630	$3,630	$3,279	$3,630	$3,513	$3,630	$3,619	$42,849	$121	$0.09	$0	($42,849)
	TOTAL MAINTENANCE PAYROLL	**$13,659**	**$13,659**	**$13,218**	**$13,659**	**$13,218**	**$13,659**	**$13,659**	**$12,337**	**$13,659**	**$13,218**	**$13,659**	**$13,615**	**$161,217**	**$455**	**$0.33**	**$153,631**	**($7,586)**
	CLEANING PAYROLL																	
5100-4010	Housekeeper	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
	TOTAL CLEANING PAYROLL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$0**	**$0**
	GROUNDS PAYROLL																	
5100-5010	Porter/Groundskeeper	$3,180	$3,180	$3,077	$3,180	$3,077	$3,180	$3,180	$2,872	$3,180	$3,077	$3,180	$3,170	$37,532	$106	$0.08	$33,285	($4,247)
5100-5020	Other Grounds Payroll	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL GROUNDS PAYROLL	**$3,180**	**$3,180**	**$3,077**	**$3,180**	**$3,077**	**$3,180**	**$3,180**	**$2,872**	**$3,180**	**$3,077**	**$3,180**	**$3,170**	**$37,532**	**$106**	**$0.08**	**$33,285**	**($4,247)**
	MARKETING PAYROLL																	
5100-6010	Marketing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
	TOTAL MARKETING PAYROLL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$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
5100-7020	Other Security Payroll	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL SECURITY PAYROLL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$0**	**$0**
	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
5100-8020	Other Garage Staff Payroll	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL GARAGE STAFF PAYROLL	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$0**	**$0**
	OVERTIME																	
5200-0010	Administrative	$305	$305	$295	$305	$295	$305	$305	$275	$305	$295	$305	$304	$3,597	$10	$0.01	$0	($3,597)
5200-0020	Leasing	$106	$106	$103	$106	$103	$106	$106	$96	$106	$103	$106	$106	$1,251	$4	$0.00	$0	($1,251)
5200-0030	Maintenance	$803	$803	$777	$803	$777	$803	$803	$726	$803	$777	$803	$801	$9,481	$27	$0.02	$0	($9,481)
5200-0040	Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5200-0050	Grounds	$199	$199	$192	$199	$192	$199	$199	$180	$199	$192	$199	$198	$2,346	$7	$0.00	$0	($2,346)
5200-0060	Marketing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5200-0070	Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5200-0080	Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5200-0090	Other Overtime	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL OVERTIME	**$1,413**	**$1,413**	**$1,367**	**$1,413**	**$1,367**	**$1,413**	**$1,413**	**$1,276**	**$1,413**	**$1,367**	**$1,413**	**$1,408**	**$16,675**	**$47**	**$0.03**	**$0**	**($16,675)**
	BONUS																	
5250-0010	Administrative - Monthly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$32,091	$32,091
5250-0020	Administrative - Commissions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0030	Administrative - Quarterly	$0	$6,137	$0	$0	$6,137	$0	$0	$6,137	$0	$0	$6,137	$0	$24,547	$69	$0.05	$0	($24,547)
5250-0040	Administrative - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0050	Leasing - Monthly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0060	Leasing - Commissions	$300	$300	$300	$300	$300	$300	$300	$300	$300	$300	$300	$300	$3,600	$10	$0.01	$0	($3,600)
5250-0070	Leasing - Quarterly	$0	$1,028	$0	$0	$1,028	$0	$0	$1,028	$0	$0	$1,028	$0	$4,113	$12	$0.01	$0	($4,113)
5250-0080	Leasing - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0090	Maintenance - Monthly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0100	Maintenance - Commissions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0110	Maintenance - Quarterly	$0	$4,818	$0	$0	$4,818	$0	$0	$4,818	$0	$0	$4,818	$0	$19,270	$54	$0.04	$0	($19,270)
5250-0120	Maintenance - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0130	Cleaning - Monthly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0140	Cleaning - Commissions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0150	Cleaning - Quarterly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0160	Cleaning - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0170	Grounds - Monthly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0180	Grounds - Commissions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0190	Grounds - Quarterly	$0	$723	$0	$0	$723	$0	$0	$723	$0	$0	$723	$0	$2,892	$8	$0.01	$0	($2,892)

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
5250-0200	Grounds - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0210	Marketing - Monthly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0220	Marketing - Commissions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0230	Marketing - Quarterly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0240	Marketing - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0250	Security - Monthly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0260	Security - Commissions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0270	Security - Quarterly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0280	Security - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0290	Garage - Monthly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0300	Garage - Commissions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0310	Garage - Quarterly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0320	Garage - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5250-0330	Other Bonuses	$0	$0	$531	$0	$0	$0	$0	$0	$0	$0	$0	$531	$1,062	$3	$0.00	$0	($1,062)
	TOTAL BONUS	**$300**	**$13,006**	**$831**	**$300**	**$13,006**	**$300**	**$300**	**$13,006**	**$300**	**$300**	**$13,006**	**$831**	**$55,485**	**$157**	**$0.11**	**$32,091**	**($23,394)**
	HOUSING																	
5300-0010	Administrative	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5300-0020	Leasing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5300-0030	Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5300-0040	Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5300-0050	Grounds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5300-0060	Marketing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5300-0070	Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5300-0080	Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5300-0090	Other Housing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL HOUSING	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$0**	**$0**
	CHECK PROCESSING FEES																	
5400-0010	Ck Processing - Administrative	$157	$235	$157	$157	$157	$157	$157	$235	$157	$157	$157	$157	$2,038	$6	$0.00	$68,350	$66,311
5400-0020	Ck Processing - Leasing	$67	$101	$67	$67	$67	$67	$67	$101	$67	$67	$67	$67	$874	$2	$0.00	$0	($874)
5400-0030	Ck Processing - Maintenance	$258	$386	$258	$258	$258	$258	$258	$386	$258	$258	$258	$258	$3,349	$9	$0.01	$0	($3,349)
5400-0040	Ck Processing - Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5400-0050	Ck Processing - Grounds	$67	$101	$67	$67	$67	$67	$67	$101	$67	$67	$67	$67	$874	$2	$0.00	$0	($874)
5400-0060	Ck Processing - Marketing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
5400-0080	Ck Processing - Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
	TOTAL CHECK PROCESSING FEES	**$549**	**$823**	**$549**	**$549**	**$549**	**$549**	**$549**	**$823**	**$549**	**$549**	**$549**	**$549**	**$7,134**	**$20**	**$0.01**	**$68,350**	**$61,215**
	PAYROLL TAXES																	
5450-0010	Administrative - FICA	$828	$1,298	$805	$832	$1,278	$832	$832	$1,233	$832	$809	$1,301	$830	$11,710	$33	$0.02	$32,527	$20,817
5450-0020	Administrative - FUTA	$74	$74	$40	$15	$9	$9	$4	$0	$0	$0	$0	$0	$224	$1	$0.00	$0	($224)
5450-0030	Administrative - SUTA	$576	$576	$309	$112	$66	$68	$28	$0	$0	$0	$0	$0	$1,736	$5	$0.00	$0	($1,736)
5450-0040	Leasing - FICA	$443	$522	$435	$448	$518	$448	$448	$502	$448	$440	$527	$447	$5,625	$16	$0.01	$0	($5,625)
5450-0050	Leasing - FUTA	$27	$27	$26	$26	$6	$0	$0	$0	$0	$0	$0	$0	$112	$0	$0.00	$0	($112)
5450-0060	Leasing - SUTA	$210	$210	$204	$201	$43	$0	$0	$0	$0	$0	$0	$0	$868	$2	$0.00	$0	($868)
5450-0070	Maintenance - FICA	$1,177	$1,546	$1,143	$1,181	$1,516	$1,181	$1,181	$1,449	$1,181	$1,147	$1,550	$1,178	$15,430	$44	$0.03	$0	($15,430)
5450-0080	Maintenance - FUTA	$109	$106	$77	$69	$6	$6	$6	$6	$5	$0	$0	$0	$392	$1	$0.00	$0	($392)
5450-0090	Maintenance - SUTA	$847	$821	$597	$538	$48	$50	$50	$45	$42	$0	$0	$0	$3,038	$9	$0.01	$0	($3,038)
5450-0100	Cleaning - FICA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5450-0110	Cleaning - FUTA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5450-0120	Cleaning - SUTA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5450-0130	Grounds - FICA	$243	$299	$235	$243	$291	$243	$243	$275	$243	$235	$299	$242	$3,092	$9	$0.01	$0	($3,092)
5450-0140	Grounds - FUTA	$25	$25	$25	$25	$11	$0	$0	$0	$0	$0	$0	$0	$112	$0	$0.00	$0	($112)
5450-0150	Grounds - SUTA	$197	$197	$191	$197	$86	$0	$0	$0	$0	$0	$0	$0	$868	$2	$0.00	$0	($868)
5450-0160	Marketing - FICA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5450-0170	Marketing - FUTA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5450-0180	Marketing - SUTA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5450-0190	Security - FICA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5450-0200	Security - FUTA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
5450-0210	Security - SUTA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5450-0220	Garage - FICA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5450-0230	Garage - FUTA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5450-0240	Garage - SUTA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5450-0250	Other Payroll Taxes	$0	$0	$41	$0	$0	$0	$0	$0	$0	$0	$0	$41	$81	$0	$0.00	($1,116)	($1,197)
	TOTAL PAYROLL TAXES	**$4,759**	**$5,701**	**$4,128**	**$3,888**	**$3,878**	**$2,838**	**$2,792**	**$3,509**	**$2,752**	**$2,631**	**$3,676**	**$2,738**	**$43,290**	**$122**	**$0.09**	**$31,411**	**($11,879)**
	INSURANCE BENEFITS																	
5500-0010	Administrative	$512	$512	$509	$512	$509	$512	$512	$505	$512	$509	$512	$512	$6,128	$17	$0.01	$0	($6,128)
5500-0020	Leasing	$334	$334	$333	$334	$333	$334	$334	$331	$334	$333	$334	$334	$4,004	$11	$0.01	$0	($4,004)
5500-0030	Maintenance	$1,008	$1,008	$1,004	$1,008	$1,004	$1,008	$1,008	$996	$1,008	$1,004	$1,008	$1,008	$12,074	$34	$0.02	$0	($12,074)
5500-0040	Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5500-0050	Grounds	$332	$332	$331	$332	$331	$332	$332	$328	$332	$331	$332	$332	$3,974	$11	$0.01	$0	($3,974)
5500-0060	Marketing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5500-0070	Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5500-0080	Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
5500-0100	Insurance Plan Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL INSURANCE BENEFITS	**$2,186**	**$2,186**	**$2,177**	**$2,186**	**$2,177**	**$2,186**	**$2,186**	**$2,159**	**$2,186**	**$2,177**	**$2,186**	**$2,186**	**$26,181**	**$74**	**$0.05**	**$0**	**($26,181)**
	401K CONTRIBUTION																	
5550-0010	Administrative	$70	$87	$67	$70	$93	$70	$70	$80	$70	$67	$96	$69	$908	$3	$0.00	$0	($908)
5550-0020	Leasing	$30	$33	$29	$30	$34	$30	$30	$30	$30	$29	$34	$30	$369	$1	$0.00	$0	($369)
5550-0030	Maintenance	$109	$123	$106	$109	$126	$109	$109	$112	$109	$106	$130	$109	$1,358	$4	$0.00	$0	($1,358)
5550-0040	Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5550-0050	Grounds	$27	$29	$26	$27	$29	$27	$27	$26	$27	$26	$30	$27	$329	$1	$0.00	$0	($329)
5550-0060	Marketing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5550-0070	Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5550-0080	Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5550-0090	Other 401K Contribution	($93)	($93)	($93)	($93)	($93)	($93)	($93)	($93)	($93)	($93)	($93)	($93)	($1,116)	($3)	($0.00)	$0	$1,116
5550-0100	401K Administration Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL 401K CONTRIBUTION	**$143**	**$179**	**$135**	**$143**	**$189**	**$143**	**$143**	**$156**	**$143**	**$135**	**$197**	**$142**	**$1,849**	**$5**	**$0.00**	**$0**	**($1,849)**
	WORKERS COMPENSATION																	
5600-0010	Administrative	$747	$1,171	$726	$750	$1,153	$750	$750	$1,112	$750	$730	$1,174	$748	$10,562	$30	$0.02	$0	($10,562)
5600-0020	Leasing	$400	$471	$392	$404	$468	$404	$404	$452	$404	$397	$475	$403	$5,074	$14	$0.01	$0	($5,074)
5600-0030	Maintenance	$1,062	$1,394	$1,031	$1,065	$1,367	$1,065	$1,065	$1,307	$1,065	$1,035	$1,398	$1,062	$13,917	$39	$0.03	$0	($13,917)
5600-0040	Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5600-0050	Grounds	$219	$269	$212	$219	$262	$219	$219	$248	$219	$212	$269	$219	$2,789	$8	$0.01	$0	($2,789)
5600-0060	Marketing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5600-0070	Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5600-0080	Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5600-0090	Other Workmens Compensation	($1,090)	($1,090)	($1,090)	($1,090)	($1,090)	($1,090)	($1,090)	($1,090)	($1,090)	($1,090)	($1,090)	($1,090)	($13,080)	($37)	($0.03)	$0	$13,080
	TOTAL WORKERS COMPENSATION	**$1,338**	**$2,215**	**$1,272**	**$1,349**	**$2,160**	**$1,349**	**$1,349**	**$2,029**	**$1,349**	**$1,283**	**$2,226**	**$1,343**	**$19,263**	**$54**	**$0.04**	**$0**	**($19,263)**
	PAYROLL OTHER																	
5650-0010	Temporary Labor - Admin	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$750	$9,000	$25	$0.02	$6,028	($2,972)
5650-0020	Temporary Labor - Leasing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5650-0030	Temporary Labor - Maint	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5650-0040	New Hire Expense - Admin	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$4,951	$4,951
5650-0050	New Hire Expense - Maint	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5650-0060	New Hire Expense - Other	$0	$0	$685	$0	$0	$0	$0	$0	$685	$0	$250	$200	$1,820	$5	$0.00	$0	($1,820)
5650-0070	Other Payroll - Admin	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$16,660	$16,660
5650-0080	Other Payroll - Maint	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
5650-0090	Employee Gifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
5650-0110	Employee Relocation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
5650-0130	Utility Allowance - Leasing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
5650-0150	Education Reimbursement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$1,603	$1,603

PRESTON PARK
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ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
	TOTAL PAYROLL OTHER	**$750**	**$750**	**$1,435**	**$750**	**$750**	**$750**	**$750**	**$750**	**$1,435**	**$750**	**$1,000**	**$950**	**$10,820**	**$31**	**$0.02**	**$29,242**	**$18,422**
	TOTAL PAYROLL	**$40,960**	**$55,795**	**$40,465**	**$40,101**	**$52,647**	**$39,051**	**$39,005**	**$50,373**	**$39,649**	**$37,764**	**$53,775**	**$39,574**	**$529,157**	**$1,495**	**$1.07**	**$475,014**	
	LANDSCAPING																	
6000-0010	Landscape Contract	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$44,400	$125	$0.09	$44,900	$500
6000-0020	Flowers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6000-0030	Mulch	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6000-0040	Landscape Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6000-0060	Replacement Plants	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6000-0070	Landscape Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6000-0080	Other Landscaping	$0	$0	$1,000	$0	$0	$250	$0	$0	$1,000	$0	$0	$250	$2,500	$7	$0.01	$2,851	$351
6000-0090	Snow Removal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6000-0110	Other Contracted Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6000-0120	Landscaping Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6000-0130	Irrigation/Sprinkler Repairs	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$4,800	$14	$0.01	$1,733	($3,067)
6000-0140	Pool Contract/Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6000-0160	Lake Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL LANDSCAPING	**$4,100**	**$4,100**	**$5,100**	**$4,100**	**$4,100**	**$4,350**	**$4,100**	**$4,100**	**$5,100**	**$4,100**	**$4,100**	**$4,350**	**$51,700**	**$146**	**$0.10**	**$49,484**	**($2,216)**
	UTILITY EXPENSE																	
6100-0010	Electricity	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$17,040	$48	$0.03	$16,877	($163)
6100-0020	Electricity - Resident Submeter	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0030	Electricity - Model	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0040	Electricity - Vacant	$50	$50	$50	$50	$50	$50	$50	$50	$50	$50	$50	$50	$600	$2	$0.00	$444	($156)
6100-0050	Electricity - Office	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6100-0080	Gas	$35	$35	$35	$35	$35	$35	$35	$35	$35	$35	$35	$35	$420	$1	$0.00	$266	($154)
6100-0090	Gas - Resident Submiter	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0100	Gas - Model	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0110	Gas - Vacant	$45	$45	$45	$45	$45	$45	$45	$45	$45	$45	$45	$45	$540	$2	$0.00	$266	($274)
6100-0120	Gas - Pool & Spa	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0140	Oil	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0150	Water	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$450	$5,400	$15	$0.01	$4,982	($418)
6100-0160	Water - Resident Submeter	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0170	Water - Vacant	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	($17)	($17)
6100-0180	Water - Irrigation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6100-0210	Water - Steam Exp	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0220	Sewer	$6,150	$6,150	$6,150	$6,150	$6,150	$6,150	$6,150	$6,150	$6,150	$6,150	$6,150	$6,150	$73,800	$208	$0.15	$67,605	($6,195)
6100-0230	Sewer - Resident Submeter	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0240	Sewer - Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0250	Sewer - Vacant	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6100-0280	Trash Removal	$240	$240	$240	$240	$240	$240	$240	$240	$240	$240	$240	$240	$2,880	$8	$0.01	$2,120	($760)
6100-0290	Trash Recycling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6100-0310	Cable Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6100-0330	Illuminar Electric - Occupied	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6100-0350	Reimbursed Electricity	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0360	Reimbursed Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0370	Reimbursed Utilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0375	Reimbursed Water	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6100-0380	Reimbursed Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
6100-0400	Reimbursed Vacant Recovery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6100-0420	Illuminar Electric - Occupied Reimb	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
	TOTAL UTILITY EXPENSE	**$8,390**	**$8,390**	**$8,390**	**$8,390**	**$8,390**	**$8,390**	**$8,390**	**$8,390**	**$8,390**	**$8,390**	**$8,390**	**$8,390**	**$100,680**	**$284**	**$0.20**	**$92,544**	**($8,136)**
	MARKETING																	
6300-0010	Advertising-Print	$160	$160	$160	$160	$160	$160	$160	$160	$160	$160	$160	$160	$1,920	$5	$0.00	$1,903	($17)
6300-0020	Advertising-Product. Exp.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6300-0040	Business Cards	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0050	Marketing - Internet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	($90)	($90)
6300-0060	Marketing - Radio	$0	$0	$0	$0	$0	$0	$250	$0	$0	$0	$0	$0	$250	$1	$0.00	$0	($250)
6300-0070	Marketing Consultant	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0080	Content/Branding	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6300-0100	Direct Mail	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6300-0120	Forms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0130	Brochures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0140	Building Brochures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0150	Collaterals	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0160	Vaultware	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0170	Lead Management	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0180	Miracle Maker	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0190	Lead2Lease	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0200	LevelOne	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0210	Advertising Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$1,264	$1,264
6300-0220	Dues, Memberships & Sub.	$0	$0	$0	$200	$0	$0	$0	$0	$0	$0	$0	$0	$200	$1	$0.00	$192	($8)
6300-0230	Resident Functions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$50	$50
6300-0240	Gifts/Tickets	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6300-0260	Marketing-Prizes/Awards Prem	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0270	Special Events	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0280	Marketing Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0290	Billboards/Signs	$0	$0	$500	$0	$0	$0	$0	$0	$500	$0	$0	$0	$1,000	$3	$0.00	$103	($897)
6300-0300	Temporary Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0310	Permanent Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0320	Banners/Flags	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0330	Seasonal Decorations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0340	Marketing Promotions	$540	$540	$840	$540	$540	$540	$540	$540	$540	$540	$540	$840	$7,080	$20	$0.01	$6,674	($406)
6300-0350	Promotional Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0360	Promotions - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6300-0380	Other Locator Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0390	Prospect Refreshments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0400	Resident Referrals	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6300-0420	Resident Retention	$0	$0	$0	$0	$0	$0	$0	$0	$50	$50	$0	$0	$100	$0	$0.00	$0	($100)
6300-0430	Community Newsletter	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6300-0450	Special Programs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0460	Model Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0470	Model Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0480	Model Accessories	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0490	Clubhouse Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6300-0510	Furniture Rental	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0520	Country Club	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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

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Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
6300-0540	Other Mktg. - Non Adv.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$311	$311
6300-0550	Shopper Reports	$0	$0	$0	$0	$0	$0	$0	$175	$0	$0	$0	$0	$175	$0	$0.00	$80	($95)
6300-0560	Employer Call Program	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0570	Fitness program	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6300-0590	Activity Center	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0600	Business Center	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0610	Video Library	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0620	Marketing Research	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6300-0630	Specialty Items	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL MARKETING	**$700**	**$700**	**$1,500**	**$900**	**$700**	**$700**	**$950**	**$875**	**$1,250**	**$750**	**$700**	**$1,000**	**$10,725**	**$30**	**$0.02**	**$10,488**	**($237)**
	ADMINISTRATIVE																	
6400-0010	Telephone	$1,670	$1,670	$1,670	$1,670	$1,670	$1,670	$1,670	$1,670	$1,670	$1,670	$1,670	$1,670	$20,040	$57	$0.04	$19,649	($391)
6400-0020	Cell Phone	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0030	Pagers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0040	Answering Service	$75	$75	$75	$75	$75	$75	$75	$75	$75	$75	$75	$75	$900	$3	$0.00	$918	$18
6400-0050	Internet Service	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6400-0070	Office Supplies	$450	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$3,200	$9	$0.01	$2,834	($366)
6400-0075	Misc Office Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0080	Office Equipment	$950	$150	$150	$950	$150	$150	$950	$150	$150	$950	$150	$150	$5,000	$14	$0.01	$4,570	($430)
6400-0090	Office Equipment Purchases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0100	Office & Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	($500)	($500)
6400-0110	Office Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0120	Postage	$165	$165	$165	$165	$165	$165	$165	$165	$165	$540	$165	$165	$2,350	$7	$0.00	$2,175	($175)
6400-0130	Express Mail	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0140	Misc Postage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0150	Furniture Rental	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0160	Furniture Purchases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0170	Printing	($0)	($0)	$105	($0)	($0)	$45	($0)	($0)	$105	($0)	($0)	$45	$296	$1	$0.00	$192	($104)
6400-0180	Copier Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0190	Forms	$0	$0	$0	$0	$0	$0	$115	$0	$0	$0	$0	$0	$115	$0	$0.00	$0	($115)
6400-0200	Licenses	$181	$0	$0	$181	$0	$150	$281	$0	$150	$181	$0	$0	$1,122	$3	$0.00	$1,099	($23)
6400-0210	Dues & Subscriptions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0220	Courtesy Patrol	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0230	Training & Education	$135	$635	$290	$135	$184	$1,435	$135	$135	$260	$135	$135	$235	$3,849	$11	$0.01	$1,709	($2,140)
6400-0240	Training Travel	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0250	Eviction/Legal Fees	$890	$890	$2,240	$890	$890	$890	$890	$890	$2,240	$890	$890	$890	$13,380	$38	$0.03	$13,329	($51)
6400-0260	Credit Bureau Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$4,395	$4,395
6400-0270	Credit Check	$561	$437	$406	$344	$344	$375	$344	$375	$406	$437	$437	$499	$4,965	$14	$0.01	$0	($4,965)
6400-0280	Shopper Reports	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6400-0300	Recruitment - Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0310	Bank Charges/Credit Card Fees	$40	$40	$40	$40	$40	$40	$865	$40	$40	$40	$40	$40	$1,305	$4	$0.00	$1,159	($146)
6400-0320	Employee Recognition	$0	$0	$0	$100	$0	$0	$0	$0	$0	$100	$0	$0	$200	$1	$0.00	$0	($200)
6400-0330	Employee Meetings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0340	Corporate Events	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0350	Client Gifts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0360	Travel & Entertainment	$0	$0	$0	$0	$0	$0	$0	$990	$0	$0	$0	$0	$990	$3	$0.00	$163	($827)
6400-0370	Airfare	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0380	Lodging	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0390	Rental Car	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0400	Meals - Travel	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6400-0420	Entertaiment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0430	Other Travel	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0440	Administrative Other	$0	$200	$50	$0	$200	$50	$0	$200	$50	$0	$200	$50	$1,000	$3	$0.00	$471	($529)
6400-0450	Charitable Contrib. Exp.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0460	Political Contributions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
6400-0470	Computer Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$11,380	$11,380
6400-0480	Computer Software	$657	$1,180	$480	$657	$480	$480	$6,608	$1,180	$480	$657	$480	$1,280	$14,619	$41	$0.03	$0	($14,619)
6400-0490	Computer Software Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0500	Computer Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0510	Computer Leasing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0520	Computer Networks	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6400-0540	Computer-Data Processing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6400-0560	Gov Licenses Fees/Permits	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0570	Inspection Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6400-0590	Apt Association Dues	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0600	Temporary Help	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6400-0620	Office Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0630	Accounting Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0640	Mobility Plan	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0650	Hauling & Storage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6400-0670	Vehicle R&M	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0680	Vehicle Rental	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6400-0700	Interest - Car Loan	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0710	Interest - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0720	Culture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0730	Leadership	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0740	Maintenance Safety	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0750	Sales	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0760	Compliance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6400-0780	Office Mgmt: Reimb Exp	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6400-0800	Uniforms - Administrative	$1,119	$29	$44	$19	$19	$44	$919	$29	$44	$19	$19	$44	$2,353	$7	$0.00	$3,141	$788
6400-0805	Uniforms- Leasing	$213	$19	$13	$13	$13	$13	$213	$19	$13	$13	$13	$13	$568	$2	$0.00	$0	($568)
6400-0810	Uniforms- Marketing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6400-0815	Other Uniforms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL ADMINISTRATIVE	**$7,105**	**$5,740**	**$5,978**	**$5,488**	**$4,480**	**$5,832**	**$13,479**	**$6,168**	**$6,098**	**$5,956**	**$4,524**	**$5,406**	**$76,253**	**$215**	**$0.15**	**$66,685**	**($9,567)**
	MAINTENANCE																	
6500-0010	Building & Structure	$375	$375	$375	$375	$375	$375	$375	$375	$375	$375	$375	$375	$4,500	$13	$0.01	$4,130	($370)
6500-0020	Building & Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0040	Roof	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0050	Gutter	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0060	Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0070	General Property	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0090	Corridors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0100	Exterior Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0120	Concrete Repair - Yacht	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0140	Parking	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0150	Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0170	Garage Management Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0180	Garage Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0190	Garage Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0200	Roadway	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

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Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
6500-0210	Sidewalks	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0220	Parking & Garage Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0240	Parking & Garage Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0260	Interior Painting Contract	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0270	Interior Painting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0280	Exterior Painting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0300	Exterior Painting Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0320	Elevator Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0330	Elevator Telephone	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0350	Elevator Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0360	Electrical	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$19,200	$54	$0.04	$18,011	($1,189)
6500-0370	Electrical Contract	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0380	Electrical Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0390	Utility Metering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0400	Plumbing	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$22,800	$64	$0.05	$22,192	($608)
6500-0410	Plumbing Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0420	Plumbing Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0430	HVAC	$0	$800	$1,000	$700	$1,500	$1,000	$700	$1,500	$1,000	$700	$800	$300	$10,000	$28	$0.02	$8,455	($1,545)
6500-0440	HVAC Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0460	HVAC R&M	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0470	HVAC Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0480	HVAC Suite	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0490	Water Heater	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0500	Water Extraction	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0520	Water Damage - Painting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0540	Ceiling Fans	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0550	Tenant Decorations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0560	Vacant Unit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0570	Environmental Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0580	Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0590	Signage Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0600	Misc. Supplies	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$3,000	$8	$0.01	$2,282	($718)
6500-0610	Housekeeping	$325	$325	$325	$325	$325	$325	$325	$325	$325	$325	$325	$325	$3,900	$11	$0.01	$3,753	($147)
6500-0620	Cleaning Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0640	Power Wash / Steam Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0650	Window Washing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0670	Vehicle Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0680	Small Equipment	$180	$180	$180	$1,680	$180	$1,540	$180	$180	$180	$180	$180	$180	$5,020	$14	$0.01	$3,730	($1,290)
6500-0690	Pest Control	$775	$775	$775	$775	$775	$775	$775	$775	$775	$775	$775	$775	$9,300	$26	$0.02	$6,424	($2,876)
6500-0700	Misc. Pest Control	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0710	Swimming Pool	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0730	Swimming Pool Licenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0750	Swimming Pool FF&E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0770	Playground Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0790	Public Area R&M	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0800	Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
6500-0810	Pond R&M	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0820	Vandalism	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0830	Grounds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0840	Courtesy Patrol	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0850	Security Contract	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0870	Security R&M	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0890	Security Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0900	Security Vehicle	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0920	Security - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0940	Misc. Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0950	Contract Cable	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-0970	Maintenance Guarantee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-0980	Mold Remediation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-1000	Misc. Snow Removal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1010	Windows	$100	$675	$100	$100	$675	$100	$100	$675	$100	$100	$675	$100	$3,500	$10	$0.01	$3,506	$6
6500-1020	Drapes/Blinds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1030	Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1040	Keys	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$6,000	$17	$0.01	$6,839	$839
6500-1050	Locks	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1060	Fire Extinguisher, 1st Aid	$0	$273	$0	$0	$100	$173	$0	$100	$0	$173	$2,100	$0	$2,919	$8	$0.01	$2,646	($273)
6500-1070	Sprinkler System	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1080	Fire Damage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-1100	Fuels & Lubricants	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1110	Alarm Expense	$250	$0	$0	$250	$0	$0	$250	$0	$0	$250	$0	$0	$1,000	$3	$0.00	$969	($31)
6500-1120	Maint Travel & Mileage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1130	Computer Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-1150	Laundry	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1160	Plumbing Contract	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1170	Tenant Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1180	Service Desk	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1190	Gate Repair	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-1210	Lift Station Repair	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-1230	Carpentry Contract	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1240	Handyman Contract	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-1260	Misc Contract Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1270	Maintenance Other	$610	$610	$1,810	$610	$610	$1,810	$610	$610	$1,810	$610	$610	$1,810	$12,120	$34	$0.02	$9,299	($2,821)
6500-1280	Maintenance-Rehab	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1290	Unit Refurbishment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-1310	Direct Food & Beverage Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-1330	FF&E Reserve Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-1350	FLS Reg Tests & Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1360	Appliances	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1370	Appliance Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-1390	Bathroom Repair	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1400	Mirror Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

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6500-1410	Glass Repair	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-1450	Misc. Rubbish Removal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1460	Safety Tool Equip/Rep/Sup	$0	$0	$0	$0	$0	$0	$0	$560	$0	$0	$0	$0	$560	$2	$0.00	$0	($560)
6500-1470	Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1480	Appliance Repair	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1490	Carpet Repair	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1500	Carpet Replacement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1510	Carpet Contract	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1520	Vinyl/Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6500-1540	Misc R&M - Exterior	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1550	Uniforms - Maintenance	$0	$120	$2,100	$0	$120	$0	$0	$2,120	$0	$0	$120	$0	$4,580	$13	$0.01	$3,100	($1,480)
6500-1555	Uniforms- Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1560	Uniforms- Grounds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1565	Uniforms- Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6500-1570	Uniforms- Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL MAINTENANCE	**$6,865**	**$8,383**	**$10,915**	**$9,065**	**$8,910**	**$10,348**	**$7,565**	**$11,470**	**$8,815**	**$7,738**	**$10,210**	**$8,115**	**$108,399**	**$306**	**$0.22**	**$95,337**	**($13,062)**
	REDECORATING																	
6600-0010	Redec-General Cleaning	$1,278	$1,136	$994	$852	$710	$852	$710	$852	$994	$994	$1,136	$1,420	$11,928	$34	$0.02	$11,077	($851)
6600-0020	Redec-Cleaning Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6600-0030	Trash Removal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6600-0040	Redec-Painting Supplies	$2,200	$2,000	$1,800	$1,600	$1,400	$1,600	$1,400	$1,600	$1,800	$1,800	$2,000	$2,400	$21,600	$61	$0.04	$17,516	($4,084)
6600-0050	Redec-Painting Contract	$6,247	$5,553	$4,859	$4,165	$3,470	$4,165	$3,470	$4,165	$4,859	$4,859	$5,553	$6,941	$58,303	$165	$0.12	$52,385	($5,918)
6600-0060	Redec-Paint & Décor	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6600-0070	Redec-Rehab	$950	$300	$2,700	$950	$300	$2,700	$950	$300	$2,700	$950	$300	$2,700	$15,800	$45	$0.03	$15,080	($720)
6600-0080	Redec-Drapes/Blinds	$518	$457	$397	$337	$277	$337	$277	$337	$397	$397	$457	$578	$4,765	$13	$0.01	$4,487	($278)
6600-0090	Redec-Window Coverings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6600-0110	Redec-Carpet/Tile	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$4,800	$14	$0.01	$1,570	($3,230)
6600-0120	Redec-Carpet Repair	$600	$600	$600	$600	$0	$600	$600	$0	$600	$600	$600	$600	$6,000	$17	$0.01	$2,569	($3,431)
6600-0130	Redec-Carpet Cleaning	($0)	($1)	$0	$0	$0	$0	$0	$0	$0	$0	($0)	$0	$0	$0	$0.00	$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
6600-0150	Redec-Vinyl Repair	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6600-0170	Redec-Bathroom	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6600-0180	Redec-Appliance Repair	$750	$0	$0	$750	$0	$0	$750	$0	$0	$750	$0	$0	$3,000	$8	$0.01	$2,030	($970)
6600-0190	Redec-Kitchen	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6600-0200	Redec-Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6600-0210	Redec-Resurfacing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6600-0220	Redec-Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6600-0240	Redec-Countertops	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6600-0260	Redec-Vacant Unit Prep	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6600-0280	Redec-Carpenter Contract	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6600-0300	Redec-Handyman Contract	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6600-0310	Redec-Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL REDECORATING	**$12,942**	**$10,445**	**$11,750**	**$9,654**	**$6,557**	**$10,654**	**$8,557**	**$7,654**	**$11,750**	**$10,750**	**$10,446**	**$15,039**	**$126,197**	**$356**	**$0.26**	**$106,713**	**($19,484)**
	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
6700-0020	Retail Electricity	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6700-0030	Retail Gas	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6700-0040	Retail Water	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6700-0050	Retail Sewer	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6700-0060	Retail Telephone	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
6700-0070	Retail Trash Removal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6700-0080	Retail Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6700-0090	Retail Landscape	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6700-0110	Retail Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6700-0130	Retail Parking Lot Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6700-0150	Retail HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6700-0170	Retail Marketing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6700-0180	Retail Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6700-0200	Retail Roof Repair	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
6700-0210	Retail Painting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6700-0230	Retail Machinery & Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
6700-0250	Retail Management Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
6700-0280	Retail Insurance Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL RETAIL EXPENSE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$0**	**$0**
	MANAGEMENT FEES																	
7000-0010	Management Fees - #1	$13,360	$13,391	$13,396	$13,432	$13,450	$13,500	$13,519	$13,567	$13,625	$13,674	$13,741	$13,815	$162,471	$459	$0.33	$158,106	($4,365)
7000-0020	Management Fees - #2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7000-0040	Incentive Mgt Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7000-0050	Asset Management Fees - #1	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7000-0070	Management Fees - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL MANAGEMENT FEES	**$13,360**	**$13,391**	**$13,396**	**$13,432**	**$13,450**	**$13,500**	**$13,519**	**$13,567**	**$13,625**	**$13,674**	**$13,741**	**$13,815**	**$162,471**	**$459**	**$0.33**	**$158,106**	**($4,365)**
	INSURANCE																	
7100-0010	Property Insurance	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$180,000	$508	$0.37	$174,053	($5,947)
7100-0020	General Liability Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7100-0040	Casualty Loss Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7100-0050	Boiler Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7100-0060	Earthquake Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7100-0070	Auto Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7100-0080	Home Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7100-0090	Other Insurance	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900	$34,800	$98	$0.07	$31,527	($3,273)
7100-0100	Insurance Claims	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7100-0110	Insurance Deductible	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL INSURANCE	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$214,800**	**$607**	**$0.44**	**$205,580**	**($9,220)**
	TAXES																	
7200-0010	Real Estate Taxes	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$111,600	$315	$0.23	$111,290	($310)
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
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
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
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
7200-0060	Real Estate Taxes - Appeal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7200-0080	Personal Property Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7200-0090	Supplemental Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7200-0100	Taxes Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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

PRESTON PARK
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ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
7200-0120	Taxes - License & Fees - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7200-0140	Federal Income Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7200-0160	Franchise Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7200-0180	Business License Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7200-0200	City Parking Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL TAXES	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$111,600**	**$315**	**$0.23**	**$111,290**	**($310)**
	PROFESSIONAL SERVICES																	
7300-0010	Accounting Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7300-0020	Partnership Accounting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7300-0030	Audit Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7300-0050	Eviction Legal Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7300-0070	Tax Consulting Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7300-0090	Appraisal Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7300-0100	Employment Recruiting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7300-0120	Professional Serv. Other	$0	$0	$0	$0	$0	$0	$0	$100	$0	$0	$0	$0	$100	$0	$0.00	$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
7300-0140	Police Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7300-0150	Franchise Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7300-0160	Special Assessments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7300-0180	Organizational Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7300-0200	Pursuit Costs - General	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7300-0220	Green Consulting Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7300-0230	Consultant-Operations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7300-0240	Consultant-Code	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7300-0250	Consultant-Financial	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7300-0270	Consultant-Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7300-0280	Consultant-Engineers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL PROFESSIONAL SERVICES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$100**	**$0**	**$0**	**$0**	**$0**	**$100**	**$0**	**$0.00**	**$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
7400-0030	Bathroom Remodeling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0040	Bathroom Resurfacing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7400-0060	Carpeting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0070	Vinyl	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0080	Apartment Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0090	Plumbing - Interior	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0100	Interiors - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7400-0120	Amenities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0130	Enginneer/Design	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0140	Professional Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0150	Building & Structures	$0	$0	$27,280	$0	$0	$0	$0	$0	$0	$0	$0	$0	$27,280	$77	$0.06	$11,142	($16,138)
7400-0160	Infrastructure Upgrade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0170	Exterior	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0180	Chimneys	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
7400-0190	Carports	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0200	Common Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7400-0230	Drapes/Blinds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0240	Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7400-0260	Exercise Room Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0270	Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0280	Exterior	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0290	HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7400-0310	Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0320	Furniture & Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7400-0340	Office Furniture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0350	Laundry	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0360	Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7400-0380	Interior Painting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7400-0400	Kitchen Remodeling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7400-0420	Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0430	Landscaping - Trees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0440	Landscaping - Rocks	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0450	Paving & Landscape	$0	$0	$0	$0	$0	$0	$0	$10,000	$0	$0	$0	$0	$10,000	$28	$0.02	$44,107	$34,107
7400-0460	Survey/Seepage Consulting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0470	Tree Trimming Seasonal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0480	Carpentry Work	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0490	Carpentry-Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0500	Deck & Staircases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0510	Lighting Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0520	Flooring-Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0530	Flooring- Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0540	Flooring- Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0550	Linolium	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0560	Painting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0570	Molding	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0580	Masonry	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0590	Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0600	Screen Replacement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0610	Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0620	Parking Lot	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0630	Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0640	Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0650	Pool Furniture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0660	Pool/Spa	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0670	Pool	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0680	Fountains	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0690	Gutters & Downspouts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0700	Roofs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0710	Elevators	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0720	Land Fencing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0730	Motor Vehicles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0740	Seasonal Décor	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0750	Promotional Videos	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0760	Capital Expenditures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0770	Life Safety	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0780	Fire Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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

PRESTON PARK
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Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
7400-0800	Miscellaneous	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0810	Security Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7400-0840	Other Non-Routine Service	$0	$0	$0	$50,000	$0	$15,000	$0	$0	$0	$50,000	$15,000	$0	$130,000	$367	$0.26	$45,717	($84,283)
7400-0850	Other Capital Expenditure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
7400-0860	Association Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
7400-0880	Prior Year Incentive Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
	TOTAL NON-ROUTINE MAINTENANCE	**$0**	**$0**	**$27,280**	**$50,000**	**$0**	**$15,000**	**$0**	**$10,000**	**$0**	**$50,000**	**$15,000**	**$0**	**$167,280**	**$473**	**$0.34**	**$100,966**	**($66,314)**
	TOTAL OPERATING EXP	**$121,623**	**$134,144**	**$151,974**	**$168,330**	**$126,433**	**$135,024**	**$122,765**	**$139,897**	**$121,877**	**$166,322**	**$148,085**	**$122,888**	**$1,659,361**	**$4,687**	**$3.37**	**$1,472,307**	
	NET OPERATING INCOME	**$412,795**	**$401,490**	**$383,880**	**$368,968**	**$411,567**	**$404,989**	**$417,991**	**$402,780**	**$423,121**	**$380,641**	**$401,547**	**$429,700**	**$4,839,468**	**$13,671**	**$9.81**	**$4,839,342**	
	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
8100-0020	Purchase Discount	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL PARTNERSHIP INCOME	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$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
8200-0020	Compliance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8200-0030	HOA Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8200-0040	Legal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
8200-0070	Bookkeeping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8200-0090	Supervisory Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8200-0100	Admin Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8200-0110	Consulting Partnership	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8200-0120	Branding	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8200-0130	Business Solutions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8200-0140	Interest Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8200-0150	Travel Partnership	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8200-0170	Partnership Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8200-0190	Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
	TOTAL PARTNERSHIP EXPENSE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$0**	**$0**
	DEBT SERVICES																	
8300-0010	Debt Service - 1st	$128,471	$128,471	$124,327	$128,471	$124,327	$128,471	$128,471	$116,038	$128,471	$124,327	$128,471	$124,330	$1,512,646	$4,273	$3.07	$1,765,444	$252,798
8300-0020	Debt Service - 2nd	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8300-0040	Debt Service - Principal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8300-0060	Int Exp-Other Notes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8300-0070	General Interest	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8300-0080	Prepayment Penalty	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
8300-0110	Mezzanine Interest Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8300-0130	Contingent Interest	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8300-0150	Title Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8300-0160	Sale Commissions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8300-0170	Condominiums Sales	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
8300-0180	Deffrd Finance Amort Exp	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8300-0200	Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8300-0220	Extension Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8300-0230	Administration Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8300-0240	Trustee Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8300-0260	Issuer Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL DEBT SERVICES	**$128,471**	**$128,471**	**$124,327**	**$128,471**	**$124,327**	**$128,471**	**$128,471**	**$116,038**	**$128,471**	**$124,327**	**$128,471**	**$124,330**	**$1,512,646**	**$4,273**	**$3.07**	**$1,765,444**	**$252,798**
	NON-ROUTINE IMPROVEMENTS																	
8400-0010	Appliances	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0020	Bathroom Remodeling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0030	Bathroom Resurfacing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8400-0050	Carpeting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0060	Vinyl Replacement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0070	Apartment Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0080	Doors & Hardware	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0090	Interiors - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0100	Model	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0110	Amenities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8400-0130	Professional Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0140	Chimneys	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0150	Carports	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0160	Common Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8400-0180	Drapes/Blinds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0190	Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8400-0210	Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0220	HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0230	Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0240	Furniture & Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8400-0260	Laundry	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0270	Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0280	Monument	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8400-0300	Interior Painting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8400-0320	Kitchen Remodeling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8400-0340	Landscaping - Trees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0350	Landscaping - Rocks	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0360	Paving & Landscape	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8400-0380	Carpentry-Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0390	Deck & Staircases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0400	Exterior Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0410	Lighting Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0420	Flooring-Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0430	Flooring- Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0440	Linolium	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0450	Painting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0460	Molding	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0470	Carpentry Work	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0480	Masonry	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0490	Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

PRESTON PARK
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DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
8400-0500	Screen Replacement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0510	Closet Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0520	Parking Lot	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0530	Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0540	Pool Furniture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0550	Pool	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0560	Gutters & Downspouts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0570	Roofs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0580	Elevators	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0590	Land Fencing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0600	Golf Cart	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0610	Seasonal Décor	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0620	Promotional Videos	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0630	Capital Expenditures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0640	Life Safety	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0650	Fire Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8400-0670	Miscellaneous	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0680	Security Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8400-0700	Other Capital Expenditure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8400-0710	Association Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8400-0730	Prior Year Incentive Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL NON-ROUTINE IMPROVEMENTS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$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
8500-0030	Bathroom Remodeling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0040	Bathroom Resurfacing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0060	Carpeting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0070	Vinyl	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0090	Apartment Interiors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0100	Plumbing - Interior	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0110	Ceiling Fans	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0120	Interiors - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0130	Model Renovation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0150	Amenities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0160	Enginneer/Design	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0170	Professional Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0180	Building & Structures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0190	Infrastructure Upgrade	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0200	Foundations & Slab	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0210	Insulation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0220	Exterior	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0230	Siding	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0240	Stairs & Landings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0250	Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0270	Exterior Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0290	Asbestos Abatement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0300	Boiler	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0320	Sprinkler System	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0330	Pest Control	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0340	Monument	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
8500-0350	Stucco	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0360	Water Submeters	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0370	Misc Buildings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0380	Balconies & Decks	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0390	Chimneys	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0400	Carports	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0410	Common Area	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0430	Common Area Vinyl Replacement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0460	Drapes/Blinds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0470	Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0490	Exercise Room Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0500	Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0520	HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0540	Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0550	Furniture & Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0570	Office Furniture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0580	Laundry	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0590	Laundry Retrofit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0600	Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0620	Interior Painting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0640	Kitchen Remodeling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0650	Cabinets	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0660	Countertops	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0670	Dishwashers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0680	Compactor Installation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0690	Disposals	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0700	Microwaves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0710	Ovens	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0720	Ranges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0730	Hoods	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0740	Refigerators	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0760	Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0770	Landscaping - Trees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0780	Landscaping - Rocks	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0790	Paving & Landscape	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0800	Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0810	Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-0830	Miscellaneous Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0840	Carpentry Work	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0850	Carpentry-Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0860	Deck & Staircases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0870	Lighting Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0880	Flooring-Tile	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0890	Flooring- Carpet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0900	Flooring- Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0910	Linolium	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0920	Painting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0930	Painting & Staining	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0940	Molding	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0950	Masonry	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0960	Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0970	Screen Replacement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

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Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
8500-0980	Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-0990	Parking Lot	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1000	Paving	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1010	Asphalt Repair	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1020	Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1030	Pool Furniture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1040	Pool/Spa	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1050	Pool	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1060	Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1070	Fountains	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1080	Gutters & Downspouts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1090	Roofs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1100	Elevators	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1110	Land Fencing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1120	Motor Vehicles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1130	Seasonal Décor	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1140	Promotional Videos	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1150	Capital Expenditures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1160	Life Safety	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1170	Fire Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1180	Fire Repairs - Insurance Reimb.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1190	Miscellaneous	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1200	Security Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-1230	Other Personal Property	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-1250	Other Capital Expenditure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1260	Association Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-1280	Prior Year Incentive Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-1300	Other Capital - Contra	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1310	ADA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8500-1320	LPS - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-1340	Accrued Capital Asset	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8500-1360	Construction Related Exp	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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**
	DEPRECIATION EXPENSE																	
8600-0010	Depreciation - Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8600-0030	Depreciation - Land Major Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8600-0050	Depreciation - Building Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8600-0070	Depreciation - Building Major Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8600-0090	Depreciation - Roof	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8600-0100	Depreciation - HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8600-0120	Depreciation - Paving & Landscape	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8600-0130	Depreciation - Parking	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8600-0150	Depreciation - Appliances	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8600-0170	Depreciation - Vinyl Replacement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8600-0180	Depreciation - Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
8600-0200	Depreciation - Computer Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8600-0210	Depreciation - Vehicles	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8600-0230	Depreciation - Other Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8600-0250	Depreciation - Financing Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL DEPRECIATION EXPENSE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$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
8700-0020	Amortization - Loan Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8700-0040	Amortization - Leasing Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8700-0060	Amortization - Financing Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8700-0090	Amortization - Start-Up Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL AMORTIZATION	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$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
8800-0020	Ground Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0040	Closing Costs: Purchase/Sale	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8800-0050	Disposition Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
8800-0080	Gain/Loss Transfer Interest	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0100	Unrealized Gain/Loss - Debt	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
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
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
8800-0150	Realized Appreciation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8800-0160	Unrealized Appreciation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
8800-0190	Sales Commission	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8800-0200	Leasing Commissions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8800-0210	Impairment Loss	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
8800-0240	Non Oper - Legal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0270	Non Oper - Appraisal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
8800-0300	Non Oper - Consulting Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0320	Non Oper - Payroll	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0340	Non Oper - Other Admin	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0370	Non Oper- Bank Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
8800-0400	Capital Placement Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0420	Construction Monitoring Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0440	Environmental issues	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

PRESTON PARK
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Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
8800-0450	Radon expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0470	EQ Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8800-0480	Insurance Reimbursement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8800-0490	Sundry Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8800-0500	Concession Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8800-0510	Hospitality Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0530	Shared Water	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8800-0540	Shared Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8800-0550	Shared HOA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
8800-0560	Shared Miscellaneous	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0580	Corner Store Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0600	Corner Store Mgmt Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
8800-0620	Prior Year Property Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
	TOTAL EXTRAORDINARY ITEMS	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$0**	**$0**
	NET INCOME	**$284,324**	**$273,019**	**$232,273**	**$190,497**	**$287,240**	**$261,518**	**$289,520**	**$276,742**	**$294,650**	**$206,314**	**$258,076**	**$305,370**	**$3,326,822**	**$9,398**	**$6.75**	**$3,073,898**	
	CAPITAL ASSETS																	
1500-0010	Land	$0	$0	$0	$0	$0	$477,000	$0	$0	$0	$0	$0	$0	$477,000	$1,347	$0.97	$0	($477,000)
1500-0020	Land Additional Basis	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0030	Land Acquisition	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0040	Land Sale	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0060	Land Improvement 2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0080	Land Improvement - Landscaping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0100	Fence Repair/Replacement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0110	Swimming Pool	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0120	Pool Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0130	Pool Furniture	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0140	Pool Plastering	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0150	Pool Coping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0160	Pool Decking	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0170	Asphalt/Walkways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0180	Parking Lot	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0210	Land Held for Investment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0220	Land Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0230	Buildings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0250	Buildings - Acquisition	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0270	Buildings - Sale	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0290	Bldgs-Parking Structure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0300	Bldgs-Roof	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0310	Bldgs-HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0330	Buildings-Apartment Units	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0350	Bldgs Apartments Sale	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0370	Bldgs-Apartment CAM-Acq	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
1500-0390	Building Improvements - Other	$0	$0	$175,000	$0	$0	$0	$175,000	$0	$0	$0	$0	$0	$350,000	$989	$0.71	$0	($350,000)
1500-0400	Building Improvements - Non Rehab	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0420	Building Improvements - Reserve	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0440	Asbestos Abatement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0460	Building Improvement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0530	Electrical	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0540	Exterior Replacement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0550	Signage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0560	Foundations & Slab	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0580	Gutters & Downspouts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0590	HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0600	Unit HVAC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0610	Insulation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0620	Painting & Staining	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0640	Exterior Painting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0650	Mail Boxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0660	Waterproofing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0670	Plumbing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0680	Roof	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0690	Siding	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0700	Stairs & Landings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0710	Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0720	Capital Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0730	Exercise Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0740	Clubhouse Renovation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0750	Interior Replacements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0760	Model Renovation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0770	Maintenance Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0780	Office Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0790	ADA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0800	Site Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0810	Recreation Facilities - Other	$0	$0	$100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$100,000	$282	$0.20	$0	($100,000)
1500-0820	Security System	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0830	Furniture & Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0840	Furniture (indoor)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0850	Furniture (Outdoor)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0870	FF&E - Sale	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
1500-0900	FF&E-Other (Autos)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0920	FF&E - Rehab	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0930	Machinery & Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0940	Leasehold Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0950	Computer Hardware	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0960	Computer Equipment - Non Rehab	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-0980	Software	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-0990	Personal Property	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1080	Capitalized Property Tax	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1090	Intangible Asset	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1110	T/E Legal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0

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Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
1500-1120	Acquisition Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1130	Impairment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1150	Asset Disposal	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1160	Leasing Commission	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1170	Special Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1190	Autos/Trucks	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1200	Landscape	$0	$0	$90,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$90,000	$254	$0.18	$0	($90,000)
1500-1210	Tenant Improvements - Misc.	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1220	Improvements	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1240	Improvements - Rehab	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1250	Apartment Interiors	$13,785	$13,785	$17,440	$13,785	$13,785	$13,840	$17,385	$13,785	$13,840	$13,785	$13,785	$13,840	$172,840	$488	$0.35	$134,905	($37,935)
1500-1260	Balconies & Decks	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1270	Blinds & Drapes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1280	Cabinets	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1290	Countertops	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1300	Doors & Hardware	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1310	Dishwashers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1320	Disposals	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1330	Microwaves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1340	Ovens	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1350	Ranges	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1360	Hoods	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1370	Refrigerators	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1380	Lighting Fixtures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1400	Washers/Dryers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1410	Water Heaters	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1450	Other Appliances	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1470	Unit Vinyl Replacement	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1480	Ceiling Fans	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1500	Vinyl - Rehab	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1520	Appliance - Rehab	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1540	Loan Costs - Operations	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1560	Other Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1570	Other Capital - Sale	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1580	Loan Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$713,139	$713,139
1500-1590	Other Capital, Value Add	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1610	Loan Cap Rate	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1620	Acquisition Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1500-1640	Loan Hedge Premiums	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1650	Franchise Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1500-1660	Asset Acquisition Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL CAPITAL ASSETS	**$13,785**	**$13,785**	**$382,440**	**$13,785**	**$13,785**	**$490,840**	**$192,385**	**$13,785**	**$13,840**	**$13,785**	**$13,785**	**$13,840**	**$1,189,840**	**$3,361**	**$2.41**	**$848,044**	**($341,796)**
	RETAINED EARNINGS																	
3000-0010	Contributions 1	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
3000-0470	Distributions 1	$145,327	$145,327	$145,327	$145,327	$145,327	$145,327	$156,327	$156,327	$156,327	$156,327	$156,327	$157,503	$1,811,100	$5,116	$3.67	$1,811,100	$0
	TOTAL RETAINED EARNINGS	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$156,327**	**$156,327**	**$156,327**	**$156,327**	**$156,327**	**$157,503**	**$1,811,100**	**$5,116**	**$3.67**	**$1,811,100**	**$0**

OTHER CURRENT ASSETS

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
1400-0180	Other Current Assets	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,157)	($1,189,840)	($3,361)	($2.41)	($848,044)	$341,796
	TOTAL OTHER CURRENT ASSETS	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,157)**	**($1,189,840)**	**($3,361)**	**($2.41)**	**($848,044)**	**$341,796**
	TAX ESCROW																	
1400-0190	Tax Escrow	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$173,460	$490	$0.35	$113,124	($60,336)
	TOTAL TAX ESCROW	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$173,460**	**$490**	**$0.35**	**$113,124**	**($60,336)**
	INSURANCE ESCROW																	
1400-0200	Insurance Escrow	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$283,464	$801	$0.57	$197,892	($85,572)
	TOTAL INSURANCE ESCROW	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$283,464**	**$801**	**$0.57**	**$197,892**	**($85,572)**
	INTEREST ESCROW																	
1400-0210	Interest Escrow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL INTEREST ESCROW	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$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
	TOTAL MORTGAGE INSURANCE PREM RESERVE	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$0**	**$0**
	REPLACEMENT RESERVE																	
1400-0240	Capital Reserve	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,235	$1,058,798	$2,991	$2.15	$951,782	($107,016)
	TOTAL REPLACEMENT RESERVE	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,235**	**$1,058,798**	**$2,991**	**$2.15**	**$951,782**	**($107,016)**
	WIP																	
1600-0010	WIP	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1600-0030	WIP - Redev Hard Cost	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1600-0050	WIP - Acquistion Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1600-0070	WIP - Period Interest	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1600-0090	WIP - Management Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
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
1600-0130	Condo Ready	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1600-0160	Cabinet Facings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1600-0180	Landry hook up retrofit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
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
1600-0210	Clubhouse Design	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1600-0230	Fitness Center Facelift	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1600-0240	Windows	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1600-0251	Fitness Center	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1600-0253	Fitness Ctr & Equipment & Relocation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1600-0270	Cabinet Facings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
1600-0310	Carport Roofs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
1600-0320	Spa Project	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL WIP	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$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
2300-0020	Mortgage Note Payable #2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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

PRESTON PARK
2018 STANDARD BUDGET
DETAIL BUDGET

ALLIANCE RESIDENTIAL COMPANY

Acct #	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	per unit	per sq ft	2017 Projected	Variance
2300-0060	Note Payable Principal Payment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$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
2300-0180	Mezzanine Loan	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
2300-0210	Construction Loan	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0.00	$0	$0
	TOTAL LONG TERM LIABILITIES	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0.00**	**$0**	**$0**
	NET CASH FLOW	**$98,055**	**$86,750**	**($322,651)**	**$4,228**	**$100,971**	**($401,806)**	**($86,349)**	**$79,473**	**$97,326**	**$9,045**	**$60,807**	**$106,872**	**($0)**	**($0)**	**($0.00)**	**$0**	

Variance %
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-100.0%
-24.1%
0.0%
-11.7%
100.0%
-3.6%
-43.7%
0.0%
30.0%
100.0%
21.4%

Variance %
0.0%
-100.0%
-4.9%

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-12.8%
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-12.8%

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Variance %
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89.6%

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Variance %
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Variance %
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Variance %
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PRESTON PARK
2018 STANDARD BUDGET
SUMMARY BUDGET

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	Per Unit	2017 Projected
INCOME															
GROSS POTENTIAL MARKET RENT	$529,332	$530,923	$531,480	$533,307	$534,299	$535,726	$537,055	$538,639	$540,374	$542,543	$544,922	$547,054	$6,445,652	$18,208	$6,256,900
OTHER INCOME	$5,087	$4,711	$4,374	$3,991	$3,701	$4,288	$3,701	$4,038	$4,624	$4,421	$4,711	$5,534	$53,178	$150	$53,917
MISCELLANEOUS INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$832
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	**$534,418**	**$535,633**	**$535,854**	**$537,298**	**$538,000**	**$540,013**	**$540,756**	**$542,677**	**$544,998**	**$546,963**	**$549,632**	**$552,588**	**$6,498,829**	**$18,358**	**$6,311,649**
OPERATING EXPENSES															
PAYROLL	$40,960	$55,795	$40,465	$40,101	$52,647	$39,051	$39,005	$50,373	$39,649	$37,764	$53,775	$39,574	$529,157	$1,495	$475,014
LANDSCAPING	$4,100	$4,100	$5,100	$4,100	$4,100	$4,350	$4,100	$4,100	$5,100	$4,100	$4,100	$4,350	$51,700	$146	$49,484
UTILITY EXPENSE	$8,390	$8,390	$8,390	$8,390	$8,390	$8,390	$8,390	$8,390	$8,390	$8,390	$8,390	$8,390	$100,680	$284	$92,544
MARKETING	$700	$700	$1,500	$900	$700	$700	$950	$875	$1,250	$750	$700	$1,000	$10,725	$30	$10,488
ADMINISTRATIVE	$7,105	$5,740	$5,978	$5,488	$4,480	$5,832	$13,479	$6,168	$6,098	$5,956	$4,524	$5,406	$76,253	$215	$66,685
MAINTENANCE	$6,865	$8,383	$10,915	$9,065	$8,910	$10,348	$7,565	$11,470	$8,815	$7,738	$10,210	$8,115	$108,399	$306	$95,337
REDECORATING	$12,942	$10,445	$11,750	$9,654	$6,557	$10,654	$8,557	$7,654	$11,750	$10,750	$10,446	$15,039	$126,197	$356	$106,713
RETAIL EXPENSE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MANAGEMENT FEES	$13,360	$13,391	$13,396	$13,432	$13,450	$13,500	$13,519	$13,567	$13,625	$13,674	$13,741	$13,815	$162,471	$459	$158,106
INSURANCE	$17,900	$17,900	$17,900	$17,900	$17,900	$17,900	$17,900	$17,900	$17,900	$17,900	$17,900	$17,900	$214,800	$607	$205,580
TAXES	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$111,600	$315	$111,290
PROFESSIONAL SERVICES	$0	$0	$0	$0	$0	$0	$0	$100	$0	$0	$0	$0	$100	$0	$100
NON-ROUTINE MAINTENANCE	$0	$0	$27,280	$50,000	$0	$15,000	$0	$10,000	$0	$50,000	$15,000	$0	$167,280	$473	$100,966
TOTAL OPERATING EXP	**$121,623**	**$134,144**	**$151,974**	**$168,330**	**$126,433**	**$135,024**	**$122,765**	**$139,897**	**$121,877**	**$166,322**	**$148,085**	**$122,888**	**$1,659,361**	**$4,687**	**$1,472,307**
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	$128,471	$128,471	$124,327	$128,471	$124,327	$128,471	$128,471	$116,038	$128,471	$124,327	$128,471	$124,330	$1,512,646		$1,765,444
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	**$284,324**	**$273,019**	**$232,273**	**$190,497**	**$287,240**	**$261,518**	**$289,520**	**$276,742**	**$294,650**	**$206,314**	**$258,076**	**$305,370**	**$3,326,822**		**$3,073,898**
CAPITAL ASSETS	$13,785	$13,785	$382,440	$13,785	$13,785	$490,840	$192,385	$13,785	$13,840	$13,785	$13,785	$13,840	$1,189,840		$848,044
RETAINED EARNINGS	$145,327	$145,327	$145,327	$145,327	$145,327	$145,327	$156,327	$156,327	$156,327	$156,327	$156,327	$157,503	$1,811,100		$1,811,100
OTHER CURRENT ASSETS	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,157)	($1,189,840)		($848,044)
TAX ESCROW	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$173,460		$113,124
INSURANCE ESCROW	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$283,464		$197,892
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	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,235	$1,058,798		$951,782
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	**$98,055**	**$86,750**	**($322,651)**	**$4,228**	**$100,971**	**($401,806)**	**($86,349)**	**$79,473**	**$97,326**	**$9,045**	**$60,807**	**$106,872**	**($0)**		**$0**

PRESTON PARK
2018 STANDARD BUDGET
RENTAL INCOME DETAILS

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
Occupancy Summary														
Beginning Occupancy	97.46 %	98.31 %	98.31 %	98.31 %	98.02 %	98.02 %	98.02 %	98.02 %	98.02 %	98.02 %	98.31 %	98.31 %	98.09 %	
Occupied Units (Less MTM)	327	330	330	330	329	329	329	329	329	329	330	330	329	
MTM Occupied	18	18	18	18	18	18	18	18	18	18	18	18	18	
Move Ins	12	8	7	5	5	6	5	6	7	8	8	10	87	
Lease Expirations	35	32	27	25	21	21	21	25	26	28	32	35	328	
Renewal %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	75.00 %	64.17 %
Lease Expirations Converting to MTM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Move-Outs Due to Lease Expirations	9	8	7	6	5	5	5	6	6	7	8	9	81	
Move-Outs Due to Early Lease Breaks	0	0	0	0	0	0	0	0	0	0	0	0	0	
Move-Outs Due to MTM Cancellations	0	0	0	0	0	0	0	0	0	0	0	0	0	
Move Outs Due to Skips & Evictions	0	0	0	0	0	1	0	0	1	0	0	1	3	
Total Move Outs	**9**	**8**	**7**	**6**	**5**	**6**	**5**	**6**	**7**	**7**	**8**	**10**	**84**	
Turnovers - Budget	9	8	7	6	5	6	5	6	7	7	8	10	84	
Turnover % - 2018 Budget	2.54 %	2.26 %	1.98 %	1.69 %	1.41 %	1.69 %	1.41 %	1.69 %	1.98 %	1.98 %	2.26 %	2.82 %	23.73 %	
Turnovers - 2017 Projection	8	7	7	6	5	4	4	5	6	7	7	8		74
Turnover % - 2017 Projection	2.26 %	1.98 %	1.98 %	1.69 %	1.41 %	1.13 %	1.13 %	1.41 %	1.69 %	1.98 %	1.98 %	2.26 %		20.90 %
Ending Occupancy - Units	348	348	348	347	347	347	347	347	347	348	348	348	348	
Ending Occupancy - 2018 Budget	98.31 %	98.31 %	98.31 %	98.02 %	98.02 %	98.02 %	98.02 %	98.02 %	98.02 %	98.31 %	98.31 %	98.31 %	98.16 %	
Ending Occupancy - 2017 Projection	99.85 %	99.88 %	99.90 %	99.91 %	99.78 %	99.81 %	99.96 %	99.98 %	99.96 %	99.79 %	96.22 %	96.13 %		99.26 %
Average Monthly Occupancy	**97.88 %**	**98.31 %**	**98.31 %**	**98.16 %**	**98.02 %**	**98.02 %**	**98.02 %**	**98.02 %**	**98.02 %**	**98.16 %**	**98.31 %**	**98.31 %**	**98.13 %**	
Economic Occupancy	**97.75 %**	**98.05 %**	**98.15 %**	**95.76 %**	**95.94 %**	**96.19 %**	**96.43 %**	**96.71 %**	**97.03 %**	**97.42 %**	**97.84 %**	**98.23 %**	**97.12 %**	
2017 Economic Occupancy	**98.65 %**	**98.71 %**	**98.89 %**	**98.07 %**	**98.24 %**	**98.38 %**	**97.35 %**	**98.92 %**	**99.01 %**	**98.89 %**	**94.75 %**	**94.31 %**	**97.83 %**	

Comments

PRESTON PARK
2018 STANDARD BUDGET
RENTAL INCOME DETAILS

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
	Loss/Gain To Lease														
	2017 Monthly Changes In Gross Market Rent	$0	($1,065)	$314	$8,871	$1,049	$1,398	$866	($2,314)	$4,355	$558	$21,360	($16,161)		$19,231
	2018 Monthly Changes In Gross Market Rent	$0	$0	$0	$15,442	$0	$0	$0	$0	$0	$0	$0	$0	$15,442	
	2018 Monthly Change In Gross Market Rent per Unit	$0	$0	$0	$44	$0	$0	$0	$0	$0	$0	$0	$0	$44	
	2018 Accum Gross Market Rent Change per Unit	$0	$0	$0	$44	$44	$44	$44	$44	$44	$44	$44	$44	$44	
	Lease Expirations or Broken	35	32	27	25	21	22	21	25	27	28	32	32		
	Remaining Leases from Prior Fiscal Year	292	260	233	208	187	165	144	119	92	64	32	0		
	Market Rent Change Affecting Loss-to-Lease														
	Remaining Leases from Prior Fiscal Year	$0	$0	$0	$9,073	$8,157	$7,198	$6,282	$5,191	$4,013	$2,792	$1,396	$0		
12	2018 New Leases	$0	$0	$0	$1,178	$1,178	$1,178	$1,178	$1,178	$1,178	$1,178	$1,178	$1,178		
12	2018 Lease Renewals	$0	$0	$0	$3,054	$3,054	$3,054	$3,054	$3,054	$3,054	$3,054	$3,054	$3,054		
	Total Loss-to-Lease for Mkt Rent Increases	$0	$0	$0	$13,305	$12,389	$11,429	$10,513	$9,422	$8,245	$7,023	$5,627	$4,231		
	Prior Fiscal Year Loss to Lease Burn-off	$2,615	$2,328	$2,086	$1,862	$1,674	$1,477	$1,289	$1,066	$824	$573	$287	$0		
	Local Market Conditions														
	Avg Above/(Below) Mkt Rent On New Leases	$45	$45	$45	$45	$45	$45	$45	$45	$45	$45	$45	$45	$45	
	Avg Above/(Below) Mkt Rent On Lease Renewals	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
	New Leases LTL due to Market Conditions	($540)	($900)	($1,215)	($1,440)	($1,665)	($1,935)	($2,160)	($2,430)	($2,745)	($3,105)	($3,465)	($3,915)		
	Lease Renewal LTL due to Market Conditions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
	2018 Budgeted Loss-to-Lease (Loss)	**($2,075)**	**($1,428)**	**($871)**	**($13,727)**	**($12,398)**	**($10,971)**	**($9,642)**	**($8,058)**	**($6,323)**	**($4,491)**	**($2,449)**	**($316)**	**($72,750)**	
	2017 Projected Loss-to-Lease (Loss)	($3,224)	($3,052)	($2,136)	($6,595)	($5,039)	($4,444)	($7,743)	($4,763)	($604)	($223)	($2,947)	($2,928)		**($43,698)**

Comments

PRESTON PARK
2018 STANDARD BUDGET
RENTAL INCOME DETAILS

ALLIANCE RESIDENTIAL COMPANY

% Dscnt	Non-Revenue Units Description	Amenities	Unit Type	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
	Model Units			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
	Model Units			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
	Model Units			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
	Model Units			$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	
	2018 Budget Model Allowance			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
	2017 Projected Model Allowance			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		$0
60%	Administrative Rent Discount		2X1-ALO	$768	$768	$768	$791	$791	$791	$791	$791	$791	$791	$791	$791	$9,427	
113%	Maintenance Rent Discount		2x1.5-CM	$1,729	$1,729	$1,729	$1,781	$1,781	$1,781	$1,781	$1,781	$1,781	$1,781	$1,781	$1,781	$21,214	
110%	Leasing Rent Discount		3x2.5-DM	$2,102	$2,102	$2,102	$2,165	$2,165	$2,165	$2,165	$2,165	$2,165	$2,165	$2,165	$2,165	$25,788	
60%	Administrative Rent Discount		2X1-ALO	$768	$768	$768	$791	$791	$791	$791	$791	$791	$791	$791	$791	$9,427	
100%				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
100%				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
100%				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
100%				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
100%				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
100%				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
100%	Courtesy Patrol			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
100%	Courtesy Patrol			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
	Courtesy Patrol Taxes			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
	2018 Budget Associate Discount			**($5,367)**	**($5,367)**	**($5,367)**	**($5,528)**	**($5,528)**	**($5,528)**	**($5,528)**	**($5,528)**	**($5,528)**	**($5,528)**	**($5,528)**	**($5,528)**	**($65,855)**	
	2017 Projected Associate Discount			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		**$0**
100%	Non-Rev Producing Units			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
100%	Non-Rev Producing Units			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
100%	Non-Rev Producing Units			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
100%	Non-Rev Producing Units			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
100%				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
	2018 Budget Non-Rev Units			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
	2017 Projected Non-Rev Units			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		$0

Comments

Non Revenue Housing account for 2 employees on site and accounts for billing of 60% of the Office and Community Center

PRESTON PARK
2018 STANDARD BUDGET
RENTAL INCOME DETAILS

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
Concessions														
New Leases	12	8	7	5	5	5	5	6	6	8	8	9	**84**	
CONCESSIONS ON NEW LEASES - One Time														
% of New Leases Offered Concessions	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 %	
No of New Leases Offered Concessions	12	8	7	5	5	5	5	6	6	8	8	9	84	
Avg Concession Offered to New Leases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Concessions Related to New Leases	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CONCESSIONS ON NEW LEASES - One Time														
% of New Leases Offered Concessions	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 %	
No of New Leases Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0	
Avg Concession Offered to New Leases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Concessions Related to New Leases	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CONCESSIONS ON NEW LEASES - On Going														
% of New Leases Offered Concessions	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 %	
No of New Leases Offered Concessions	12	8	7	5	5	5	5	6	6	8	8	9	84	
Avg Concession Offered to New Leases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Avg Duration of Concession Offered	0	0	0	0	0	0	0	0	0	0	0	0	0	
Concessions Related to New Leases	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CONCESSIONS ON NEW LEASES - On Going														
% of New Leases Offered Concessions	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 %	
No of New Leases Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0	
Avg Concession Offered to New Leases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Avg Duration of Concession Offered	0	0	0	0	0	0	0	0	0	0	0	0	0	
Concessions Related to New Leases	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Lease Renewals	26	24	20	19	16	16	16	19	20	21	24	26	247	
CONCESSIONS ON LEASE RENEWALS - One Time														
% of New Leases Offered Concessions	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 %	
No of New Leases Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0	
Avg Concession Offered to New Leases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Concessions Related to New Leases	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CONCESSIONS ON LEASE RENEWALS - One Time														
% of New Leases Offered Concessions	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 %	
No of New Leases Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0	
Avg Concession Offered to New Leases	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Concessions Related to New Leases	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CONCESSIONS ON LEASE RENEWALS - On Going														
% of Lease Renewals Offered Concessions	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 %	
No of Lease Renewals Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0	
Avg Concession Offered to Lease Renewals	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Avg Duration of Concession Offered	0	0	0	0	0	0	0	0	0	0	0	0	0	
Concessions Related to Lease Renewals	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
CONCESSIONS ON LEASE RENEWALS - On Going														
% of Lease Renewals Offered Concessions	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 %	
No of Lease Renewals Offered Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0	
Avg Concession Offered to Lease Renewals	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Avg Duration of Concession Offered	0	0	0	0	0	0	0	0	0	0	0	0	0	
Concessions Related to Lease Renewals	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

PRESTON PARK
2018 STANDARD BUDGET
RENTAL INCOME DETAILS

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
PAST CONCESSIONS							**Jan-17**	**Feb-17**	**Mar-17**	**Apr-17**	**May-17**	**Jun-17**		
Current Physical Occupancy							0.00%							
Renewal Ratio							0.00%							
Lease Expirations							0	0	0	0	0	0		
Skips and Eviction							0	0	0	0	0	0		
MTM Expirations							0	0	0	0	0	0		
Renewals							0	0	0	0	0	0		
Total Move-Outs							0	0	0	0	0	0		
Occupancy Goal							0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Move-ins Scheduled							0	0	0	0	0	0		
Move-in Leases Needed							0	0	0	0	0	0		
New Leases (Upfront Concession Amount)							$0	$0	$0	$0	$0	$0		
New Leases Upfront Concession Total							$0	$0	$0	$0	$0	$0		
New Leases (Prorated Monthly Concession Amount)							$0	$0	$0	$0	$0	$0		
New Leases Prorated Concession Total							$0	$0	$0	$0	$0	$0		
Renewal Leases (Upfront Concession Amount)							$0	$0	$0	$0	$0	$0		
Renewal Leases Upfront Concession Total							$0	$0	$0	$0	$0	$0		
Renewal Leases (Prorated Monthly Concession Amount)							$0	$0	$0	$0	$0	$0		
Renewal Leases Prorated Concession Total							$0	$0	$0	$0	$0	$0		
Concessions Committed							$0	$0	$0	$0	$0	$0		
Total Projected Concessions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
	Jul-17	**Aug-17**	**Sep-17**	**Oct-17**	**Nov-17**	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**		
Forecasted Concession Burn Off	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Concessions Committed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Past Reoccurring Concessions Total	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$502**
Total 2017 One-Time Concessions	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**($502)**
Total 2017 Reoccuring Concessions	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total Concessions	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**($502)**
2018 Total Concessions	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
2017 Projected Rental & Recurring Concessions	$0	$0	$0	($82)	($109)	($95)	$0	$0	$0	($115)	($100)	$0		**($502)**

Comments

PRESTON PARK
2018 STANDARD BUDGET
RENTAL INCOME DETAILS

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0050	**Affordable Housing**														
														$0	
														$0	
														$0	
														$0	
														$0	
	Total Affordable Housing	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

Comments

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0060	**Vacancy Loss**														
	Beginning Vacant Units	9	6	6	6	7	7	7	7	7	7	6	6	7	
	Ending Vacant Units	6	6	6	7	7	7	7	7	7	6	6	6	7	
	Average Monthly Vacancy	**2.12 %**	**1.69 %**	**1.69 %**	**1.84 %**	**1.98 %**	**1.98 %**	**1.98 %**	**1.98 %**	**1.98 %**	**1.84 %**	**1.69 %**	**1.69 %**	**1.87 %**	
	Above/(Below) Average Rent per Unit (Weighted)	($900)	($900)	($900)	($900)	($900)	($900)	($900)	($900)	($900)	($900)	($900)	($900)	($900)	
	Ending Vacancy % - 2018 Budget	1.69 %	1.69 %	1.69 %	1.98 %	1.98 %	1.98 %	1.98 %	1.98 %	1.98 %	1.69 %	1.69 %	1.69 %	1.84 %	
	Ending Vacancy % - 2017 Projected	0.15 %	0.12 %	0.10 %	0.09 %	0.22 %	0.19 %	0.04 %	0.02 %	0.04 %	0.21 %	3.78 %	3.87 %		0.74 %
	2018 Vacancy Loss	**($4,722)**	**($3,778)**	**($3,778)**	**($4,376)**	**($4,713)**	**($4,713)**	**($4,713)**	**($4,713)**	**($4,713)**	**($4,376)**	**($4,040)**	**($4,040)**	**($52,674)**	
	2017 Projected Vacancy Loss	($769)	($631)	($499)	($500)	($1,168)	($1,029)	($195)	($105)	($224)	($1,145)	($21,070)	($20,929)		**($48,264)**

Comments

Vacancy assumed at 2% which is 3% less than any vacany loss in the market

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0070	**Vacancy Loss Collected**														
														$0	
														$0	
														$0	
														$0	
														$0	
	Total Vacancy Loss Collected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

Comments

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0110	**Office, Laundry, Maintenance Units**														
														$0	
														$0	
														$0	
														$0	
														$0	
	Total Office, Laundry, Maintenance Units	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

PRESTON PARK
2018 STANDARD BUDGET
RENTAL INCOME DETAILS

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

Comments

4100-0130 Guest Housing

													$0
													$0
													$0
													$0
													$0
Total Guest Housing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

Comments

4100-0140 Guest Housing Expense

													$0
													$0
													$0
													$0
													$0
Total Guest Housing Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

Comments

4100-0170 Other Concessions

													$0
													$0
													$0
													$0
													$0
Total Other Concessions	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

4100-0180 Free Rent

													$0
													$0
													$0
													$0

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
													$0	
Total Free Rent	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

Comments

4100-0190 Referral Rent Credit

													$0	
													$0	
													$0	
													$0	
													$0	
Total Referral Rent Credit	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

Comments

PRESTON PARK
2018 STANDARD BUDGET
RENTAL INCOME DETAILS

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
Both Cash and Accrual Based properties must complete this section.														
Delinquent Rent														
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 %		
Delinquent Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	($1,636)
2018 Budget Delinquent Rent	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
2017 Projected Delinquent Rent	$0	$0	($75)	$0	$0	$0	($1,384)	($177)	$0	$0	$0	$0		**($1,636)**

Comments

4100-0230	**Net Delinquency**												
													$0
													$0
													$0
													$0
													$0
Total Net Delinquency	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
RENTAL INCOME DETAILS

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected

Both Cash and Accrual Based properties must complete this section.

Other Month's Rent

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 %		
Other Month's Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2018 Budget Other Month's Rent	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
2017 Projected Other Month's Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		**$0**

Comments

Both Cash and Accrual Based properties must complete this section.

Other Month's Rent - Affordable Housing

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 %		
Other Month's Rent / Delinq. Recov. - Aff. Housing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,014
2018 Budget Other Month's Rent - Aff. Housing	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
2017 Projected Other Month's Rent Aff. Housing	$0	$0	$0	$0	$0	$0	$0	$0	$3,014	$0	$0	$0		**$3,014**

Comments

4100-0260 Rent Adjustments

													$0
													$0
													$0
													$0
													$0
Total Rent Adjustments	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
RENTAL INCOME DETAILS

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0270	**Rent Adjustments - Affordable**														
														$0	
														$0	
														$0	
														$0	
														$0	
	Total Rent Adjustments - Affordable	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

Comments

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0280	**Prior Year Income Accrual Adj**														
														$0	
														$0	
														$0	
														$0	
														$0	
	Total Prior Year Income Accrual Adj	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

Comments

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0290	**Rents Collected by Prior Mgmt**														
														$0	
														$0	
														$0	
														$0	
														$0	
	Total Rents Collected by Prior Mgmt	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	

Comments

PRESTON PARK
2018 STANDARD BUDGET
RENTAL INCOME DETAILS

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0300 Less: Writeoffs														
													$0	
													$0	
													$0	
													$0	
													$0	
Total Less: Writeoffs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0310 Write Off Rent Recovery														
													$0	
													$0	
													$0	
													$0	
													$0	
Total Write Off Rent Recovery	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0330 Base Rent														
													$0	
													$0	
													$0	
													$0	
													$0	
Total Base Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

Comments

PRESTON PARK
2018 STANDARD BUDGET
RENTAL INCOME DETAILS

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0340 Base Rent - Section 8														
													$0	
													$0	
													$0	
													$0	
													$0	
Total Base Rent - Section 8	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0350 Base Rent - Commercial														
													$0	
													$0	
													$0	
													$0	
													$0	
Total Base Rent - Commercial	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total	2017 Projected
4100-0360 Base Rent - CPI Increase														
													$0	
													$0	
													$0	
													$0	
													$0	
Total Base Rent - CPI Increase	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

Comments

PRESTON PARK
2018 STANDARD BUDGET
OTHER RESIDENT INCOME

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4200-0010 Laundry													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Laundry	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4200-0020 Washer/Dryer Income													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Washer/Dryer Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

PRESTON PARK
2018 STANDARD BUDGET
OTHER RESIDENT INCOME

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4200-0030 Washer/Dryer Expense													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Washer/Dryer Expense	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

PRESTON PARK
2018 STANDARD BUDGET
OTHER RESIDENT INCOME

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections.

ALLIANCE RESIDENTIAL COMPANY

	Description			Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4200-0060	**Application Fees**		**Average**													
	Applicant Denials + Cancellations		9	0	0	0	0	0	0	0	0	0	0	0	0	108
100%	Application Fees	$47		$977	$791	$744	$651	$651	$698	$651	$698	$744	$791	$791	$884	$9,068
	Reversal			($100)											($100)	($200)
																$0
	Total Application Fees			**$877**	**$791**	**$744**	**$651**	**$651**	**$698**	**$651**	**$698**	**$744**	**$791**	**$791**	**$784**	**$8,868**
	2017 Projected			**$225**	**$675**	**$900**	**$726**	**$693**	**$744**	**$648**	**$1,255**	**$834**	**$465**	**$325**	**$465**	**$7,955**
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**
	2017 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**
	2017 Projected			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

PRESTON PARK
2018 STANDARD BUDGET
OTHER RESIDENT INCOME

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections.

ALLIANCE RESIDENTIAL COMPANY

Description			Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4200-0090 Lease Reservation Fee		**Average**													
Lease Reservation Fee		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
															$0
															$0
Total Lease Reservation Fee			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 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**
2017 Projected			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
OTHER RESIDENT INCOME

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections.

ALLIANCE RESIDENTIAL COMPANY

	Description			Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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**
	2017 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**
	2017 Projected			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
OTHER RESIDENT INCOME

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections.

ALLIANCE RESIDENTIAL COMPANY

	Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4200-0180	**Damage Fees**	**Avg. Fee**													
100%	Damages Fees	$290	$2,610	$2,320	$2,030	$1,740	$1,450	$1,740	$1,450	$1,740	$2,030	$2,030	$2,320	$2,900	$24,360
															$0
															$0
	Total Damage Fees		**$2,610**	**$2,320**	**$2,030**	**$1,740**	**$1,450**	**$1,740**	**$1,450**	**$1,740**	**$2,030**	**$2,030**	**$2,320**	**$2,900**	**$24,360**
	2017 Projected		**$4,522**	**$1,204**	**$1,709**	**$5,865**	**($158)**	**$1,600**	**$4,807**	**$673**	**$0**	**$651**	**$413**	**$2,143**	**$23,428**

Comments

Average charge per move out consists of $300 for cleaning, $170 for carpet cleans and $400 for paint. Move-out charges are averaged between contract and in-house charges. We replace one carpet per three move-outs, this is not generally charged back to the resident due to the age of the carpet.

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**
	2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
OTHER RESIDENT INCOME

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
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	$0	$250	$0	$0	$250	$0	$0	$250	$750
														$0
														$0
														$0
														$0
														$0
Total Termination Fees		**$0**	**$0**	**$0**	**$0**	**$0**	**$250**	**$0**	**$0**	**$250**	**$0**	**$0**	**$250**	**$750**
2017 Projected		**$0**	**$946**	**$500**	**$0**	**$0**	**$0**	**$3,045**	**($1,848)**	**$0**	**$117**	**$0**	**$0**	**$2,760**

Comments

Fee collected when a lease reservation is cancelled after the 72 hour period.

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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
OTHER RESIDENT INCOME

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

4200-0340 Pet Fees $/Pet Avg # of Pets														
	9	0	0	0	0	0	0	0	0	0	0	0	0	108
Small Dog - Rent	$25	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$2,700
	9	0	0	0	0	0	0	0	0	0	0	0	0	108
Large Dog - Rent	$25	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$2,700
	9	0	0	0	0	0	0	0	0	0	0	0	0	108
Cat - Rent	$25	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$2,700

PRESTON PARK
2018 STANDARD BUDGET
OTHER RESIDENT INCOME

Add — Click to another account section at the bottom.

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ALLIANCE RESIDENTIAL COMPANY

	Description			Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
			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			**$675**	**$675**	**$675**	**$675**	**$675**	**$675**	**$675**	**$675**	**$675**	**$675**	**$675**	**$675**	**$8,100**
	2017 Projected			**$908**	**$800**	**$779**	**$766**	**$750**	**$750**	**$730**	**$725**	**$706**	**$700**	**$35**	**$700**	**$8,349**

Comments

Reduction in Pet Fees anticipated as the community is no longer accepting new animals.

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
	Late Fees			$875	$875	$875	$875	$875	$875	$875	$875	$875	$875	$875	$875	$10,500
																$0
	Total NSF			**$925**	**$925**	**$925**	**$925**	**$925**	**$925**	**$925**	**$925**	**$925**	**$925**	**$925**	**$925**	**$11,100**
	2017 Projected			**$1,075**	**$800**	**$1,600**	**$825**	**$650**	**$1,225**	**$1,300**	**$2,000**	**$2,025**	**($1,600)**	**$500**	**$1,025**	**$11,425**

Comments

Forecasting 2 NSF's per month - 20 Late Fees per month ($50 ea)

PRESTON PARK
2018 STANDARD BUDGET
OTHER RESIDENT INCOME

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections.

ALLIANCE RESIDENTIAL COMPANY

	Description			Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4200-0370	**Late Fees**	**$/Res.**	**No.**													
				0	0	0	0	0	0	0	0	0	0	0	0	0
100%	Late Fees	$50	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
																$0
																$0
	Total Late Fees			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	2017 Projected			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

	Description			Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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**
	2017 Projected			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

TOTAL OTHER RESIDENT INCOME	**$5,087**	**$4,711**	**$4,374**	**$3,991**	**$3,701**	**$4,288**	**$3,701**	**$4,038**	**$4,624**	**$4,421**	**$4,711**	**$5,534**	**$53,178**

PRESTON PARK
2018 STANDARD BUDGET
MISCELLANEOUS INCOME

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

	Description			Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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**
	2017 Projected			**$0**	**$0**	**$0**	**$45**	**$0**	**$414**	**($125)**	**$0**	**$0**	**$45**	**$0**	**$0**	**$379**

Comments

	Description	Cost/	Qty	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4300-0030	**Clubhouse Income**															
			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**
	2017 Projected			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MISCELLANEOUS INCOME

Add — Click to another account section at the bottom.

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ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4300-0040	**Vending Income**													
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
	Total Vending Income	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4300-0060	**Interest Income**													
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
	Total Interest Income	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MISCELLANEOUS INCOME

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4300-0110	**Cable Income**													
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
	Total Cable Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4300-0120	**Cable Expense**													
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
	Total Cable Expense	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
4300-0130	**Collection Income**													
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
	Total Collection Income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	2017 Projected	$0	$0	$0	$0	$453	$0	$0	$0	$0	$0	$0	$0	$453

PRESTON PARK
2018 STANDARD BUDGET
MISCELLANEOUS INCOME

Add

Click to another account section at the bottom.

Remove

Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Comments													
TOTAL MISCELLANEOUS INCOME	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

PRESTON PARK
2018 STANDARD BUDGET
PAYROLL SUMMARY

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
	ADMINISTRATIVE PAYROLL													
5100-1010	Regional Manager	$1,104	$1,104	$1,068	$1,104	$1,068	$1,104	$1,104	$997	$1,104	$1,068	$1,104	$1,101	$13,032
5100-1020	Sr. Business Manager	$3,312	$3,312	$3,205	$3,312	$3,205	$3,312	$3,312	$2,992	$3,312	$3,205	$3,312	$3,302	$39,096
5100-1030	Business Manager	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5100-1040	Assistant Business Manager	$4,876	$4,876	$4,718	$4,876	$4,718	$4,876	$4,876	$4,404	$4,876	$4,718	$4,876	$4,860	$57,550
5100-1050	Activity Director	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5100-1060	Assistant Activity Director	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5100-1070	Bookkeeper	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5100-1080	Concierge	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5100-1090	Lifeguard	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5100-1100	Other Admin	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total ADMINISTRATIVE PAYROLL	**$9,292**	**$9,292**	**$8,992**	**$9,292**	**$8,992**	**$9,292**	**$9,292**	**$8,393**	**$9,292**	**$8,992**	**$9,292**	**$9,262**	**$109,678**
	2017 Projected	**$8,942**	**$9,153**	**$6,771**	**$7,951**	**$9,791**	**($125)**	**$6,211**	**$5,154**	**$7,011**	**$6,083**	**$11,556**	**$9,853**	**$88,350**

Comments

D Leventon - site support; Prepare annual budgets, reforecast, annual bidding process, management plan, accounting controls, service staff priorities, quality of maintenance turn over. All staff are billed at 40% Abrams Park / 60% Preston Park split. Overtime anticipated to assist with heavy move in periods, annual inspections

	LEASING PAYROLL													
5100-2010	Leasing Manager	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5100-2020	Leasing Consultant	$3,392	$3,392	$3,282	$3,392	$3,282	$3,392	$3,392	$3,064	$3,392	$3,282	$3,392	$3,381	$40,034
5100-2030	Other Leasing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total LEASING PAYROLL	**$3,392**	**$3,392**	**$3,282**	**$3,392**	**$3,282**	**$3,392**	**$3,392**	**$3,064**	**$3,392**	**$3,282**	**$3,392**	**$3,381**	**$40,034**
	2017 Projected	**$959**	**$5,152**	**$3,831**	**$3,682**	**$2,913**	**$5,491**	**$4,756**	**$3,359**	**$3,149**	**($910)**	**$3,749**	**$2,523**	**$38,654**

Comments

PRESTON PARK
2018 STANDARD BUDGET
PAYROLL SUMMARY

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
	MAINTENANCE PAYROLL													
5100-3010	Director of Facilities	$807	$807	$781	$807	$781	$807	$807	$729	$807	$781	$807	$804	$9,523
5100-3020	Sr. Service Supervisor	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5100-3030	Service Supervisor	$3,710	$3,710	$3,590	$3,710	$3,590	$3,710	$3,710	$3,351	$3,710	$3,590	$3,710	$3,698	$43,788
5100-3040	Assistant Service Supervisor	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5100-3050	Service Technician	$5,512	$5,512	$5,334	$5,512	$5,334	$5,512	$5,512	$4,978	$5,512	$5,334	$5,512	$5,494	$65,056
5100-3060	Painter-In-House	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5100-3070	Other Maintenance	$3,630	$3,630	$3,513	$3,630	$3,513	$3,630	$3,630	$3,279	$3,630	$3,513	$3,630	$3,619	$42,849
	Total MAINTENANCE PAYROLL	**$13,659**	**$13,659**	**$13,218**	**$13,659**	**$13,218**	**$13,659**	**$13,659**	**$12,337**	**$13,659**	**$13,218**	**$13,659**	**$13,615**	**$161,217**
	2017 Projected	**$13,275**	**$11,420**	**$12,566**	**$10,903**	**$13,133**	**$16,766**	**$13,224**	**$11,596**	**$12,523**	**$11,414**	**$13,497**	**$13,314**	**$153,631**

Comments

All staff are billed at 40% Abrams Park / 60% Preston Park split. Overtime is anticipated to assit with heavy move in periods and annual inspections

	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**
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
PAYROLL SUMMARY

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
	GROUNDS PAYROLL													
5100-5010	Porter/Groundskeeper	$3,180	$3,180	$3,077	$3,180	$3,077	$3,180	$3,180	$2,872	$3,180	$3,077	$3,180	$3,170	$37,532
5100-5020	Other Grounds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total GROUNDS PAYROLL	**$3,180**	**$3,180**	**$3,077**	**$3,180**	**$3,077**	**$3,180**	**$3,180**	**$2,872**	**$3,180**	**$3,077**	**$3,180**	**$3,170**	**$37,532**
	2017 Projected	**$863**	**$2,839**	**$2,589**	**$1,048**	**$2,024**	**$4,364**	**$3,199**	**$2,589**	**$2,952**	**$3,024**	**$4,024**	**$3,771**	**$33,285**

Comments

All staff are billed at 40% Abrams Park / 60% Preston Park split. Overtime is anticipated to assit with heavy move in periods and annual inspections

	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**
	2017 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**
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
PAYROLL SUMMARY

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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**
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
	OVERTIME													
5200-0010	Administrative	$305	$305	$295	$305	$295	$305	$305	$275	$305	$295	$305	$304	$3,597
5200-0020	Leasing	$106	$106	$103	$106	$103	$106	$106	$96	$106	$103	$106	$106	$1,251
5200-0030	Maintenance	$803	$803	$777	$803	$777	$803	$803	$726	$803	$777	$803	$801	$9,481
5200-0040	Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5200-0050	Grounds	$199	$199	$192	$199	$192	$199	$199	$180	$199	$192	$199	$198	$2,346
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	**$1,413**	**$1,413**	**$1,367**	**$1,413**	**$1,367**	**$1,413**	**$1,413**	**$1,276**	**$1,413**	**$1,367**	**$1,413**	**$1,408**	**$16,675**
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Overtime

PRESTON PARK
2018 STANDARD BUDGET
PAYROLL SUMMARY

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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	$6,137	$0	$0	$6,137	$0	$0	$6,137	$0	$0	$6,137	$0	$24,547
5250-0040	Administrative - Other													$0
5250-0050	Leasing - Monthly	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5250-0060	Leasing - Commissions	$300	$300	$300	$300	$300	$300	$300	$300	$300	$300	$300	$300	$3,600
5250-0070	Leasing - Quarterly	$0	$1,028	$0	$0	$1,028	$0	$0	$1,028	$0	$0	$1,028	$0	$4,113
5250-0080	Leasing - Other													$0
5250-0090	Maintenance - Monthly													$0
5250-0100	Maintenance - Commissions													$0
5250-0110	Maintenance - Quarterly	$0	$4,818	$0	$0	$4,818	$0	$0	$4,818	$0	$0	$4,818	$0	$19,270
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	$723	$0	$0	$723	$0	$0	$723	$0	$0	$723	$0	$2,892
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	$531	$0	$0	$0	$0	$0	$0	$0	$0	$531	$1,062
	Total BONUS	**$300**	**$13,006**	**$831**	**$300**	**$13,006**	**$300**	**$300**	**$13,006**	**$300**	**$300**	**$13,006**	**$831**	**$55,485**
	2017 Projected	**$566**	**$10,045**	**$854**	**$0**	**$9,802**	**($6,893)**	**$0**	**$9,697**	**$306**	**($121)**	**$7,708**	**$127**	**$32,091**

Comments

Bonus paid on monthly and quarterly basis. Weighted by community and associate performance

PRESTON PARK
2018 STANDARD BUDGET
PAYROLL SUMMARY

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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**
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
	CHECK PROCESSING FEES													
5400-0010	Ck Processing - Administrative	$157	$235	$157	$157	$157	$157	$157	$235	$157	$157	$157	$157	$2,038
5400-0020	Ck Processing - Leasing	$67	$101	$67	$67	$67	$67	$67	$101	$67	$67	$67	$67	$874
5400-0030	Ck Processing - Maintenance	$258	$386	$258	$258	$258	$258	$258	$386	$258	$258	$258	$258	$3,349
5400-0040	Ck Processing - Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5400-0050	Ck Processing - Grounds	$67	$101	$67	$67	$67	$67	$67	$101	$67	$67	$67	$67	$874
5400-0060	Ck Processing - Marketing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5400-0070	Ck Processing - Security	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5400-0080	Ck Processing - Garage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5400-0090	Other Check Processing													$0
	Total CHECK PROCESSING FEES	**$549**	**$823**	**$549**	**$549**	**$549**	**$549**	**$549**	**$823**	**$549**	**$549**	**$549**	**$549**	**$7,134**
	2017 Projected	**$4,150**	**$3,615**	**$25,917**	**$5,868**	**$6,136**	**$5,325**	**$2,677**	**$2,948**	**$2,567**	**$2,073**	**$3,728**	**$3,346**	**$68,350**

Comments

PRESTON PARK
2018 STANDARD BUDGET
PAYROLL SUMMARY

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
	PAYROLL TAXES													
	Social Security	$2,182	$2,970	$2,156	$2,192	$2,920	$2,192	$2,192	$2,802	$2,192	$2,133	$2,979	$2,219	$29,128
	Medicare	$510	$694	$504	$513	$683	$513	$513	$655	$513	$499	$697	$519	$6,812
	Federal Unemployment	$236	$233	$168	$135	$31	$15	$10	$6	$5	$0	$0	$0	$840
	State Unemployment	$1,830	$1,804	$1,300	$1,048	$243	$118	$78	$45	$42	$0	$0	$0	$6,510
5450-0010	Administrative - FICA	$828	$1,298	$805	$832	$1,278	$832	$832	$1,233	$832	$809	$1,301	$830	$11,710
5450-0020	Administrative - FUTA	$74	$74	$40	$15	$9	$9	$4	$0	$0	$0	$0	$0	$224
5450-0030	Administrative - SUTA	$576	$576	$309	$112	$66	$68	$28	$0	$0	$0	$0	$0	$1,736
5450-0040	Leasing - FICA	$443	$522	$435	$448	$518	$448	$448	$502	$448	$440	$527	$447	$5,625
5450-0050	Leasing - FUTA	$27	$27	$26	$26	$6	$0	$0	$0	$0	$0	$0	$0	$112
5450-0060	Leasing - SUTA	$210	$210	$204	$201	$43	$0	$0	$0	$0	$0	$0	$0	$868
5450-0070	Maintenance - FICA	$1,177	$1,546	$1,143	$1,181	$1,516	$1,181	$1,181	$1,449	$1,181	$1,147	$1,550	$1,178	$15,430
5450-0080	Maintenance - FUTA	$109	$106	$77	$69	$6	$6	$6	$6	$5	$0	$0	$0	$392
5450-0090	Maintenance - SUTA	$847	$821	$597	$538	$48	$50	$50	$45	$42	$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	$243	$299	$235	$243	$291	$243	$243	$275	$243	$235	$299	$242	$3,092
5450-0140	Grounds - FUTA	$25	$25	$25	$25	$11	$0	$0	$0	$0	$0	$0	$0	$112
5450-0150	Grounds - SUTA	$197	$197	$191	$197	$86	$0	$0	$0	$0	$0	$0	$0	$868
5450-0160	Marketing - FICA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5450-0170	Marketing - FUTA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5450-0180	Marketing - SUTA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5450-0190	Security - FICA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5450-0200	Security - FUTA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5450-0210	Security - SUTA	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5450-0220	Garage - FICA	$0	$0	$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	$41	$0	$0	$0	$0	$0	$0	$0	$0	$41	$81
	Total PAYROLL TAXES	**$4,759**	**$5,701**	**$4,128**	**$3,888**	**$3,878**	**$2,838**	**$2,792**	**$3,509**	**$2,752**	**$2,631**	**$3,676**	**$2,738**	**$43,290**
	2017 Projected	**$1,847**	**$2,751**	**$2,480**	**$2,225**	**$2,988**	**$1,590**	**$3,699**	**$3,681**	**$2,426**	**$1,780**	**$3,332**	**$2,611**	**$31,411**

Comments

PRESTON PARK
2018 STANDARD BUDGET
PAYROLL SUMMARY

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
	INSURANCE BENEFITS													
	Health Insurance	$5,164	$5,164	$5,164	$5,164	$5,164	$5,164	$5,164	$5,164	$5,164	$5,164	$5,164	$5,164	$61,963
	Life Insurance	$61	$61	$59	$61	$59	$61	$61	$57	$61	$59	$61	$61	$721
	LTD/STD	$233	$233	$225	$233	$225	$233	$233	$210	$233	$225	$233	$232	$2,748
5500-0010	Administrative	$512	$512	$509	$512	$509	$512	$512	$505	$512	$509	$512	$512	$6,128
	Reverse Administrative Benefits	($766)	($766)	($766)	($766)	($766)	($766)	($766)	($766)	###########	($766)	($766)	($766)	($9,192)
5500-0020	Leasing	$334	$334	$333	$334	$333	$334	$334	$331	$334	$333	$334	$334	$4,004
	Reverse Leasing Benefits	($498)	($498)	($498)	($498)	($498)	($498)	($498)	($498)	###########	($498)	($498)	($498)	($5,976)
5500-0030	Maintenance	$1,008	$1,008	$1,004	$1,008	$1,004	$1,008	$1,008	$996	$1,008	$1,004	$1,008	$1,008	$12,074
	Reverse Maintenance Benefits	($1,510)	($1,510)	($1,510)	($1,510)	($1,510)	($1,510)	($1,510)	($1,510)	###########	($1,510)	($1,510)	($1,510)	($18,120)
5500-0040	Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Reverse Cleaning Benefits													$0
5500-0050	Grounds	$332	$332	$331	$332	$331	$332	$332	$328	$332	$331	$332	$332	$3,974
	Reverse Grounds Benefits	($497)	($497)	($497)	($497)	($497)	($497)	($497)	($497)	###########	($497)	($497)	($497)	($5,964)
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	**$2,186**	**$2,186**	**$2,177**	**$2,186**	**$2,177**	**$2,186**	**$2,186**	**$2,159**	**$2,186**	**$2,177**	**$2,186**	**$2,186**	**$26,181**
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Expenses split with Abrams Park

	401K CONTRIBUTION													
5550-0010	Administrative	$70	$87	$67	$70	$93	$70	$70	$80	$70	$67	$96	$69	$908
5550-0020	Leasing	$30	$33	$29	$30	$34	$30	$30	$30	$30	$29	$34	$30	$369
5550-0030	Maintenance	$109	$123	$106	$109	$126	$109	$109	$112	$109	$106	$130	$109	$1,358
5550-0040	Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5550-0050	Grounds	$27	$29	$26	$27	$29	$27	$27	$26	$27	$26	$30	$27	$329
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	($93)	($93)	($93)	($93)	($93)	($93)	($93)	($93)	###########	($93)	($93)	($93)	($1,116)
5550-0100	401K Administration Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Total 401K CONTRIBUTION	**$143**	**$179**	**$135**	**$143**	**$189**	**$143**	**$143**	**$156**	**$143**	**$135**	**$197**	**$142**	**$1,849**
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
PAYROLL SUMMARY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Expenses split with Abrams Park													

PRESTON PARK
2018 STANDARD BUDGET
PAYROLL SUMMARY

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
	WORKERS COMPENSATION													
5600-0010	Administrative	$747	$1,171	$726	$750	$1,153	$750	$750	$1,112	$750	$730	$1,174	$748	$10,562
5600-0020	Leasing	$400	$471	$392	$404	$468	$404	$404	$452	$404	$397	$475	$403	$5,074
5600-0030	Maintenance	$1,062	$1,394	$1,031	$1,065	$1,367	$1,065	$1,065	$1,307	$1,065	$1,035	$1,398	$1,062	$13,917
5600-0040	Cleaning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
5600-0050	Grounds	$219	$269	$212	$219	$262	$219	$219	$248	$219	$212	$269	$219	$2,789
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	($1,090)	($1,090)	($1,090)	($1,090)	($1,090)	($1,090)	($1,090)	($1,090)	###########	($1,090)	($1,090)	($1,090)	($13,080)
	Total WORKERS COMPENSATION	**$1,338**	**$2,215**	**$1,272**	**$1,349**	**$2,160**	**$1,349**	**$1,349**	**$2,029**	**$1,349**	**$1,283**	**$2,226**	**$1,343**	**$19,263**
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

	PAYROLL OTHER													
5650-0010	Temporary Labor - Admin	$750	$750	$750	$750	$750	$750	$750	$750	Jan-02	$750	$750	$750	$9,000
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

PRESTON PARK
2018 STANDARD BUDGET
PAYROLL SUMMARY

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
5650-0130	Utility Allowance - Leasing													$0
5650-0140	Utility Allowance - Maint													$0
5650-0150	Education Reimbursement													$0
	Total PAYROLL OTHER	**$750**	**$750**	**$750**	**$750**	**$750**	**$750**	**$750**	**$750**	**$750**	**$750**	**$750**	**$750**	**$9,000**
	2017 Projected	**$511**	**$689**	**$4,914**	**$700**	**$135**	**$471**	**$2,636**	**$2,227**	**$2,227**	**$2,646**	**$3,489**	**$3,647**	**$24,291**

Comments

	NEW HIRE EXPENSE														
5650-0040	New Hire Expense - Admin														
			0	0	0	0	0	0	0	0	0	0	0	0	0
	Manager Hire Screenir	$485		$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	$460		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
															$0
5650-0050	New Hire Expense - Maint														
			0	0	0	0	0	0	0	0	0	0	0	0	0
	Manager Hire Screenir	$485		$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	$460		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
															$0
5650-0060	New Hire Expense - Other														
			0	0	0	1	0	0	0	0	0	1	0	0	0	2
	Manager Screening	$485		$0	$0	$485	$0	$0	$0	$0	$0	$485	$0	$0	$0	$970
			0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Manager Screenir	$460		$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
																$0
																$0
																$0
	Total NEW HIRE EXPENSE			**$0**	**$0**	**$685**	**$0**	**$0**	**$0**	**$0**	**$0**	**$685**	**$0**	**$250**	**$200**	**$1,820**
	2017 Projected			**$195**	**$900**	**$460**	**$180**	**$604**	**$590**	**$135**	**$160**	**$186**	**$349**	**$605**	**$587**	**$4,951**

Comments

New hire expenses anticipated lower YOY as office/maintenance staff should be stabilized

TOTAL PAYROLL SUMMARY	**$40,960**	**$55,795**	**$40,465**	**$40,101**	**$52,647**	**$39,051**	**$39,005**	**$50,373**	**$39,649**	**$37,764**	**$53,775**	**$39,574**	**$529,157**

PRESTON PARK
2018 STANDARD BUDGET
LANDSCAPING EXPENSE

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0010 Landscape Contract													
													$0
Monthly Service	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$3,700	$44,400
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Landscape Contract	**$3,700**	**$3,700**	**$3,700**	**$3,700**	**$3,700**	**$3,700**	**$3,700**	**$3,700**	**$3,700**	**$3,700**	**$3,700**	**$3,700**	**$44,400**
2017 Projected	**$2,800**	**$7,400**	**$3,400**	**$3,400**	**$3,400**	**$3,400**	**$3,400**	**$3,400**	**$3,400**	**$3,400**	**$3,400**	**$4,100**	**$44,900**

Comments

Community has landscaping contract with Paul's Trees. Offset savings with landscape improvements and repairs.

6000-0020 Flowers													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Flowers	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
LANDSCAPING EXPENSE

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0030 Mulch													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Mulch	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0040 Landscape Supplies													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Landscape Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

PRESTON PARK
2018 STANDARD BUDGET
LANDSCAPING EXPENSE

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0050 Plants & Plant Maintenance													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Plants & Plant Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0060 Replacement Plants													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Replacement Plants	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

PRESTON PARK
2018 STANDARD BUDGET
LANDSCAPING EXPENSE

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0070 Landscape Equipment													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Landscape Equipment	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0080 Other Landscaping													
													$0
Monument Signs			$1,000			$250			$1,000			$250	$2,500
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Other Landscaping	**$0**	**$0**	**$1,000**	**$0**	**$0**	**$250**	**$0**	**$0**	**$1,000**	**$0**	**$0**	**$250**	**$2,500**
2017 Projected	**$445**	**$1,000**	**$98**	**$0**	**$0**	**$0**	**$163**	**$0**	**$870**	**$275**	**$0**	**$0**	**$2,851**

Comments

Cost incurred for: mulch, flowers, plant replenishment.

PRESTON PARK
2018 STANDARD BUDGET
LANDSCAPING EXPENSE

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0090 Snow Removal													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Snow Removal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0100 Contract Common Area Cleaning													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Contract Common Area Cleaning	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
LANDSCAPING EXPENSE

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0110 Other Contracted Services													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Other Contracted Services	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

6000-0120 Landscaping Repairs													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Landscaping Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

PRESTON PARK
2018 STANDARD BUDGET
LANDSCAPING EXPENSE

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0130 Irrigation/Sprinkler Repairs													
													$0
Routine repairs/replacements	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$4,800
													$0
													$0
													$0
													$0
													$0
													$0
Total Irrigation/Sprinkler Repairs	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$4,800**
2017 Projected	**$84**	**$0**	**$649**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$700**	**$300**	**$0**	**$1,733**

Comments

Cost incurred for: routine sprinkler replacement and repair, draining problem solving, etc. not covered in the monthly landscape contract. YOY increase as irrigation systems come back onine after winter season

6000-0140 Pool Contract/Supplies													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Pool Contract/Supplies	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
LANDSCAPING EXPENSE

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0150 Pool/Jacuzzi Repairs													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Pool/Jacuzzi Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6000-0160 Lake Supplies													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Lake Supplies	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

TOTAL LANDSCAPING EXPENSE	$4,100	$4,100	$5,100	$4,100	$4,100	$4,350	$4,100	$4,100	$5,100	$4,100	$4,100	$4,350	$51,700

PRESTON PARK
2018 STANDARD BUDGET
UTILITIES

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

6100-0010 Electricity

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
													$0
PG&E	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$1,420	$17,040
													$0
													$0
													$0
													$0
													$0
													$0
Total Electricity	**$1,420**	**$1,420**	**$1,420**	**$1,420**	**$1,420**	**$1,420**	**$1,420**	**$1,420**	**$1,420**	**$1,420**	**$1,420**	**$1,420**	**$17,040**
2017 Projected	**$1,327**	**$1,408**	**$1,586**	**$1,538**	**$1,017**	**$1,308**	**$2,648**	**$116**	**$1,875**	**$1,048**	**$294**	**$2,712**	**$16,877**

Comments

Cost of electric usage for laundry rooms, offices, clubhouse, buildings, exteriors lighting and other common areas

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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
UTILITIES

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6100-0040 Electricity - Vacant														
Average Cost per Vacant	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
														$0
PG&E		$50	$50	$50	$50	$50	$50	$50	$50	$50	$50	$50	$50	$600
														$0
														$0
														$0
														$0
														$0
Total Electricity - Vacant		**$50**	**$50**	**$50**	**$50**	**$50**	**$50**	**$50**	**$50**	**$50**	**$50**	**$50**	**$50**	**$600**
2017 Projected		**$48**	**$54**	**($246)**	**$68**	**$15**	**$127**	**$86**	**$94**	**$84**	**$0**	**$0**	**$114**	**$444**

Comments

Cost of electric usage of vacant units

PRESTON PARK
2018 STANDARD BUDGET
MARKETING

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6300-0010 Advertising-Print													
													$0
Newletter	$160	$160	$160	$160	$160	$160	$160	$160	$160	$160	$160	$160	$1,920
													$0
													$0
													$0
													$0
													$0
													$0
Total Advertising-Print	**$160**	**$160**	**$160**	**$160**	**$160**	**$160**	**$160**	**$160**	**$160**	**$160**	**$160**	**$160**	**$1,920**
2017 Projected	**$139**	**$144**	**$264**	**$174**	**$174**	**$144**	**$145**	**$175**	**$156**	**$145**	**$96**	**$145**	**$1,903**

Comments

Illustratus newsletter split costs with Abrams Park 60% / 40%.

6300-0030 Apt. Magazines/Guides													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Apt. Magazines/Guides	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MARKETING

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6300-0050 Marketing - Internet														
Unique URL - New Communities Only	$20													$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
Total Marketing - Internet		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected		**($90)**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**($90)**

Comments

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6300-0060 Marketing - Radio														
Music License	$250	$0	$0	$0	$0	$0	$0	$250	$0	$0	$0	$0	$0	$250
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
Total Marketing - Radio		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$250**	**$0**	**$0**	**$0**	**$0**	**$0**	**$250**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MARKETING

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6300-0070 Marketing Consultant														
Strategic Marketing Plan	$2,000													$0
Strategic Marketing Plan w/ Data	$8,000													$0
Account Management (Monthly)	$500													$0
Campaign Concepts	$2500-$5000													$0
														$0
														$0
														$0
														$0
														$0
Total Marketing Consultant		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

6300-0210 Advertising Other														
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
Total Advertising Other		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected		**$0**	**$0**	**$0**	**$868**	**$396**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,264**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MARKETING

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6300-0220 Dues, Memberships & Sub.													
													$0
CAA Membership				$200									$200
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Dues, Memberships & Sub.	**$0**	**$0**	**$0**	**$200**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$200**
2017 Projected	**$0**	**$0**	**$0**	**$192**	**($0)**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$192**

Comments

Annual CAA Membership Fees

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6300-0230 Resident Functions													
													$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**
2017 Projected	**$50**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$50**

Comments

Resident Meetings

PRESTON PARK
2018 STANDARD BUDGET
MARKETING

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6300-0280 Marketing Supplies														
SiteTablet: iPad App for Mobile Kiosk	$30													$0
SiteTablet: iPad Application for Mobile	$35													$0
Parcel Alert: Monthly Fee	$100													$0
Parcel Alert Setup	$216													$0
Lobby Display: Monthly Fee	$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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MARKETING

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6300-0290 Billboards/Signs														
Paid Media	$ Varies													$0
														$0
New flags for community				$500						$500				$1,000
														$0
														$0
														$0
														$0
														$0
Total Billboards/Signs		**$0**	**$0**	**$500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$500**	**$0**	**$0**	**$0**	**$1,000**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$103**	**$0**	**$0**	**$103**

Comments

New flags for Community Signage

6300-0300 Temporary Signage														
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
Total Temporary Signage		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MARKETING

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6300-0310 Permanent Signage													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Permanent Signage	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6300-0340 Marketing Promotions														
Alliance Resident Works	$540	$540	$540	$540	$540	$540	$540	$540	$540	$540	$540	$540	$540	$6,480
Alliance Resident Works Setup	$360													$0
New ARW Website Template Re-Des	$650													$0
Resident Message Center	$60													$0
Resident Message Center Setup	$50													$0
Photography Package	$1,000													$0
Graphic Design	$810													$0
Email Marketing Campaign	$1,200													$0
Seasonal Campaign - Base Particip.	$300	$0	$0	$300	$0	$0	$0	$0	$0	$0	$0	$0	$300	$600
Seasonal Campaign - Enhanced Parti	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Standard Property Video - Photo Colla	$350													$0
Custom Property HD Video	$5,000													$0
Pay Per Click Advertising: Google, Fa	$500													$0
Pay Per Click Advertising: Google, Bir	$1,000													$0
Pay Per Click Advertising Setup	$500													$0
Google Maps Virtual Tour	$500													$0
Digital 3D Floor Plans	$355													$0
Custom Website	$5,000-$25,000													$0
Press Release (x 1)	$500													$0
Public Relations (Monthly)	$1,500-$5,000													$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0

PRESTON PARK
2018 STANDARD BUDGET
MARKETING

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
													$0
Total Marketing Promotions	**$540**	**$540**	**$840**	**$540**	**$540**	**$540**	**$540**	**$540**	**$540**	**$540**	**$540**	**$840**	**$7,080**
2017 Projected	**$666**	**$500**	**$658**	**$500**	**$500**	**$650**	**$500**	**$540**	**$540**	**$540**	**$540**	**$540**	**$6,674**

Comments

6300-0420 Resident Retention

													$0
													$0
									$50	$50			$100
													$0
													$0
													$0
													$0
													$0
Total Resident Retention	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$50**	**$50**	**$0**	**$0**	**$100**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Supplies for Budget meetings

6300-0460 Model Maintenance

													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Model Maintenance	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

6300-0540 Other Mktg. - Non Adv.

Monthly Standard SEO Service	$300												$0
Enhanced Monthly SEO Service	$600												$0
SEO Program Setup	$300												$0

PRESTON PARK
2018 STANDARD BUDGET
MARKETING

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Reputation Mgmt (Reputation.com)	$45													$0
Yelp.com Profile Page and Participati	$16													$0
Community Blog and Content Mgmt	$250													$0
Community Blog Design and Setup	$400													$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
Total Other Mktg. - Non Adv.		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected		**$295**	**$16**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$311**

Comments

Services no longer utilized

6300-0550 Shopper Reports

Video Shops	$175	$0	$175	$0	$0	$175	$0	$0	$175	$0	$0	$175	$0	$700
Phone Shops	$25													$0
			($175)			($175)						($175)		($525)
														$0
														$0
														$0
														$0
														$0
														$0
Total Shopper Reports		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$175**	**$0**	**$0**	**$0**	**$0**	**$175**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$80**	**$0**	**$0**	**$80**

Comments

Community will allow 1 video shop per year

6300-0130 Brochures

														$0
														$0
														$0
														$0

PRESTON PARK
2018 STANDARD BUDGET
MARKETING

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
													$0
													$0
													$0
													$0
Total Brochures	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

TOTAL MARKETING	**$700**	**$700**	**$1,500**	**$900**	**$700**	**$700**	**$950**	**$875**	**$1,250**	**$750**	**$700**	**$1,000**	**$10,725**

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6400-0010 Telephone	**Per Month**													
														$0
AT&T Telephone Service		$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$4,800
Long Distance		$900	$900	$900	$900	$900	$900	$900	$900	$900	$900	$900	$900	$10,800
The Maynard Group		$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$1,200
Internet Service - Suddenlink		$95	$95	$95	$95	$95	$95	$95	$95	$95	$95	$95	$95	$1,140
Cellular Service		$175	$175	$175	$175	$175	$175	$175	$175	$175	$175	$175	$175	$2,100
														$0
														$0
Total Telephone		**$1,670**	**$1,670**	**$1,670**	**$1,670**	**$1,670**	**$1,670**	**$1,670**	**$1,670**	**$1,670**	**$1,670**	**$1,670**	**$1,670**	**$20,040**
2017 Projected		**$1,582**	**$698**	**$2,692**	**$1,658**	**$1,668**	**$1,670**	**$1,714**	**$1,499**	**$387**	**$2,369**	**$1,889**	**$1,822**	**$19,649**

Comments

Cost of local, long distance telephone service, 2 alarm lines, 1 fax line, high speed internet, and Cellular phone service contract. Costs for telephone system maintenance

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**	**$0**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Comments

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6400-0030 Pagers													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Pagers	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6400-0040 Answering Service													
													$0
	$75	$75	$75	$75	$75	$75	$75	$75	$75	$75	$75	$75	$900
													$0
													$0
													$0
													$0
													$0
													$0
Total Answering Service	**$75**	**$75**	**$75**	**$75**	**$75**	**$75**	**$75**	**$75**	**$75**	**$75**	**$75**	**$75**	**$900**
2017 Projected	**$0**	**$75**	**$75**	**$150**	**$9**	**$75**	**$75**	**$75**	**$75**	**$75**	**$75**	**$159**	**$918**

Comments

Answering Service - expense split 60% / 40% with Abrams Park

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Comments

6400-0070 Office Supplies	**Cost/**													
P&P Manuals (New Properties)	$1,200													$0
P&P Manuals (Existing Properties)	$200	$200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200
Office supplies to maintain office operation		$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$3,000
														$0
														$0
														$0
														$0
														$0
Total Office Supplies		**$450**	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$3,200**
2017 Projected		**$216**	**$452**	**$163**	**$10**	**($85)**	**$720**	**$134**	**$323**	**$263**	**$442**	**$261**	**($64)**	**$2,834**

Comments

6400-0080 Office Equipment														
														$0
Copier lease		$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$1,800
Copier Toner Service		$550			$550			$550			$550			$2,200
Copier Service		$250			$250			$250			$250			$1,000
														$0
														$0
														$0
														$0
Total Office Equipment		**$950**	**$150**	**$150**	**$950**	**$150**	**$150**	**$950**	**$150**	**$150**	**$950**	**$150**	**$150**	**$5,000**
2017 Projected		**$653**	**$140**	**$106**	**$672**	**$211**	**$276**	**$217**	**$430**	**$105**	**$614**	**$211**	**$935**	**$4,570**

Comments

Costs include Copier lease, Toner, and Copier Service

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Cost/	Qty/Unit	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6400-0120 Postage															
A/P Invoicing	$0.48	0.38	$65	$65	$65	$65	$65	$65	$65	$65	$65	$65	$65	$65	$775
															$0
Fed Ex			$75	$75	$75	$75	$75	$75	$75	$75	$75	$75	$75	$75	$900
Site Postage			$25	$25	$25	$25	$25	$25	$25	$25	$25	$400	$25	$25	$675
															$0
															$0
															$0
															$0
Total Postage			**$165**	**$165**	**$165**	**$165**	**$165**	**$165**	**$165**	**$165**	**$165**	**$540**	**$165**	**$165**	**$2,350**
2017 Projected			**$63**	**$442**	**$196**	**$148**	**($31)**	**$307**	**$305**	**$199**	**$127**	**$266**	**$22**	**$131**	**$2,175**

Comments

Cost of postage for site use and Express Services

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6400-0170 Printing	**Cost/**													
A/P Check Re-Order	$45	$0	$0	$45	$0	$0	$45	$0	$0	$45	$0	$0	$45	$180
Copying Costs for Financials	$0.55	$195	$195	$195	$195	$195	$195	$195	$195	$195	$195	$195	$195	$2,336
Business Cards	$60			$60						$60				$120
														$0
Reversefinancials costs		($195)	($195)	($195)	($195)	($195)	($195)	($195)	($195)	($195)	($195)	($195)	($195)	($2,340)
														$0
														$0
														$0
														$0
Total Printing		**($0)**	**($0)**	**$105**	**($0)**	**($0)**	**$45**	**($0)**	**($0)**	**$105**	**($0)**	**($0)**	**$45**	**$296**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$13**	**$12**	**$4**	**$17**	**$96**	**$50**	**$192**

Comments

Costs for business cards, bank deposit slips, checks, etc.

6400-0190 Forms	**Cost**

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description			Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Clement - Labor Law Poster		$115	$0	$0	$0	$0	$0	$0	$115	$0	$0	$0	$0	$0	$115
Blue Moon -License	Not Texas	$175													0
Blue Moon	500 Clicks	$46													0
Blue Moon	1000 Click	$76													0
Blue Moon	2500 Click	$170													0
Blue Moon	5000 Click	$317													$0
Blue Moon (TX Only)	Unlimited	$797													$0
															$0
															$0
															$0
															$0
															$0
Total Forms			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$115**	**$0**	**$0**	**$0**	**$0**	**$0**	**$115**
2017 Projected			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Labor Law posters

6400-0200 Licenses **Cost**

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Kingsley Survey (Quarterly)	$180.54	$181	$0	$0	$181	$0	$0	$181	$0	$0	$181	$0	$0	$722
Kingsley Survey Renewal Fee (Annual)	$100	$0	$0	$0	$0	$0	$0	$100	$0	$0	$0	$0	$0	$100
														$0
Vehicle registration							$150			$150				$300
														$0
														$0
														$0
														$0
Total Licenses		**$181**	**$0**	**$0**	**$181**	**$0**	**$150**	**$281**	**$0**	**$150**	**$181**	**$0**	**$0**	**$1,122**
2017 Projected		**$181**	**$0**	**$50**	**$181**	**($52)**	**$0**	**$367**	**$87**	**$0**	**$180**	**$0**	**$106**	**$1,099**

Comments

Kingsley survey fees, registration for vehicles

6400-0230 Training & Education **Cost/**

Training	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$225	$2,700
Virtual Headsets	$25									$25				$25
Hands Free Ear Piece	$170													$0
Webcams	$55			$55										$55
Travel	Varies													$0
Empower-U: Management Principles Meet	$750		$500											$500
Dale Carnegie Sales Advantage	$49					$49								$49
Motivator Meeting	$100	$0	$0	$100	$0	$0	$100	$0	$0	$100	$0	$0	$100	$400
Annual Training							$1,200							$1,200
Reduce training by 40%		($90)	($90)	($90)	($90)	($90)	($90)	($90)	($90)	($90)	($90)	($90)	($90)	($1,080)
														$0
														$0
														$0
Total Training & Education		**$135**	**$635**	**$290**	**$135**	**$184**	**$1,435**	**$135**	**$135**	**$260**	**$135**	**$135**	**$235**	**$3,849**
2017 Projected		**$0**	**$0**	**$270**	**$135**	**($1,099)**	**$2,300**	**$54**	**$0**	**$0**	**$0**	**$0**	**$49**	**$1,709**

Comments

Training costs, purchase of a headset and web cam for office use; manager will attend Management Meeting in Phoenix

6400-0270 Credit Check

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

	Description			Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
	Applicant Denials + Cancellations		9	0	0	0	0	0	0	0	0	0	0	0	0	108
100%	Employee Verification	Yes	$8	$168	$136	$128	$112	$112	$120	$112	$120	$128	$136	$136	$152	$1,560
100%	Resident Verification	Yes	$8	$168	$136	$128	$112	$112	$120	$112	$120	$128	$136	$136	$152	$1,560
100%	Resident Screening	On-Site Cr	$15	$315	$255	$240	$210	$210	$225	$210	$225	$240	$255	$255	$285	$2,925
																$0
																$0
	Reversal			($90)	($90)	($90)	($90)	($90)	($90)	($90)	($90)	($90)	($90)	($90)	($90)	($1,080)
																$0
																$0
	Total Credit Check			**$561**	**$437**	**$406**	**$344**	**$344**	**$375**	**$344**	**$375**	**$406**	**$437**	**$437**	**$499**	**$4,965**
	2017 Projected			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Previous years expenses coded to Credit Bureau

6400-0310 Bank Charges/Credit Card Fees

Yardi Check Scanning Agreement		$825	$0	$0	$0	$0	$0	$0	$825	$0	$0	$0	$0	$0	$825
Check Scanner Equipment		$850													$0
Credit Card Transaction Fees		$0.37													$0
Bank Fee - Operating Account	Yes	$240	$240	$240	$240	$240	$240	$240	$240	$240	$240	$240	$240	$240	$2,880
Bank Fee - Depository Account	Yes	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$2,400
Bank Fee - Rehab Account	No	$120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Bank Fee - Security Deposit Ac	Yes	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$1,200
															$0
Reduction			($500)	($500)	($500)	($500)	($500)	($500)	($500)	($500)	($500)	($500)	($500)	($500)	($6,000)
															$0
															$0
															$0
Total Bank Charges/Credit Card Fees			**$40**	**$40**	**$40**	**$40**	**$40**	**$40**	**$865**	**$40**	**$40**	**$40**	**$40**	**$40**	**$1,305**
2017 Projected			**$0**	**$18**	**$22**	**$61**	**$4**	**$158**	**$841**	**$7**	**$10**	**$14**	**$7**	**$17**	**$1,159**

Comments

Bridgebank Banking Fees are minimal compared to B Of A Banking Fees

6400-0320 Employee Recognition **Cost/** **# of People**

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description			Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Associate Recognition/Tenure/Applause P	$300		$300	$0	$0	$300	$0	$0	$300	$0	$0	$300	$0	$0	$1,200
															$0
Reversal			($300)			($200)			($300)			($200)			($1,000)
															$0
															$0
															$0
															$0
															$0
															$0
Total Employee Recognition			**$0**	**$0**	**$0**	**$100**	**$0**	**$0**	**$0**	**$0**	**$0**	**$100**	**$0**	**$0**	**$200**
2017 Projected			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

6400-0360 Travel & Entertainment — **Cost/** — **# of People**

Team Spirit Day / Fun Day	$50	5.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$990	1.00	$0	$0	$0	$0	$0	$0	$0	$990	$0	$0	$0	$0	$990
			0	0	0	0	0	0	0	0	0	0	0	0	0
Mileage Reimbursement	$0.560		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
															$0
							($5,250)								($5,250)
															$0
															$0
															$0
Total Travel & Entertainment			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$990**	**$0**	**$0**	**$0**	**$0**	**$990**
2017 Projected			**$0**	**$0**	**$0**	**$13**	**$0**	**$0**	**$0**	**$0**	**$0**	**$23**	**$127**	**$0**	**$163**

Comments

Includes Annual Training in Phoenix for Business Manager

6400-0440 Administrative Other

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Other Expense			$50			$50			$50			$50	$200
Mileage		$200			$200			$200			$200		$800
													$0
													$0
													$0
													$0
Total Administrative Other	**$0**	**$200**	**$50**	**$0**	**$200**	**$50**	**$0**	**$200**	**$50**	**$0**	**$200**	**$50**	**$1,000**
2017 Projected	**$143**	**$104**	**$0**	**$0**	**$83**	**($367)**	**$0**	**$435**	**$50**	**$0**	**$0**	**$23**	**$471**

Comments

Mileage expense to reimburse associates for personal vehicle use

6400-0480 Computer Software

	# of	Cost/	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
YARDI Annual Maintenance Fee		$4,500	$0	$0	$0	$0	$0	$0	$4,500	$0	$0	$0	$0	$0	$4,500
YARDI Invoice Scanning - License (Annual		$4	$0	$0	$0	$0	$0	$0	$1,416	$0	$0	$0	$0	$0	$1,416
YARDI Invoice Scanning - Monthly Fee		$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$2,400
LRO Rainmaker Set-up Fee		$2,500													$0
LRO Rainmaker Monthly Fee		$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
IT Support		$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$2,400
Email Account (based on Headcount + 1)		$10	$160	$160	$160	$160	$160	$160	$160	$160	$160	$160	$160	$160	$1,920
Additional E-mail Accounts		$10	$0	$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	$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	$0
Adaptive Budget License		$800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$800	$800
Paperless Cloud Storage (Quarterly)		$0.50	$177	$0	$0	$177	$0	$0	$177	$0	$0	$177	$0	$0	$708
															$0
IT service				$700						$700					$1,400
															$0
Reversal of Email Fees			($80)	($80)	($80)	($80)	($80)	($80)	($80)	($80)	($80)	($80)	($80)	($80)	($960)
															$0
															$0
															$0
															$0
															$0
Total Computer Software			**$657**	**$1,180**	**$480**	**$657**	**$480**	**$480**	**$6,608**	**$1,180**	**$480**	**$657**	**$480**	**$1,280**	**$14,619**
2017 Projected			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Computer Expenses previously recoded under Computer Expense

6400-0800 Uniforms - Administrative

Office Associate - Summer Apparel		$1,500	$0	$0	$0	$0	$0	$0	$4,500	$0	$0	$0	$0	$0	$4,500
Office Associate - Winter Apparel		$1,500	$1,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,500

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Dry cleaning - CA, OR & NV only	Min. Wage	$19	$29	$19	$19	$19	$19	$19	$29	$19	$19	$19	$19	$253
	0	0	0	1	0	0	1	0	0	1	0	0	1	4
Name Tags (Replacement)	$25	$0	$0	$25	$0	$0	$25	$0	$0	$25	$0	$0	$25	$100
		($400)						($3,600)						($4,000)
														$0
														$0
Total Uniforms - Administrative		**$1,119**	**$29**	**$44**	**$19**	**$19**	**$44**	**$919**	**$29**	**$44**	**$19**	**$19**	**$44**	**$2,353**
2017 Projected		**$30**	**$25**	**$285**	**$264**	**$0**	**$14**	**$1,260**	**$0**	**$105**	**$278**	**$1,187**	**($306)**	**$3,141**

Comments

Uniform Expense for 5 Office Staff - split 60% / 40% with Abrams Park

6400-0805 Uniforms- Leasing

Office Associate - Summer Apparel	$1,500	$0	$0	$0	$0	$0	$0	$3,000	$0	$0	$0	$0	$0	$3,000
Office Associate - Winter Apparel	$1,500	$3,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,000
Dry cleaning - CA, OR & NV only	Min. Wage	$13	$19	$13	$13	$13	$13	$13	$19	$13	$13	$13	$13	$168
	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
		($2,800)						($2,800)						($5,600)
														$0
														$0
Total Uniforms- Leasing		**$213**	**$19**	**$13**	**$13**	**$13**	**$13**	**$213**	**$19**	**$13**	**$13**	**$13**	**$13**	**$568**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Uniform Expense for 5 Office Staff - split 60% / 40% with Abrams Park

6400-0810 Uniforms- Marketing

Office Associate - Summer Apparel	$1,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Associate - Winter Apparel	$1,500	$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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

6400-0815 Other Uniforms

Office Associate - Summer Apparel	$1,500													$0
Office Associate - Winter Apparel	$1,500													$0

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

6400-0100 Office & Equipment

													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Office & Equipment		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected		**($500)**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**($500)**

Comments

6400-0250 Eviction/Legal Fees

													$0
Monthly Retainer	$890	$890	$890	$890	$890	$890	$890	$890	$890	$890	$890	$890	$10,680
Eviction Attorney			$1,350						$1,350				$2,700
													$0
													$0
													$0
													$0
													$0
Total Eviction/Legal Fees	**$890**	**$890**	**$2,240**	**$890**	**$890**	**$890**	**$890**	**$890**	**$2,240**	**$890**	**$890**	**$890**	**$13,380**
2017 Projected	**$0**	**$1,896**	**$1,096**	**$948**	**$947**	**$947**	**$991**	**$2,400**	**$1,074**	**$1,010**	**$1,010**	**$1,010**	**$13,329**

Comments

Monthly Attorney Retainer for Resident Issues, Eviction Attorney for eviction cases

6400-0260 Credit Bureau Fees

PRESTON PARK
2018 STANDARD BUDGET
ADMINISTRATIVE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Credit Bureau Fees	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$39**	**$175**	**$462**	**$512**	**$174**	**$380**	**$463**	**$1,109**	**$0**	**$878**	**$431**	**($227)**	**$4,395**

Comments

Reclassed to Credit Check

6400-0470 Computer Expense

													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Computer Expense	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$245**	**$1,410**	**$260**	**$265**	**$797**	**$336**	**$4,815**	**$367**	**$1,706**	**$350**	**$300**	**$530**	**$11,380**

Comments

Reclassed to Computer Supplies

TOTAL ADMINISTRATIVE EXPENSE	**$7,105**	**$5,740**	**$5,978**	**$5,488**	**$4,480**	**$5,832**	**$13,479**	**$6,168**	**$6,098**	**$5,956**	**$4,524**	**$5,406**	**$76,253**

PRESTON PARK
2018 STANDARD BUDGET
MAINTENANCE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-0010 Building & Structure													
													$0
Garage Door Repairs	$375	$375	$375	$375	$375	$375	$375	$375	$375	$375	$375	$375	$4,500
													$0
													$0
													$0
													$0
													$0
													$0
Total Building & Structure	**$375**	**$375**	**$375**	**$375**	**$375**	**$375**	**$375**	**$375**	**$375**	**$375**	**$375**	**$375**	**$4,500**
2017 Projected	**$1,404**	**$498**	**$181**	**$668**	**($668)**	**$187**	**$860**	**$770**	**$230**	**$0**	**$0**	**$0**	**$4,130**

Comments

Estimating 6 garage door repairs/replacements each quarter. Extra funds for misc. sheetrock and screws, etc for minor repairs

6500-0310 Elevator Maintenance Contract													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Elevator Maintenance Contract	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MAINTENANCE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-0370 Electrical Contract													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Electrical Contract	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-0400 Plumbing													
													$0
													$0
	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$1,900	$22,800
													$0
													$0
													$0
													$0
													$0
Total Plumbing	**$1,900**	**$1,900**	**$1,900**	**$1,900**	**$1,900**	**$1,900**	**$1,900**	**$1,900**	**$1,900**	**$1,900**	**$1,900**	**$1,900**	**$22,800**
2017 Projected	**$968**	**$318**	**$1,929**	**$1,889**	**$1,625**	**$192**	**$663**	**$2,577**	**$1,769**	**$355**	**$900**	**$9,008**	**$22,192**

Comments

Supplies include: toilet seats, aerators, drain pans, faucets, bal cocks, etc. Low flow plumbing is used

PRESTON PARK
2018 STANDARD BUDGET
MAINTENANCE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-0610 Housekeeping													
													$0
Supplies	$325	$325	$325	$325	$325	$325	$325	$325	$325	$325	$325	$325	$3,900
													$0
													$0
													$0
													$0
													$0
													$0
Total Housekeeping	**$325**	**$325**	**$325**	**$325**	**$325**	**$325**	**$325**	**$325**	**$325**	**$325**	**$325**	**$325**	**$3,900**
2017 Projected	**$264**	**$315**	**$0**	**$494**	**$0**	**$0**	**$0**	**$357**	**$1,152**	**$413**	**$617**	**$141**	**$3,753**

Comments

Supplies include: oven cleaner, window cleaner, air fresheners, etc. Cleaning supplies used in the community center, leasing office and vacant/occupied units after vendor services

6500-0690 Pest Control													
Monthly contract	$775	$775	$775	$775	$775	$775	$775	$775	$775	$775	$775	$775	$9,300
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Pest Control	**$775**	**$775**	**$775**	**$775**	**$775**	**$775**	**$775**	**$775**	**$775**	**$775**	**$775**	**$775**	**$9,300**
2017 Projected	**$425**	**$575**	**$275**	**$762**	**$297**	**$575**	**$425**	**$725**	**$425**	**$425**	**$677**	**$838**	**$6,424**

Comments

Monthly pest control contract

PRESTON PARK
2018 STANDARD BUDGET
MAINTENANCE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-0710 Swimming Pool													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Swimming Pool	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-0990 Snow Removal/Parking Lot													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Snow Removal/Parking Lot	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

PRESTON PARK
2018 STANDARD BUDGET
MAINTENANCE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

6500-1010 Windows

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
													$0
Windows		$400			$400			$400			$400		$1,600
Doors	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$100	$1,200
Screens		$175			$175			$175			$175		$700
													$0
													$0
													$0
													$0
Total Windows	**$100**	**$675**	**$100**	**$100**	**$675**	**$100**	**$100**	**$675**	**$100**	**$100**	**$675**	**$100**	**$3,500**
2017 Projected	**$193**	**$0**	**$944**	**$0**	**$0**	**$517**	**$279**	**$138**	**$516**	**($51)**	**$557**	**$413**	**$3,506**

Comments

Replacement of cracked window panes, interiors doors and misc screen replacements and repairs

6500-1060 Fire Extinguisher, 1st Aid

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Personal Protective Equipment $65	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Personal Protective Equipment		$173				$173				$173			$519
Fire Extinguishers		$100			$100			$100			$100		$400
Smoke Detectors/Carbon Monoxide Alarr													$0
													$0
Backflow Testing											$2,000		$2,000
													$0
													$0
Total Fire Extinguisher, 1st Aid	**$0**	**$273**	**$0**	**$0**	**$100**	**$173**	**$0**	**$100**	**$0**	**$173**	**$2,100**	**$0**	**$2,919**
2017 Projected	**$28**	**$0**	**$34**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$55**	**$1,739**	**$790**	**$2,646**

Comments

Supplies to repalce faulty/damaged smoke detectors/carbon monoxide detecrots. Annual backflow testing

PRESTON PARK
2018 STANDARD BUDGET
MAINTENANCE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-1090 Misc Fire Protection													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Misc Fire Protection	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-1110 Alarm Expense													
Security Alarm Service	$250			$250			$250			$250			$1,000
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Alarm Expense	**$250**	**$0**	**$0**	**$250**	**$0**	**$0**	**$250**	**$0**	**$0**	**$250**	**$0**	**$0**	**$1,000**
2017 Projected	**$0**	**$35**	**$193**	**$0**	**$42**	**$256**	**$0**	**$21**	**$235**	**$0**	**$0**	**$187**	**$969**

Comments

Quarterly cost of Alarm Service for Community Center and Leasing Office

PRESTON PARK
2018 STANDARD BUDGET
MAINTENANCE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

6500-1270 Maintenance Other

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
													$0
Gas - Maint Trucks	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$4,800
Repairs for Maint Trucks			$1,200			$1,200			$1,200			$1,200	$4,800
													$0
Mini Mobile Rental	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$1,800
Handi Trac	$60	$60	$60	$60	$60	$60	$60	$60	$60	$60	$60	$60	$720
													$0
													$0
Total Maintenance Other	**$610**	**$610**	**$1,810**	**$610**	**$610**	**$1,810**	**$610**	**$610**	**$1,810**	**$610**	**$610**	**$1,810**	**$12,120**
2017 Projected	**$308**	**$266**	**$468**	**$961**	**$266**	**$215**	**$268**	**$2,068**	**$2,087**	**$247**	**$575**	**$1,570**	**$9,299**

Comments

Gas for Mainteance vehicles, Maintenance on Trucks, Handi Trac Key system, Rental of Mini Mobile

6500-1460 Safety Tool Equip/Rep/Sup

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Small tools and equipment - power tools	$1,360													$0
Emergency Supply Kit	$560	$0	$0	$0	$0	$0	$0	$0	$560	$0	$0	$0	$0	$560
														$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
Total Safety Tool Equip/Rep/Sup		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$560**	**$0**	**$0**	**$0**	**$0**	**$560**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Emergency Supply Kit

PRESTON PARK
2018 STANDARD BUDGET
MAINTENANCE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-1550 Uniforms - Maintenance														
Uniform Purchase - Shirts & Pants	$2,400	$0	$0	$16,800	$0	$0	$0	$0	$16,800	$0	$0	$0	$0	$33,600
Uniform Purchase - Hat	$100	$0	$0	$700	$0	$0	$0	$0	$700	$0	$0	$0	$0	$1,400
Uniform Purchase - Winter Jacket	$800	$0	$0	$5,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,600
	0	0	1	0	0	1	0	0	1	0	0	1	0	4
Name Tags (New Assoc. & Replacement	$120	$0	$120	$0	$0	$120	$0	$0	$120	$0	$0	$120	$0	$480
				($21,000)					($15,500)					($36,500)
Maintenance Uniforms														$0
														$0
														$0
Total Uniforms - Maintenance		**$0**	**$120**	**$2,100**	**$0**	**$120**	**$0**	**$0**	**$2,120**	**$0**	**$0**	**$120**	**$0**	**$4,580**
2017 Projected		**$0**	**$350**	**$0**	**$0**	**$0**	**$1,169**	**$228**	**$251**	**$0**	**$0**	**$1,102**	**$0**	**$3,100**

Comments

Uniforms for 8 Maintenance Staff members - split 60%/40% with Abrams Park

6500-1555 Uniforms- Cleaning														
Uniform Purchase - Shirts & Pants	$2,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Uniform Purchase - Hat	$100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Uniform Purchase - Winter Jacket	$800	$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	$120	$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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MAINTENANCE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-1560 Uniforms- Grounds														
Uniform Purchase - Shirts & Pants	$2,400	$0	$0	$4,800	$0	$0	$0	$0	$4,800	$0	$0	$0	$0	$9,600
Uniform Purchase - Hat	$100	$0	$0	$200	$0	$0	$0	$0	$200	$0	$0	$0	$0	$400
Uniform Purchase - Winter Jacket	$800	$0	$0	$1,600	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,600
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (New Assoc. & Replacement	$120	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
				($6,600)					($5,000)					($11,600)
														$0
														$0
														$0
Total Uniforms- Grounds		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-1565 Uniforms- Security														
Uniform Purchase - Shirts & Pants	$2,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Uniform Purchase - Hat	$100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Uniform Purchase - Winter Jacket	$800	$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	$120	$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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MAINTENANCE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-1570 Uniforms- Garage														
Uniform Purchase - Shirts & Pants	$2,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Uniform Purchase - Hat	$100	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Uniform Purchase - Winter Jacket	$800	$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	$120	$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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-0360 Electrical														
														$0
		$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$1,600	$19,200
														$0
														$0
														$0
														$0
														$0
														$0
Total Electrical		**$1,600**	**$1,600**	**$1,600**	**$1,600**	**$1,600**	**$1,600**	**$1,600**	**$1,600**	**$1,600**	**$1,600**	**$1,600**	**$1,600**	**$19,200**
2017 Projected		**($45)**	**$385**	**$189**	**$1,149**	**$2,431**	**$0**	**$549**	**$3,564**	**$1,237**	**$985**	**$2,431**	**$5,137**	**$18,011**

Comments

Supplies include: circuit boxes, switches, switch plates, outlets, exterior lighting, batteries, phone jacks, cable outets, ceiling fans, motors, etc. Also includes vendor services as needed

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6500-0430 HVAC														
														$0
Parts and Repairs				$700	$700	$700	$700	$700	$700	$700	$700			$5,600
														$0
Furnace filters				$300			$300			$300			$300	$1,200
Contractor repairs/duct cleanings			$800			$800			$800			$800		$3,200
														$0
														$0
														$0
Total HVAC		**$0**	**$800**	**$1,000**	**$700**	**$1,500**	**$1,000**	**$700**	**$1,500**	**$1,000**	**$700**	**$800**	**$300**	**$10,000**

PRESTON PARK
2018 STANDARD BUDGET
MAINTENANCE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
2017 Projected	**$0**	**$3,400**	**$0**	**$185**	**$253**	**$607**	**$1,053**	**$1,456**	**$451**	**$750**	**$111**	**$189**	**$8,455**

Comments

Cost of contractors, repair, and maintenance. Supplies include: compressors, motors, filters, thermostats, refrigerant, sequencers, fuses, valves, heating elements, etc.

6500-0600 Misc. Supplies

													$0
Hardware & Supplies	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$3,000
													$0
													$0
													$0
													$0
													$0
													$0
Total Misc. Supplies	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$250**	**$3,000**
2017 Projected	**$85**	**$0**	**$421**	**$65**	**$171**	**$42**	**$693**	**$221**	**$124**	**$0**	**$359**	**$101**	**$2,282**

Comments

Supplies include repairs and parts for appliances, door knobs, nuts, bolts, screws, etc.

6500-0680 Small Equipment

													$0
Power tools						$1,360							$1,360
													$0
General purchases	$180	$180	$180	$180	$180	$180	$180	$180	$180	$180	$180	$180	$2,160
Dehumifier/Blower				$1,500									$1,500
													$0
													$0
													$0
Total Small Equipment	**$180**	**$180**	**$180**	**$1,680**	**$180**	**$1,540**	**$180**	**$180**	**$180**	**$180**	**$180**	**$180**	**$5,020**
2017 Projected	**$32**	**$0**	**$202**	**($46)**	**$474**	**$234**	**$194**	**$37**	**$410**	**$0**	**$124**	**$2,069**	**$3,730**

Comments

Cost of general maintenance on equioment, tools and appliances under $500. Additional purchase of dehumidifer anticipated

6500-1040 Keys

													$0
Keys/lock sets	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500	$6,000
													$0
													$0
													$0

PRESTON PARK
2018 STANDARD BUDGET
MAINTENANCE EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
													$0
													$0
													$0
Total Keys	**$500**	**$500**	**$500**	**$500**	**$500**	**$500**	**$500**	**$500**	**$500**	**$500**	**$500**	**$500**	**$6,000**
2017 Projected	**$0**	**$671**	**$115**	**$1,374**	**$638**	**$657**	**$882**	**$1,487**	**$0**	**$737**	**$278**	**$0**	**$6,839**

Comments

Expenses to change locks sets upon move out and replacement of keys lost or not returned.

6500-1050 Locks

													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Locks	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$56**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**($56)**	**$0**	**$0**	**$0**

Comments

TOTAL MAINTENANCE EXPENSE	**$6,865**	**$8,383**	**$10,915**	**$9,065**	**$8,910**	**$10,348**	**$7,565**	**$11,470**	**$8,815**	**$7,738**	**$10,210**	**$8,115**	**$108,399**

PRESTON PARK
2018 STANDARD BUDGET
REDECORATING EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6600-0010 Redec-General Cleaning	**Cost/Turn**													
% of Turnovers Handled by Staff		50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	50.00%	
General Cleaning for Turnovers	$284	$1,278	$1,136	$994	$852	$710	$852	$710	$852	$994	$994	$1,136	$1,420	$11,928
														$0
														$0
														$0
														$0
														$0
														$0
														$0
Total Redec-General Cleaning		**$1,278**	**$1,136**	**$994**	**$852**	**$710**	**$852**	**$710**	**$852**	**$994**	**$994**	**$1,136**	**$1,420**	**$11,928**
2017 Projected		**$1,700**	**$245**	**$285**	**$3,250**	**($420)**	**$760**	**$2,605**	**$602**	**$1,080**	**$0**	**$385**	**$585**	**$11,077**

Comments

Cost of general cleaning of apartments to be released or renewed.

6600-0040 Redec-Painting Supplies	**Cost/Turn**													
Paint Supplies for Turnovers	$200	$1,800	$1,600	$1,400	$1,200	$1,000	$1,200	$1,000	$1,200	$1,400	$1,400	$1,600	$2,000	$16,800
														$0
Increase in paint supplies		$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$4,800
														$0
														$0
														$0
														$0
														$0
Total Redec-Painting Supplies		**$2,200**	**$2,000**	**$1,800**	**$1,600**	**$1,400**	**$1,600**	**$1,400**	**$1,600**	**$1,800**	**$1,800**	**$2,000**	**$2,400**	**$21,600**
2017 Projected		**$1,772**	**$461**	**$2,347**	**$1,697**	**$39**	**$264**	**$6,846**	**$886**	**$682**	**$1,149**	**$419**	**$954**	**$17,516**

Comments

Cost of paint and related painting supplies when apartemnt painting is performed by vendor service and in house paints. Additional funds for flooor covering

6600-0050 Redec-Painting Contract	**Cost/Turn**													
% of Turnovers Handled by Staff		15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	
Paint Contract for Turnovers	$817	$6,247	$5,553	$4,859	$4,165	$3,470	$4,165	$3,470	$4,165	$4,859	$4,859	$5,553	$6,941	$58,303
														$0
														$0
														$0
														$0
														$0
														$0
														$0

PRESTON PARK
2018 STANDARD BUDGET
REDECORATING EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Total Redec-Painting Contract	**$6,247**	**$5,553**	**$4,859**	**$4,165**	**$3,470**	**$4,165**	**$3,470**	**$4,165**	**$4,859**	**$4,859**	**$5,553**	**$6,941**	**$58,303**
2017 Projected	**$4,735**	**$1,150**	**$3,450**	**$5,400**	**$5,350**	**$4,750**	**$9,600**	**$6,050**	**$2,050**	**$3,500**	**$2,300**	**$4,050**	**$52,385**

Comments

Contracted costs for painting when a thrid party contractor perfoms apartment paints.

6600-0080 Redec-Drapes/Blinds **Cost/Turn**

Drapes for Turnovers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Blinds for Turnovers	$60	$543	$482	$422	$362	$302	$362	$302	$362	$422	$422	$482	$603	$5,065
														$0
Reverse for blinds		($25)	($25)	($25)	($25)	($25)	($25)	($25)	($25)	($25)	($25)	($25)	($25)	($300)
														$0
														$0
														$0
														$0
Total Redec-Drapes/Blinds		**$518**	**$457**	**$397**	**$337**	**$277**	**$337**	**$277**	**$337**	**$397**	**$397**	**$457**	**$578**	**$4,765**
2017 Projected		**$411**	**$252**	**$543**	**$299**	**$376**	**$0**	**$329**	**$755**	**$183**	**$204**	**$498**	**$637**	**$4,487**

Comments

Cost of replacement of blinds

PRESTON PARK
2018 STANDARD BUDGET
REDECORATING EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6600-0130 Redec-Carpet Cleaning	**Cost/Turn**													
Carpet Cleaning for Turnovers	$135	$1,217	$1,082	$946	$811	$676	$811	$676	$811	$946	$946	$1,082	$1,352	$11,357
Carpet Cleaning for Lease Renewals	$0.00	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
														$0
		($1,217)	($1,083)	($946)	($811)	($676)	($811)	($676)	($811)	($946)	($946)	($1,082)	($1,352)	($11,357)
														$0
														$0
														$0
														$0
Total Redec-Carpet Cleaning		**($0)**	**($1)**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**($0)**	**$0**	**$0**
2017 Projected		**$0**	**$95**	**$0**	**($95)**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Expenses under Redec - Carpet/Tile

6600-0160 Redec-Vinyl Replacement	**Cost/Turn**													
Tile for Turnovers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
														$0
														$0
														$0
														$0
														$0
														$0
														$0
Total Redec-Vinyl Replacement		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
REDECORATING EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
6600-0070 Redec-Rehab													
													$0
Reglazing Bathtubs, Kitchen Countertops	$950			$950			$950			$950			$3,800
													$0
Mirrors/Medicine Cabinets		$300			$300			$300			$300		$1,200
													$0
Resurface Cabinets			$2,700			$2,700			$2,700			$2,700	$10,800
													$0
													$0
Total Redec-Rehab	**$950**	**$300**	**$2,700**	**$950**	**$300**	**$2,700**	**$950**	**$300**	**$2,700**	**$950**	**$300**	**$2,700**	**$15,800**
2017 Projected	**$0**	**$0**	**$2,684**	**$3,894**	**$1,728**	**$597**	**$2,582**	**$3,040**	**$0**	**$0**	**$555**	**$0**	**$15,080**

Comments

Assumes 2 tub glazings at $625 each and 3 countertops reglazed per month; includes resurface of cabinets in 1 home per quarter

6600-0110 Redec-Carpet/Tile													
													$0
Carpet Cleanings	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$400	$4,800
													$0
													$0
													$0
													$0
													$0
													$0
Total Redec-Carpet/Tile	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$400**	**$4,800**
2017 Projected	**$1,115**	**($295)**	**$0**	**$0**	**$0**	**$0**	**$505**	**$145**	**$100**	**$0**	**$0**	**$0**	**$1,570**

Comments

Assumes 3 carpet cleanings per month

6600-0120 Redec-Carpet Repair													
													$0
Repairs by Carpet Vendor	$600	$600	$600	$600		$600	$600		$600	$600	$600	$600	$6,000
													$0
													$0
													$0
													$0
													$0
													$0
Total Redec-Carpet Repair	**$600**	**$600**	**$600**	**$600**	**$0**	**$600**	**$600**	**$0**	**$600**	**$600**	**$600**	**$600**	**$6,000**
2017 Projected	**$0**	**$0**	**$0**	**$588**	**$365**	**$550**	**$110**	**$685**	**$0**	**$210**	**$60**	**$0**	**$2,569**

PRESTON PARK
2018 STANDARD BUDGET
REDECORATING EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Comments													
Necessary repairs to carpet and pad or vinyl													
6600-0180 Redec-Appliance Repair													
													$0
Appliance repairs/parts	$750			$750			$750			$750			$3,000
													$0
													$0
													$0
													$0
													$0
													$0
Total Redec-Appliance Repair	**$750**	**$0**	**$0**	**$750**	**$0**	**$0**	**$750**	**$0**	**$0**	**$750**	**$0**	**$0**	**$3,000**
2017 Projected	**$0**	**$83**	**$320**	**$217**	**$273**	**$124**	**$0**	**$257**	**$0**	**$0**	**$14**	**$742**	**$2,030**
Comments													
Misc appliance repairs/replacement parts													
TOTAL REDECORATING EXPENSE	**$12,942**	**$10,445**	**$11,750**	**$9,654**	**$6,557**	**$10,654**	**$8,557**	**$7,654**	**$11,750**	**$10,750**	**$10,446**	**$15,039**	**$126,197**

PRESTON PARK
2018 STANDARD BUDGET
MANAGEMENT FEES

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7000-0010 Management Fees - #1													
Include Water Reimbursem Yes													
Monthly Management Fee 2.50%	$13,360	$13,391	$13,396	$13,432	$13,450	$13,500	$13,519	$13,567	$13,625	$13,674	$13,741	$13,815	$162,471
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Management Fees - #1	**$13,360**	**$13,391**	**$13,396**	**$13,432**	**$13,450**	**$13,500**	**$13,519**	**$13,567**	**$13,625**	**$13,674**	**$13,741**	**$13,815**	**$162,471**
2017 Projected	**$13,007**	**$12,954**	**$12,953**	**$13,189**	**$13,183**	**$13,144**	**$13,348**	**$13,190**	**$13,296**	**$13,319**	**$13,261**	**$13,262**	**$158,106**

Comments

Fees paid to Alliance Residential for management of the property. Fee based on a percent of total revenue

7000-0020 Management Fees - #2													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Management Fees - #2	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MANAGEMENT FEES

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7000-0030 Management Fees - #3													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Management Fees - #3	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7000-0040 Incentive Mgt Fees													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Incentive Mgt Fees	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MANAGEMENT FEES

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7000-0050 Asset Management Fees - #1													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Asset Management Fees - #1	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

7000-0060 Asset Management Fees - #2													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Asset Management Fees - #2	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
MANAGEMENT FEES

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7000-0070 Management Fees - Other													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Management Fees - Other	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

TOTAL MANAGEMENT FEES	**$13,360**	**$13,391**	**$13,396**	**$13,432**	**$13,450**	**$13,500**	**$13,519**	**$13,567**	**$13,625**	**$13,674**	**$13,741**	**$13,815**	**$162,471**

PRESTON PARK
2018 STANDARD BUDGET
INSURANCE EXPENSE

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7100-0010 Property Insurance													
													$0
Property Liability Insurance	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$180,000
													$0
													$0
													$0
													$0
Total Property Insurance	**$15,000**	**$15,000**	**$15,000**	**$15,000**	**$15,000**	**$15,000**	**$15,000**	**$15,000**	**$15,000**	**$15,000**	**$15,000**	**$15,000**	**$180,000**
2017 Projected	**$20,933**	**$15,289**	**$15,289**	**$15,289**	**$15,289**	**$1,339**	**$14,985**	**$14,985**	**$15,700**	**$14,985**	**$14,985**	**$14,985**	**$174,053**

Comments

Property, general and umbrella insurance premiums for the current period

7100-0020 General Liability Insurance													
													$0
													$0
													$0
													$0
													$0
													$0
Total General Liability Insurance	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
INSURANCE EXPENSE

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7100-0030 Excess Liability Insurance													
													$0
													$0
													$0
													$0
													$0
													$0
Total Excess Liability Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7100-0040 Casualty Loss Insurance													
													$0
													$0
													$0
													$0
													$0
													$0
Total Casualty Loss Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7100-0050 Boiler Insurance													
													$0
													$0
													$0
													$0
													$0
													$0
Total Boiler Insurance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

PRESTON PARK
2018 STANDARD BUDGET
INSURANCE EXPENSE

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7100-0060 Earthquake Insurance													
													$0
													$0
													$0
													$0
													$0
													$0
Total Earthquake Insurance	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

7100-0070 Auto Insurance													
													$0
Automobile Insurance													$0
													$0
													$0
													$0
													$0
Total Auto Insurance	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

7100-0080 Home Insurance													
													$0
													$0
													$0
													$0
													$0
													$0
Total Home Insurance	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
INSURANCE EXPENSE

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7100-0090 Other Insurance													
													$0
Flood Insurance	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$1,400	$16,800
Automobile Insurance	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$1,500	$18,000
													$0
													$0
													$0
Total Other Insurance	**$2,900**	**$2,900**	**$2,900**	**$2,900**	**$2,900**	**$2,900**	**$2,900**	**$2,900**	**$2,900**	**$2,900**	**$2,900**	**$2,900**	**$34,800**
2017 Projected	**$1,267**	**$2,963**	**$2,963**	**$2,963**	**$2,963**	**$1,267**	**$2,857**	**$2,857**	**$2,857**	**$2,857**	**$2,857**	**$2,857**	**$31,527**

Comments

Auto insurance, flood insurance premiums

7100-0100 Insurance Claims													
													$0
													$0
													$0
													$0
													$0
													$0
Total Insurance Claims	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

7100-0110 Insurance Deductible													
													$0
													$0
													$0
													$0
													$0
													$0
Total Insurance Deductible	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

TOTAL INSURANCE EXPENSE	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$17,900**	**$214,800**

PRESTON PARK
2018 STANDARD BUDGET
TAXES

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7200-0010 Real Estate Taxes													
													$0
Property taxes	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$9,300	$111,600
													$0
													$0
													$0
													$0
													$0
													$0
Total Real Estate Taxes	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$111,600**
2017 Projected	**$9,239**	**$9,239**	**$9,239**	**$9,239**	**$9,239**	**$9,449**	**$9,239**	**$9,239**	**$9,239**	**$9,449**	**$9,239**	**$9,239**	**$111,290**

Comments

Property taxes

7200-0100 Taxes Other													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Taxes Other	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
TAXES

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7200-0160 Franchise Taxes														
TX Franchise Tax	Annual	$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**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

TOTAL TAXES	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$111,600**

PRESTON PARK
2018 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7300-0070 Tax Consulting Fees													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Tax Consulting Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

PRESTON PARK
2018 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7300-0120 Professional Serv. Other														
Lease/Addenda Review/Update	$100	$0	$0	$0	$0	$0	$0	$0	$100	$0	$0	$0	$0	$100
														$0
														$0
														$0
														$0
														$0
														$0
														$0
Total Professional Serv. Other		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$100**	**$0**	**$0**	**$0**	**$0**	**$100**
2017 Projected		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$100**	**$100**

Comments

Description		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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**
2017 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**	**$100**	**$0**	**$0**	**$0**	**$0**	**$100**

PRESTON PARK
2018 STANDARD BUDGET
NON-ROUTINE MAINTENANCE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7400-0010 Appliances													
													$0
													$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**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
NON-ROUTINE MAINTENANCE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7400-0060 Carpeting													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Carpeting	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

PRESTON PARK
2018 STANDARD BUDGET
NON-ROUTINE MAINTENANCE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7400-0070 Vinyl													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Vinyl	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7400-0150 Building & Structures													
													$0
Annual Inspections - Heater Filters/Rang			$3,750										$3,750
Annual Inspections - Batteries			$6,000										$6,000
Annual Inspections - Carbon Monoxide A			$5,000										$5,000
Annual Inspections - Garage Door Lubric			$530										$530
													$0
Termite Inspection			$12,000										$12,000
													$0
Total Building & Structures	**$0**	**$0**	**$27,280**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$27,280**
2017 Projected	**$9,891**	**$315**	**$0**	**$436**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$500**	**$0**	**$11,142**

Comments
Purchase of Annual Inspection Materials

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
7400-0450 Paving & Landscape													
Annual Fire Clearance													$0
								$10,000					$10,000
													$0
													$0
													$0
													$0

PRESTON PARK
2018 STANDARD BUDGET
NON-ROUTINE MAINTENANCE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
													$0
													$0
Total Paving & Landscape	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**$10,000**
2017 Projected	**$0**	**$894**	**$3,375**	**$0**	**$1,568**	**$0**	**$38,271**	**$0**	**$0**	**$0**	**$0**	**$0**	**$44,107**

Comments

Annual Tree Trimming

7400-0840 Other Non-Routine Service

													$0
Emergency Repairs						$15,000					$15,000		$30,000
													$0
													$0
Termite Treatments				$50,000						$50,000			$100,000
													$0
													$0
													$0
Total Other Non-Routine Service	**$0**	**$0**	**$0**	**$50,000**	**$0**	**$15,000**	**$0**	**$0**	**$0**	**$50,000**	**$15,000**	**$0**	**$130,000**
2017 Projected	**$326**	**$539**	**$9,375**	**$650**	**($234)**	**$2,114**	**$394**	**$15,569**	**$3,988**	**$8,003**	**$624**	**$4,369**	**$45,717**

Comments

Emergency Repairs only

TOTAL NON-ROUTINE MAINTENANCE	**$0**	**$0**	**$27,280**	**$50,000**	**$0**	**$15,000**	**$0**	**$10,000**	**$0**	**$50,000**	**$15,000**	**$0**	**$167,280**

PRESTON PARK
2018 STANDARD BUDGET
DEBT SERVICE

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
8300-0010 Debt Service - 1st													
													$0
	$128,471	$128,471	$124,327	$128,471	$124,327	$128,471	$128,471	$116,038	$128,471	$124,327	$128,471	$124,327	$1,512,643
													$0
													$0
												$3	$3
													$0
													$0
													$0
Total Debt Service - 1st	**$128,471**	**$128,471**	**$124,327**	**$128,471**	**$124,327**	**$128,471**	**$128,471**	**$116,038**	**$128,471**	**$124,327**	**$128,471**	**$124,330**	**$1,512,646**
2017 Projected	**$248,654**	**$132,616**	**$124,327**	**$128,471**	**$124,327**	**$128,471**	**$128,471**	**$116,039**	**$128,471**	**$124,327**	**$256,943**	**$124,327**	**$1,765,444**

Comments

Annual Debt Service

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**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

TOTAL DEBT SERVICE	**$128,471**	**$128,471**	**$124,327**	**$128,471**	**$124,327**	**$128,471**	**$128,471**	**$116,038**	**$128,471**	**$124,327**	**$128,471**	**$124,330**	**$1,512,646**

PRESTON PARK
2018 STANDARD BUDGET
NON-ROUTINE IMPROVEMENTS

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
8400-0010 Appliances													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Appliances	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
8400-0020 Bathroom Remodeling													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Bathroom Remodeling	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

TOTAL NON-ROUTINE IMPROVEMENTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

PRESTON PARK
2018 STANDARD BUDGET
CAPITAL ASSETS

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
1500-0010 Land													
													$0
													$0
Parking Lot/Center Island Construction						$450,000							$450,000
													$0
													$0
CM Fee						$27,000							$27,000
													$0
													$0
Total Land	**$0**	**$0**	**$0**	**$0**	**$0**	**$477,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$477,000**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Engineering, Plan Review, Initial Construction of Parking Areas

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
1500-0180 Parking Lot													
													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Parking Lot	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
1500-1250 Apartment Interiors													
													$0
Appliances	$3,225	$3,225	$3,225	$3,225	$3,225	$3,225	$3,225	$3,225	$3,225	$3,225	$3,225	$3,225	$38,700
Rangehood	$110	$110	$165	$110	$110	$165	$110	$110	$165	$110	$110	$165	$1,540
Heater Replacement			$3,600				$3,600						$7,200
Carpet	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$6,700	$80,400
Vinyl	$3,750	$3,750	$3,750	$3,750	$3,750	$3,750	$3,750	$3,750	$3,750	$3,750	$3,750	$3,750	$45,000
													$0
													$0
Total Apartment Interiors	**$13,785**	**$13,785**	**$17,440**	**$13,785**	**$13,785**	**$13,840**	**$17,385**	**$13,785**	**$13,840**	**$13,785**	**$13,785**	**$13,840**	**$172,840**
2017 Projected	**$3,662**	**$6,702**	**$5,125**	**$16,629**	**$5,590**	**$11,887**	**$16,792**	**$20,450**	**$7,133**	**$15,360**	**$10,710**	**$14,865**	**$134,905**

PRESTON PARK
2018 STANDARD BUDGET
CAPITAL ASSETS

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Comments													
Includes funds to replace 14 rangehoods, 2 heters (95% efficient), 32 full units carpet/vinyl. Roughly 2 units per month Stove, Dishwasher, Stove, Garbage disposal, Water Heater and Water Heater permits													

1500-1580 Loan Costs

													$0
													$0
													$0
													$0
													$0
													$0
													$0
													$0
Total Loan Costs	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
2017 Projected	**$0**	**$713,139**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$713,139**

Comments

1500-0390 Building Improvements - Other

													$0
Dry Rot Continuation			$175,000				$175,000						$350,000
													$0
													$0
													$0
													$0
													$0
													$0
Total Building Improvements - Other	**$0**	**$0**	**$175,000**	**$0**	**$0**	**$0**	**$175,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$350,000**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

Dry Rot Project continued on Bailey, Bandholtz, Brown, Landrum, Arnold, Stewart and Ready Courts. Remediation of moisture damage around windows, door casings, eaves, garage headers, termite damage

1500-1200 Landscape

													$0
Leasing Office ADA Parking Lot/Landsca			$90,000										$90,000
													$0
													$0
													$0
													$0
													$0
													$0

PRESTON PARK
2018 STANDARD BUDGET
CAPITAL ASSETS

Add — Click to another account section at the bottom.

Remove — Click to remove any blank sections from the bottom.

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
Total Landscape	**$0**	**$0**	**$90,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$90,000**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

1500-0810 Recreation Facilities - Other

													$0
Playground upgrades			$100,000										$100,000
													$0
													$0
													$0
													$0
													$0
													$0
Total Recreation Facilities - Other	**$0**	**$0**	**$100,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$100,000**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

TOTAL CAPITAL ASSETS	**$0**	**$0**	**$0**	**$0**	**$0**	**$477,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$477,000**

PRESTON PARK
2018 STANDARD BUDGET
OTHER CASH FLOW

ALLIANCE RESIDENTIAL COMPANY

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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**
	2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

	Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
3000-0470	**Distributions 1**													
														$0
	City of Marina	$145,327	$145,327	$145,327	$145,327	$145,327	$145,327	$145,327	$145,327	$145,327	$145,327	$145,327	$145,327	$1,743,924
								$11,000	$11,000	$11,000	$11,000	$11,000	$12,176	$67,176
														$0
														$0
														$0
	Total Distributions 1	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$156,327**	**$156,327**	**$156,327**	**$156,327**	**$156,327**	**$157,503**	**$1,811,100**
	2017 Projected	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$162,000**	**$162,000**	**$179,157**	**$1,811,100**

Comments

Districutions to the City of Marina - to mimic 2017

TOTAL RETAINED EARNINGS	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$145,327**	**$156,327**	**$156,327**	**$156,327**	**$156,327**	**$156,327**	**$157,503**	**$1,811,100**

PRESTON PARK
2018 STANDARD BUDGET
OTHER CASH FLOW

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
1400-0180 Other Current Assets													
													$0
Replacement Reserve Reimbusrment	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($99,153)	($1,189,836)
													$0
												($4)	($4)
													$0
													$0
Total Other Current Assets	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,157)**	**($1,189,840)**
2017 Projected	**($70,670)**	**($70,670)**	**($70,670)**	**($70,670)**	**($70,670)**	**($70,670)**	**($70,670)**	**($70,670)**	**($70,670)**	**($70,670)**	**($70,670)**	**($70,674)**	**($848,044)**

Comments

TOTAL OTHER CURRENT ASSETS	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,153)**	**($99,157)**	**($1,189,840)**

1400-0190 Tax Escrow													
													$0
	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$14,455	$173,460
													$0
													$0
													$0
													$0
Total Tax Escrow	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$173,460**
2017 Projected	**$9,427**	**$9,427**	**$9,427**	**$9,427**	**$9,427**	**$9,427**	**$9,427**	**$9,427**	**$9,427**	**$9,427**	**$9,427**	**$9,427**	**$113,124**

Comments

TOTAL TAX ESCROW	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$14,455**	**$173,460**

PRESTON PARK
2018 STANDARD BUDGET
OTHER CASH FLOW

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
1400-0200 Insurance Escrow													
													$0
	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$23,622	$283,464
													$0
													$0
													$0
													$0
Total Insurance Escrow	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$283,464**
2017 Projected	**$16,491**	**$16,491**	**$16,491**	**$16,491**	**$16,491**	**$16,491**	**$16,491**	**$16,491**	**$16,491**	**$16,491**	**$16,491**	**$16,491**	**$197,892**

Comments

TOTAL INSURANCE ESCROW	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$23,622**	**$283,464**

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**
2017 Projected	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

TOTAL INTEREST ESCROW	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

PRESTON PARK
2018 STANDARD BUDGET
OTHER CASH FLOW

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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**
2017 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
	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$88,233	$1,058,796
												$2	$2
													$0
													$0
													$0
Total Capital Reserve	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,235**	**$1,058,798**
2017 Projected	**$79,315**	**$79,315**	**$79,315**	**$79,315**	**$79,315**	**$79,315**	**$79,315**	**$79,315**	**$79,315**	**$79,315**	**$79,315**	**$79,315**	**$951,782**

Comments

Replacement Reserve per unit would be $2990.95

TOTAL CAPITAL RESERVE	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,233**	**$88,235**	**$1,058,798**

PRESTON PARK
2018 STANDARD BUDGET
OTHER CASH FLOW

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 Total
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
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

PRESTON PARK
2018 STANDARD BUDGET
OTHER CASH FLOW

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

PRESTON PARK
2018 STANDARD BUDGET
OTHER CASH FLOW

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

2300-0180 Mezzanine Loan													
													$0
													$0
													$0
													$0
													$0
													$0
Total Mezzanine Loan	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2017 Projected	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Comments

PRESTON PARK
2018 STANDARD BUDGET
OTHER CASH FLOW

ALLIANCE RESIDENTIAL COMPANY

Description	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	2018 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
2017 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

PRESTON PARK
2018 STANDARD BUDGET
CAPITAL 10 YEAR HISTORY

ALLIANCE RESIDENTIAL COMPANY

		Actuals			Forecast	Budget	Projections						
	Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	Average
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Comments

	Attachment F	
CAPITAL EXPENDITURES - 2017/2018 Preston Park Budget		
PRESTON PARK - REVISED PHYSICAL NEEDS ASSESSMENT (5 Year Look Forward - Alliance Residential Recommendation)		
Project	**Detail**	**2017 - 2018**
1410		
Site Lighting Repair / Replacement /Install	*Exterior site upgrades	
Roof	Repair/*Replacement	
Exterior Paint	*Full Paint	
Exterior Unit Windows	Replacement	
Exterior Unit Doors	Replacement	
Building Exterior	Dryrot Repairs	$ 350,000
Fence Repairs/Slat Replacement	Replacement	
Resident Business Center	FF&E	
Landscape/ Irrigation	*Replacement / Upgrades	
Leasing Office / Signage	Upgrades: Wheelchair Access	$ 90,000
Parking/Island Expansion	*Parking/Island Expension	$ 450,000
Playgrounds	Replacement/Upgrades	$ 100,000
Fire Extinguishers	Add Fire Extinguishers to each home	
Heater Vent Cleaning/Repairs	*Cleaning/Repairing Heater vents	
1415		
New Office Computers	Replace existing old computers	
1416		
One Maintenance Truck	Needed for hauling etc…	
1420		
Seal Coat Streets	*Seal Coat Streets	
1425		
Dishwasher	replacement (assume 10 year life) Represents 28 units	$ 9,800
Refrigerators	replacement (assume 15 year life) Represents 22 units	$ 14,300
Range/Rangehood	replacement (assume 15 year life) Represents 20 units	$ 10,540
Garbage Disposal	replacement (assume 10 year life) Represents 12 units	$ 1,200
Hot Water Heaters	replacement (assume 15 year life) Represents 8 units	$ 4,400
Carpet	replacement (assume 5 year life) Represents 32 homes	$ 80,400
Vinyl	replacement (assume 10 year life) Represents 32 homes	$ 45,000
HVAC Furnace	replacement (assume 20 year life) Represents 2 units	$ 7,200
1430		
Applicable Construction Management Expenses	Miscellaneous (see * items)	$ 27,000
Captial Expenses		$ 1,189,840
Anticipated Replacement Reserve Fund Balance 7/1/17		$ 1,966,420
Capital Replacement Reserve Fund Balance after 2017/2018 Expenses		$ 776,580
Annual Addition to Capital Replacement Reserve Fund with Targeted 3.0% Increase		$ 1,058,796
Capital Replacement Reserve Fund Balance on 6/30/18		$ 1,835,376

	Attachment F						
CAPITAL EXPENDITURES - 2017/2018 Preston Park Budget							
PRESTON PARK - REVISED PHYSICAL NEEDS ASSESSMENT (5 Year Look Forward - Alliance Residential Recommendation)						**Updated:**	9/13/2017
Project	**Detail**	**Completed 2016 - 2017**	**2017 - 2018**	**2018 - 2019**	**2019 - 2020**	**2020 - 2021**	**2021 - 2022**
1410							
Site Lighting Repair / Replacement /Install	*Exterior site upgrades				$ 200,000		
Roof	Repair/*Replacement				$ 5,000	$ 10,000	$ 10,000
Exterior Paint	*Full Paint				$ 500,000		
Exterior Unit Windows	Replacement					$ 5,000	$ 5,000
Exterior Unit Doors	Replacement				$ 2,500	$ 2,500	$ 2,500
Building Exterior	Dryrot Repairs		$ 350,000	$ 200,000	$ 2,000	$ 2,000	$ 2,000
Fence Repairs/Slat Replacement	Replacement				$ 10,000		
Resident Business Center	FF&E				$ 12,000		
Landscape/ Irrigation	*Replacement / Upgrades			$ 150,000			$ 150,000
Leasing Office / Signage	Upgrades: Wheelchair Access		$ 90,000				
Parking/Island Expansion	*Parking/Island Expansion		$ 450,000	$ 450,000			
Playgrounds	Replacement/Upgrades		$ 100,000	$ 65,000		$ 150,000	
Fire Extinguishers	Add Fire Extinguishers to each home				$ 13,000		
Heater Vent Cleaning/Repairs	*Cleaning/Repairing Heater vents			$ 145,000			
1415							
New Office Computers	Replace existing old computers			$ 2,600			$ 2,600
1416							
One Maintenance Truck	Needed for hauling etc…			$ 15,000			$ 15,000
1420							
Seal Coat Streets	* Seal Coat Streets			$ 155,787			
1425							
Dishwasher	replacement (assume 10 year life) R	$ 7,680	$ 9,800	$ 10,500	$ 12,250	$ 12,250	$ 14,000
Refrigerators	replacement (assume 15 year life) F	$ 4,800	$ 14,300	$ 14,300	$ 12,120	$ 12,120	$ 14,300
Range/Rangehood	replacement (assume 15 year life) F	$ 9,200	$ 10,540	$ 10,540	$ 14,053	$ 14,053	$ 17,566
Garbage Disposal	replacement (assume 10 year life) F	$ 900	$ 1,200	$ 2,400	$ 2,400	$ 3,200	$ 3,200
Hot Water Heaters	replacement (assume 15 year life) F	$ 4,400	$ 4,400	$ 6,650	$ 6,650	$ 4,400	$ 4,400
Carpet	replacement (assume 5 year life) R	$ 80,000	$ 80,400	$ 80,400	$ 80,400	$ 80,400	$ 80,400
Vinyl	replacement (assume 10 year life) F	$ 50,400	$ 45,000	$ 66,000	$ 66,000	$ 66,000	$ 66,000
HVAC Furnace	replacement (assume 20 year life) I	$ 2,500	$ 7,200	$ 16,800	$ 16,800	$ 25,200	$ 25,200
1430							
Applicable Construction Management Expenses	Miscellaneous (see * items)		$ 27,000	$ 45,347	$ 42,000		$ -
Captial Expenses (uninflated)		$ 159,880	$ 1,189,840	$ 1,436,324	$ 997,173	$ 387,123	$ 412,166
Inflation Factor		0.00%	0.00%	2.50%	2.50%	2.50%	2.50%
Capital Expenses (Inflated)		$ 159,880	$ 1,189,840	$ 1,472,232	$ 1,022,102	$ 396,801	$ 422,470
Total Projected Replacement Reserve Funds			$ 1,058,796	$ 1,058,796	$ 1,058,796	$ 1,058,796	$ 1,058,796
Replacement Reserve Fund Balance on 7/1/17		$ 1,966,420					
			$/Unit/Year (Average)				
Replacement Reserve Capability		$ 1,058,796	$ 2,990.95				
Physical Needs Over the Term:		$ 4,503,446	$ 12,721.60				
Replacement Reserve Fund AFTER Annual Addition, BEFORE Annual Expenses			$ 3,025,216	$ 2,894,173	$ 2,480,737	$ 2,517,431	$ 3,179,426
Replacement Reserve Fund AFTER Annual Addition, AFTER Annual Expenses			$ 1,835,376	$ 1,421,940	$ 1,458,634	$ 2,120,629	$ 2,756,956

Attachment G

PRESTON PARK
2018 STANDARD BUDGET
CONSOLIDATION & SIGN-OFF

	2018	2017
Physical Occupancy	98.13%	99.25%
Economic Occupancy	97.12%	97.83%

Description	2018 Total (Proposed)	2017 Projected (Estimated Actuals)	Variance Proposed from Projected (EAs)	Variance % Proposed from Projected (EAs)	2017 Adopted Budget	Adopted vs Proposed Variance $	Adopted vs Proposed Variance %	Adopted vs EAs Variance $	Adopted vs EAs Variance %
Gross Potential Mkt Ren	$ 6,636,931	$ 6,395,901	$ 241,030	3.8%	$ 6,469,873	$ 167,058	2.6%	$ (73,972)	-1.1%
Loss to Lease	$ (72,750)	$ (43,698)	$ (29,052)	66.5%	$ (131,367)	$ 58,617	-44.6%	$ 87,669	-66.7%
Affordable Housing	$ -	$ -	$ -	0.0%		$ -	0.0%	$ -	0.0%
Other Rental Income [1]	$ (118,529)	$ (95,304)	$ (23,225)	0.0%	$ (146,257)	$ 27,728	-19.0%	$ 50,953	-34.8%
Other Income	$ 53,178	$ 53,917	$ (739)	-1.4%	$ 56,375	$ (3,197)	-5.7%	$ (2,458)	-4.4%
Miscellaneous Income	$ -	$ 832	$ (832)	-100.0%	$ 215	$ (215)	-100.0%	$ 617	287.0%
Retail Income	$ -	$ -	$ -	0.0%	$ -	$ -	0.0%	$ -	0.0%
Corporate Apt Income	$ -	$ -	$ -	0.0%	$ -	$ -	0.0%	$ -	0.0%
Corporate Expenses	$ -	$ -	$ -	0.0%	$ -	$ -	0.0%	$ -	0.0%
Utility Reimbursement	$ -	$ -	$ -	0.0%	$ -	$ -	0.0%	$ -	0.0%
TOTAL INCOME	**$ 6,498,830**	**$ 6,311,648**	**$ 187,182**	**3.0%**	**$ 6,248,839**	**$ 249,991**	**4.0%**	**$ 62,809**	**1.0%**
Payroll	$ 529,157	$ 475,014	$ (54,143)	-11.4%	$561,287	$ (32,130)	-5.7%	$ (86,273)	-15.4%
Landscaping	$ 51,700	$ 49,484	$ (2,216)	-4.5%	$56,500	$ (4,800)	-8.5%	$ (7,016)	-12.4%
Utility Expense	$ 100,680	$ 92,544	$ (8,136)	-8.8%	$106,080	$ (5,400)	-5.1%	$ (13,536)	-12.8%
Marketing	$ 10,725	$ 10,488	$ (237)	-2.3%	$10,792	$ (67)	-0.6%	$ (304)	-2.8%
Administrative	$ 76,253	$ 66,685	$ (9,568)	-14.3%	$81,696	$ (5,443)	-6.7%	$ (15,011)	-18.4%
Maintenance	$ 108,399	$ 95,337	$ (13,062)	-13.7%	$111,760	$ (3,361)	-3.0%	$ (16,423)	-14.7%
Redecorating	$ 126,197	$ 106,713	$ (19,484)	-18.3%	$108,558	$ 17,639	16.2%	$ (1,845)	-1.7%
Retail Expense	$ -	$ -	$ -	0.0%	$0	$ -	0.0%	$ -	0.0%
Management Fees	$ 162,471	$ 158,106	$ (4,365)	-2.8%	$156,321	$ 6,150	3.9%	$ 1,785	1.1%
Insurance	$ 214,800	$ 205,580	$ (9,220)	-4.5%	$226,320	$ (11,520)	-5.1%	$ (20,740)	-9.2%
Taxes	$ 111,600	$ 111,290	$ (310)	-0.3%	$115,200	$ (3,600)	-3.1%	$ (3,910)	-3.4%
Professional Services	$ 100	$ 100	$ -	0.0%	$0	$ 100	0.0%	$ 100	0.0%
Non-Routine Maintenance	$ 167,280	$ 100,966	$ (66,314)	-65.7%	$94,380	$ 72,900	77.2%	$ 6,586	7.0%
TOTAL OPERATING EXP	**$ 1,659,362**	**$ 1,472,307**	**$ (187,055)**	-12.7%	**$1,628,894**	**$ 30,468**	**1.9%**	**$ (156,587)**	**-9.6%**
NET OPERATING INCOME	**$ 4,839,468**	**$ 4,839,341**	**$ 127**	0.0%	**$ 4,619,945**	**$ 219,523**	**4.8%**	**$ 219,396**	**4.7%**
Partnership Income	$ -	$ -	$ -	0.0%	$0	$ -	0.0%	$ -	0.0%
Partnership Expense	$ -	$ -	$ -	0.0%	$6,350	$ (6,350)	-100.0%	$ (6,350)	0.0%
Debt Services	$ 1,512,646	$ 1,765,443	$ 252,797	100.0%	$0	$ -	0.0%	$ 1,765,443	0.0%
Non-Routine Improvements	$ -	$ -	$ -	0.0%	$0	$ -	0.0%	$ -	0.0%

A negative figure in the Variance represents a Revenue Reduction

A positive figure in the Variance represents a Revenue Increase

A negative figure in the Variance represents an Expense Increase

A negative figure in the Variance represents a Revenue Reduction

This category represents the $6350 paid annually for an external property audit in conjunction with the annual City Audit.

Non-Routine Capital Expense	$ -	$ -	$ -	0.0%	$0	$ -	0.0%	$ -	0.0%
Depreciation Expense	$ -	$ -	$ -	0.0%	$0	$ -	0.0%	$ -	0.0%
Amortization	$ -	$ -	$ -	0.0%	$0	$ -	0.0%	$ -	0.0%
Extraordinary Items	$ -	$ -	$ -	0.0%	$0	$ -	0.0%	$ -	0.0%
NET INCOME	**$ 3,326,822**	**$ 3,073,898**	**$ 252,924**	8.2%	**$ 4,613,595**	**$ (1,286,773)**	**-27.9%**	**$ (1,539,697)**	**-33.4%**
Retained Earnings	$ 1,811,100	$ 1,811,100	$ -	0.0%	$3,522,848	$ (1,711,748)	0.0%	$ (1,711,748)	0.0%
Other Current Assets	$ (1,189,840)	$ (848,044)	$ 341,796	-40.3%	($432,040)	$ (757,800)	175.4%	$ (416,004)	0.0%
Tax Escrow	$ 173,460	$ 113,124	$ (60,336)	-53.3%	$0	$ 173,460	0.0%	$ 113,124	0.0%
Interest Escrow	$ 283,464	$ 197,892	$ (85,572)	-43.2%	$0	$ 283,464	0.0%	$ 197,892	0.0%
Mortgage Insurance Prem Reserve	$ -	$ -	$ -	0.0%	$0	$ -	0.0%	$ -	0.0%
Replacement Reserve	$ 1,058,798	$ 951,782	$ (107,016)	-11.2%	$1,090,748	$ (31,950)	-2.9%	$ (138,966)	0.0%
Capital Assets	$ 1,189,840	$ 848,044	$ (341,796)	-40.3%	$432,040	$ 757,800	175.4%	$ 416,004	0.0%
WIP	$ -	$ -	$ -	0.0%	$0	$ -	0.0%	$ -	0.0%
Long Term Liabilities	$ -	$ -	$ -	0.0%	$0	$ -	0.0%	$ -	0.0%
NET CASH FLOW	**$ -**	**$ -**	**$ -**	**-188.1%**	**$ (1)**	$ 1	0.0%	$ 1	0.0%

The Debt Service amounts were not present in the 2016/2017 budget documents. They represent the property paying the loan with funds from property operations.

A positive figure in the Variance represents a Revenue Increase

Retained Earnings is the amount that the City is taking as a distribution from the property and remains constant.

Other Curret Assests offset expenses in the Capital Assets category. This represents the amount spent on all Capital projects (such as dry rot) as well as routine replacements such as Applicances and Flooring.

[1] Other Rental Income includes accounts 4100-0060 through 4100-0360.

This variance is an error in the Citrix template.

September 14, 2016 Item No. **8f(2)**

Honorable Mayor and Members
Marina City Council

City Council Meeting of the
of September 19, 2016

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

Corporation Board Meeting
of September 19, 2016

CITY COUNCIL AND PRESTON PARK SUSTAINABLE COMMUNITY NON-PROFIT CORPORATION BOARD CONSIDER ADOPTING RESOLUTION NO. 2017-, AND 2017- (PPSC-NPC), APPROVING PRESTON PARK HOUSING AREA BUDGET FOR FY 2017-18 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. 2017- and Resolution No. 2017- (PPSC-NPC), approving the Preston Park Sustainable Community Non-Profit Corporation Preston Park Housing Area Budget for FY 2017-18, and;
2. Authorizing Finance Director to make appropriate accounting and budgetary entries.

ANALYSIS:
City staff, Councilmembers Morton and O'Connell, and HOA President Paul Pelot have met several times with Alliance Management staff over the past several months in preparation of this budget.

City staff has reviewed the Alliance Management Budget Memorandum and the attached budget for Preston Park (**EXHIBIT A**) for FY 2017/18 and recommends approval of the proposed budget and the indicated rent increase.

The proposed 3% increase is based on the rent formula adopted by the City Council on June 2, 2010 which provides 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 urban Consumers average percentage for the previous year (February to February).

The City's owner distribution is the same as last year, $1,811,100. This includes funding for city staff support for Preston Park which includes assistance with the affordable housing program, developing a long-term capital improvement program, and help with developing ideas for potential development and expansion of the property.

FISCAL IMPACT:
Should the City Council and Corporation Board elect to approve this request for the FY 2017-2018 Budget, the owner distribution as proposed will be $1,811,100.

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

Respectfully submitted,

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Layne Long
City Manager
City of Marina