

RESOLUTION NO. 2018-89
RESOLUTION NO. 2018-06 (NPC)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
AND THE ABRAMS B NON-PROFIT CORPORATION APPROVING ABRAMS B
HOUSING AREA BUDGET FOR FY 2018-19 AND AUTHORIZING FINANCE
DIRECTOR TO MAKE APPROPRIATE ACCOUNTING AND BUDGETARY ENTRIES

WHEREAS, Alliance Communities Inc. is under contract as the management agent of Abrams B Housing and they submitted a draft FY 2018/19 budget, 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 Abrams B 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 – 3.6%).

WHEREAS, City staff, Councilmembers O'Connell and Morton, and Tenant 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 Abrams Park (EXHIBIT A) for FY 2018/19 and recommends approval of the proposed budget and the indicated rent increase.

WHEREAS, Alliance Communities Inc. submitted a budget letter describing highlights of the proposed Abrams B Housing Area FY 2018-19 Budget, and;

WHEREAS, on August 18, 2018 the City Council of Marina and the Board of the Abrams B Non-Profit Corporation reviewed and considered the proposed budgets, and;

WHEREAS, the City's owner distribution is the same as last year, \$420,000. This includes funding for city staff support for Abrams Park which includes assistance with the affordable housing program, developing a long-term capital improvement program, and help with developing ideas for potential development and expansion of the property, and;

WHEREAS, the rental revenues are used to provide funds for debt service payments on the 2006 Abrams B Multifamily Housing Revenue Bonds.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Marina and the Corporation Board of the Abrams B Non-Profit Corporation do hereby:

1. Approve the Abrams B Housing Area Budget Option 1 for FY 2018-19, and;
2. Authorize the Finance Director to make appropriate accounting and budgetary entries.

Resolution No. 2018-89
Resolution No. 2018-06 (NPC)
Page Two

PASSED AND ADOPTED, by the City Council of the City of Marina and the Corporation Board of the Abrams B Non-Profit Corporation at a regular meeting duly held on the 8th day of August 2018, 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

August 2, 2018

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

Re: Abrams Park FY 2018/19 Proposed Budget

Dear Mr. Long:

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

- 1) **Building Upgrades:** Full re-roof of 40 buildings within on Jordan, Ingman, Harvey and Clark Courts is underway with a completion date of July 30, 2018. Repairs were made to patio overhang supports property wide. Six homes received new vinyl windows and sliding glass doors throughout. A property wide Termite Inspection is scheduled to take place in May.
- 2) **Landscaping/Asphalt Repairs:** Additional landscape irrigation controllers were replaced throughout the community to provide more stable watering. Four driveway locations were re-poured or serviced to remove tree roots and trip hazards.
- 3) **Units of Long Term Residents:** Several long-term residents have gone through the process to refresh their flooring, paint, and appliances. These services are extended to long-term residents upon notification or inspection indicating replacement is necessary based on age or condition.
- 4) **Green Initiatives:** The community continues to implement water and energy saving programs inspired by Alliance's own Focus Green Initiative. 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 Abrams Park a comfortable and quality living experience. Continued capital improvements throughout the community will allow this property to remain a desirable neighborhood for renters, as well a source of housing that is essential to the general populace of Marina.

Budget Summary

Revenue

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

The City Council of the City of Marina and the Corporation Board of the Abrams B Non-Profit Corporation adopted rent formulas at a regular meeting held on the 2nd of June 2010. The formula states that the annual increase in market rents for in-place residents shall be capped at the lesser Vs 8.2.18

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 published by MCHA and adjusted for a determined amount for the Water, Sewer, and Garbage that residents pay directly to the provider for those services. A reduced Rental Increase amount proportionate to their current rent would be applied to households that may not qualify for the standard 3% Rental Increase.

In-Place Market Rate Rents for Targeted Units			
Unit Size	Current Rent Range FY17/18	Proposed FY18/19 Rent	Change 9/1/18
Section 8 – Two BR	N/A	N/A	N/A
Two Bedroom	\$1,256 - \$1,276	\$1,294 - \$1,314	\$38 - \$38
Section 8 – Four BR*	\$1,724	\$1,776	\$52
Four Bedroom	\$1,828 - \$2,010	\$1,883 - \$2,070	\$55 - \$60

This Budget 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 2.18% increase in Total Income (\$18,325) related to the Estimated Actuals from 2017/2018.

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 3.30.18 (**Attachment B**).

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

Unit Size	Current Rent Range for Incoming Market Rate Residents
Two Bedroom	\$1,700 - \$1,800
Remodeled – Two BR	\$2,200
Four Bedroom	\$2,325 - \$2,450
Remodeled – Four BR	\$2,575 - \$2,850

* Note: Four 2-Bedroom homes and eight 4-Bedroom homes have additional features that warrant higher than average rental rates.

Fair Market Rents (FMR) for Monterey County on a County-wide basis as published in January 2018 by the Monterey County Housing Authority (MCHA) are as follows:

Unit Bedroom Size	Fair Market Rent	Utility Allowance	Adjusted Rental Amount
Two Bedroom	\$1,504.50	\$182.71	\$1,321.79
Four Bedroom	\$2,316.00	\$182.71	\$2,133.29

A number of in-place market renters in Abrams 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 Abrams Park residents in addition to their monthly rental amount. The two bedroom average in-place market rent at Abrams Park is \$1,435.06 (effectively \$1,617.77), while the average four bedroom units at Abrams Park rent at \$2,008.68 (effectively \$2,191.39).

Affordable Rents

Affordable rental rates are derived from median income schedules published by governmental agencies. Rental rates at Abrams 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%, 60%, and 80% of the Monterey County median income for 2018. 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 FY17/18	Proposed FY18/19 Rent	Change 9/1/18	Proposed 80% Rent
Two Bedroom VL - L	\$736 - \$920	\$760 - \$948	\$24 - \$28	\$1,324
Four Bedroom VL - L	\$893 - \$1,130	\$923 - \$1,166	\$30 - \$36	\$1,650

Maximum Household Income Limits for 2018 as published in April 2018.

Income Category	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
50% VL	\$33,400	\$37,600	\$41,750	\$45,100	\$48,450	\$51,800	\$55,150
60% L	\$40,080	\$45,120	\$50,100	\$54,120	\$58,140	\$62,160	\$66,180
80%	\$53,450	\$60,150	\$66,800	\$72,150	\$77,500	\$82,850	\$88,200

Expenses

Expenses as outlined in **Attachment D** include Operating Expense projections and relevant changes from the FY 2017/18 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 2018/19 are 5.28% higher than the Estimated Actuals for FY 2017/18 (\$65,898), in most part due to anticipated increases in Redecorating, Utility, and Administrative costs. 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 for maintenance vehicles.

Owner Distributions

The proposed budget repeats the previous years' Owner Distributions (\$1,532,220).

Capital Expenses

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

Recommended capital projects include:

- 1) **Roof Replacement - \$700,000 2018/2019**
Replacement would continue full tear off at 26 remaining buildings
- 2) **Window/Sliding Door Replacement - \$75,000**
Replacement on Clark Court only

Capital Reserve Fund

As a result of continued limited rent growth, and bond payment requirements, adoption of the proposed Budget - Targeted rental increase (**Attachment E**) will result in a maximum contribution of \$2,811.04 per unit during this fiscal year. This is a decrease from the \$3,035.64 per unit withheld in the 2017/2018 budgeted period. 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**).

As the current income of the property does not allow for a significant increase in withholding amounts, we are offering the following suggestion to generate additional income in future years.

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.

Upon updating the current BMR Policy, the Regulatory Agreement would support the following rental schedule:

Current Regulatory Agreement			
Unit Size	Income Range	Target Number	Rental Rate
2 BR, 1 BA	50%	24	\$736
2 BR, 1 BA	60%	11	\$920
4 BR, 2.5 BA	50%	27	\$893
4 BR, 2.5 BA	60%	12	\$1,130

Rental rates for the 80% Income Category would be:

Unit Size	Income Range	Rental Rate
2 BR, 1 BA	80%	\$1,324
4 BR, 2.5 BA	80%	\$1,650

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 August 30, 2018, would be helpful if any change in rents or the Below Market Program were to take place on November 1, 2018.

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 2018/19 Budget Revenue Summary
- B. Market Survey
- C. BMR Rent Calculation Documentation
- D. FY 2018/19 Budget Highlights of Operating Expenses
- E. Budget Document – Targeted Rental Increase
- F. Capital Improvement Plan/Reserve Withholding

Abrams Park Budget Memo Attachment A - Revenue Summary

Proposed Budget – Targeted Rental Increase

Revenue	Approved Budget FY 2017/2018	Estimated Actuals FY 2017/2018	Proposed FY 2018/2019		Variance of Approved Budget From 2017/2018 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2017/2018 Estimated Actuals	%	Comments		2018/2019 Proposed Budget vs. 2017/2018 Approved Budget	%
GROSS MARKET POTENTIAL	\$3,356,424	\$3,375,067	\$3,392,537	I	\$18,643	0.55%	The community out performed expectations as fewer BMR homes were realized.	I	\$17,470	0.52%	An increase is anticipated as the 3% targeted rental increase is applied	I	\$36,113	1.08%
LOSS TO LEASE	(\$21,285)	(\$8,675)	(\$18,915)	I	\$12,610	-145.36%	Leases terms did not result in a large Loss to Lease	D	(\$10,240)	118.04%	Larger Loss to Lease anticipated due to rental increase	I	\$2,370	-11.13%
GAIN TO LEASE	\$0	\$0	\$6		\$0	0.00%	N/A	I	\$6	100.00%	Negligible difference	I	\$6	100.00%
VACANCY LOSS	\$0	(\$39,683)	(\$39,346)	D	(\$39,683)	100.00%	Vacany Loss was previously included in Other Rental Income-- in line with budget expectations	I	\$337	-0.85%	Negligible difference	D	(\$39,346)	100.00%
NON REVENUE PRODUCING UNIT	\$0	(\$63,231)	(\$45,023)	D	(\$63,231)	100.00%	Was previously included in Other Rental Income - higher than anticipated due to one long term "Down" Unit	I	\$18,208	-28.80%	Lower Non-Revenue anticipated as all units are in rentable condition	D	(\$45,023)	100.00%
RENTAL CONCESSIONS	\$0	(\$408)	\$0	D	(\$408)	100.00%	Utilized to compensate residents in cases of office or maintenance error	I	\$408	-100.00%	No concessions projected		\$0	0.00%
OTHER RENTAL INCOME	(\$78,484)	\$0	\$0	I	\$78,484	100.00%	See explanations for Vacancy Loss and Non Revenue Units		\$0	0.00%	N/A	I	\$78,484	#####
OTHER INCOME	\$32,479	\$40,277	\$35,124	I	\$7,798	19.36%	Increase due to higher collection of Damage / Late/NSF Fees	D	(\$5,153)	-12.79%	Decrease due to lower projection of Damage/Late/Pet Fees	I	\$2,645	8.14%
MISCELLANEOUS INCOME	\$900	\$3,309	\$600	I	\$2,409	72.80%	Higher than anticipated Interest Income as Capital Projects were delayed to the end of the FY	D	(\$2,709)	-81.87%	Anticipating reduction in interest income in correlation with reduction in Reserve Account Balance	D	(\$300)	-33.33%
TOTAL INCOME	\$3,290,034	\$3,306,657	\$3,324,982	I	\$16,623	0.50%	Increase in Total Income due to targeted rental increase.	I	\$18,325	2.18%	Increase due to targeted rental increase and release of renovated home to lease	I	\$34,948	1.06%
NET INCOME	\$2,148,195	\$2,121,135	\$2,077,563	D	(\$27,060)	-1.28%	Slight decrease due to higher anticipated Expenses than in previous budget	D	(\$43,572)	-2.05%	Decrease in Net Income due to increases in Administrative, Maintenance, and Redecorating Expenses	D	(\$70,632)	-3.29%

I -- DESIGNATES INCREASE

D -- DESIGNATES DECREASE

ALLIANCE MARKET SURVEY

* ALWAYS select "Enable Macros" after opening spreadsheet

Attachment B

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

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

SUBJECT & COMP TABS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Market Summary

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

2. Comparison Analysis

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

3. Analysis' Tabs

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

3. Historical Data

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

MARKET SURVEY

Abrams Park

Updated: March 30, 2018

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

COMMENTS	
Concessions:	No concessions. Community is partially Below Market Rent and Section 8.
Property Narrative:	All units come with an attached garage, in-home laundry room, and gated patio or balcony. Extra \$100 fee for downstairs 2BR. Extra \$25 fee for 4BR end unit. Repainted in September 2013. Deck replacement project completed in May 2016. Stainless steel appliances in select units. New pets are not permitted at this time.

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

UNIT MIX AND RENTS

Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
2X1	A	92	47%	1,000	\$1,700	\$1,800	\$1,750	\$1.75	\$0	\$1,750	\$1.75	\$0	\$0			
2X1	A - R	4	2%	1,000	\$2,200	\$2,200	\$2,200	\$2.20	\$0	\$2,200	\$2.20	\$0	\$0			
4 BR TH	B	16	8%	1,700	\$2,325	\$2,325	\$2,325	\$1.37	\$0	\$2,325	\$1.37	\$0	\$0			
4 BR TH	B - SR	2	1%	1,700	\$2,575	\$2,575	\$2,575	\$1.51	\$0	\$2,575	\$1.51	\$0	\$0			
4 BR TH	C	29	15%	1,750	\$2,375	\$2,375	\$2,375	\$1.36	\$0	\$2,375	\$1.36	\$0	\$0			
4 BR TH	C - R	4	2%	1,750	\$2,850	\$2,850	\$2,850	\$1.63	\$0	\$2,850	\$1.63	\$0	\$0			
4 BR TH	C - SR	2	1%	1,800	\$2,650	\$2,650	\$2,650	\$1.47	\$0	\$2,650	\$1.47	\$0	\$0			
4 BR TH	D	45	23%	1,800	\$2,425	\$2,450	\$2,438	\$1.35	\$0	\$2,438	\$1.35	\$0	\$0			
Total / Average		194	100%	1,386	\$2,073	\$2,127	\$2,100	\$1.51	\$0	\$2,100	\$1.51	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

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

MARKET SURVEY

Shadow Market

Updated: March 30, 2018

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:	6/30

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

COMMENTS	
Concessions:	
Property Narrative:	

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

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
2X1		7	64%	913	\$1,495	\$1,900	\$1,698	\$1.86		\$1,698	\$1.86			0		
4 BR		4	36%	1,800	\$2,400	\$3,400	\$2,900	\$1.61		\$2,900	\$1.61					
Total / Average		11	100%	1,235	\$1,824	\$2,445	\$2,135	\$1.73	\$0	\$2,135	\$1.73	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

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

MARKET SURVEY

Preston Park

Updated: March 30, 2018

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 2:	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 %:	98.9%	Lease Start Date:		Denials:	0
Telephone:	831-384-0119	Leased %:	99.4%	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:	\$48			Property Class:	B	Gas:	Resident	
Administrative Fee:	\$0			Location:	B	Electricity:	Resident	
Amenity Fee:	\$0			Visibility:	B	Common Area Electric:		
Locator Fee:	0			Curb Appeal:	C	Water / Sewer:		
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:		Large:	Fitness Center:		Pest Control:	Not Billed Back	
Pet Deposit (NR):	Small:		Large:	Pool:		Bulk Cable/Internet Package:	No	
Pet Rent:	Small:	No pets permitted	Large:	Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum:	1	Maximum: 12	Walk Score:		APPLIANCES		
Short Term Premium:			MTM Fee: \$150	Transit Score:		Heater:	Gas	Range: Gas
							Water Heater:	Gas

COMMENTS	
Concessions:	No concessions. Community is partially Below Market Rent and Section 8.
Property Narrative:	All units 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	\$1,850	\$1,850	\$1,850	\$1.61	\$0	\$1,850	\$1.61	\$0	\$0			
2X1	A - SR	4	1%	1,150	\$1,950	\$1,950	\$1,950	\$1.70	\$0	\$1,950	\$1.70	\$0	\$0			
2X2 TH	B	86	24%	1,278	\$1,925	\$1,950	\$1,938	\$1.52	\$0	\$1,938	\$1.52	\$0	\$0			
2X2 TH	B - R	3	1%	1,278	\$2,350	\$2,375	\$2,363	\$1.85	\$0	\$2,363	\$1.85	\$0	\$0			
2X2 TH	B - SR	6	2%	1,278	\$2,055	\$2,080	\$2,068	\$1.62	\$0	\$2,068	\$1.62	\$0	\$0			
2X2 TH	C	118	33%	1,323	\$1,950	\$1,975	\$1,963	\$1.48	\$0	\$1,963	\$1.48	\$0	\$0			
2X2 TH	C - SR	4	1%	1,323	\$2,080	\$2,105	\$2,093	\$1.58	\$0	\$2,093	\$1.58	\$0	\$0			
3X2 TH	D	120	34%	1,572	\$2,250	\$2,275	\$2,263	\$1.44	\$0	\$2,263	\$1.44	\$0	\$0			
3X2 TH	D - SR	5	1%	1,572	\$2,475	\$2,525	\$2,500	\$1.59	\$0	\$2,500	\$1.59	\$0	\$0			
Total / Average		354	100%	1,393	\$2,057	\$2,082	\$2,070	\$1.49	\$0	\$2,070	\$1.49	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

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

MARKET SURVEY

Sunbay Suites

Updated: March 30, 2018

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:	\$30			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	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
			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	Washer / Dryer:	No
Pool View:			Tanning Bed:	No	Window Treatment:	
Skyline View:			WiFi:	No	Wine Chiller:	No
Other:			Other:		Other:	

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
Studio		32	12%	345	\$1,165	\$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	
I.L.S. 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: March 30, 2018

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: No pets allowed	Large:		Fitness Center:		Pest Control:		
Pet Deposit (NR):	Small:	Large:		Pool:		Bulk Cable/Internet Package:		
Pet Rent:	Small:	Large:		Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum: MTM	Maximum:		Walk Score:		APPLIANCES		
Short Term Premium:		MTM Fee:		Transit Score:		Heater:		Range:
								Water Heater:

COMMENTS	
Concessions:	
Property Narrative:	

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

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
2X1		48	100%	1,000	\$1,550	\$1,750	\$1,650	\$1.65		\$1,650	\$1.65					
Total / Average		48	100%	1,000	\$1,550	\$1,750	\$1,650	\$1.65	\$0	\$1,650	\$1.65	\$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: March 30, 2018

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 %:	99.0%	Lease Start Date:		Denials:	
Telephone:	831-384-5619	Leased %:	100.0%	Opening Date:		Net Leases:	0
Owner:	Pioneer Properties	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	Pioneer Properties	Type of Rent Optimizer:		Last Sale Date:		for week ending:	

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

COMMENTS	
Concessions:	No concessions.
Property Narrative:	

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

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
1X1		54	50%	618	\$1,400	\$1,400	\$1,400	\$2.27		\$1,400	\$2.27	\$0	\$0	0		
2X1		54	50%	736	\$1,650	\$1,650	\$1,650	\$2.24		\$1,650	\$2.24	\$0	\$0	0		
Total / Average		108	100%	677	\$1,525	\$1,525	\$1,525	\$2.25	\$0	\$1,525	\$2.25	\$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: March 30, 2018

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):	yes	Stabilization:	50.00 per pet	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:	\$50	Large:	Interiors:	C	Fiber-Optic Available:		
Lease Terms:	Minimum:	12	Maximum:	Walk Score:		APPLIANCES		
Short Term Premium:			MTM Fee:	Transit Score:		Heater:	Range:	Water Heater:

COMMENTS	
Concessions:	
Property Narrative:	

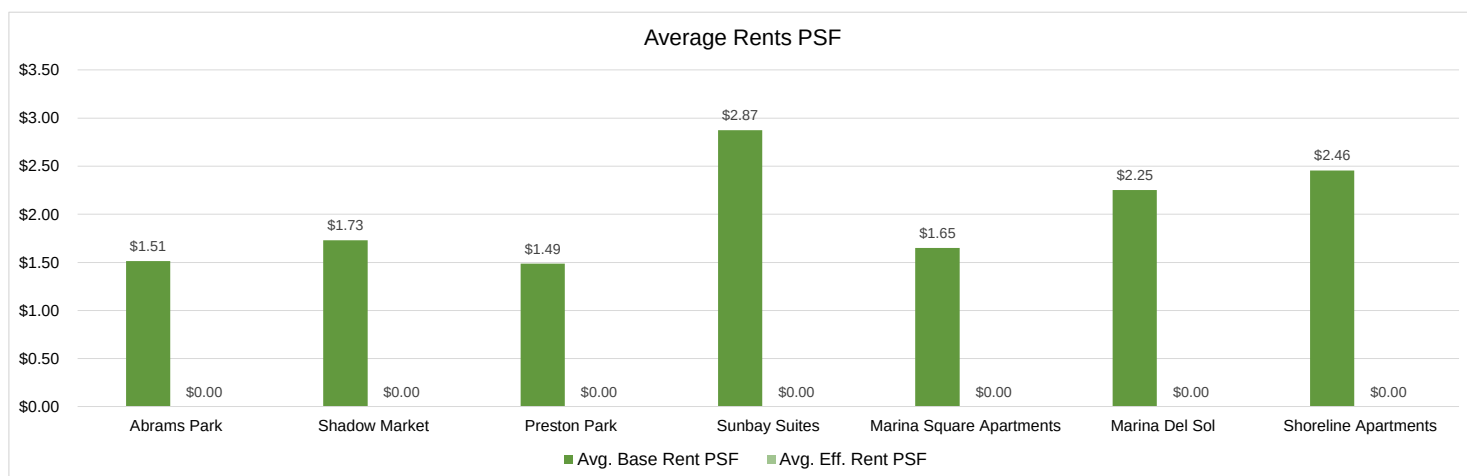
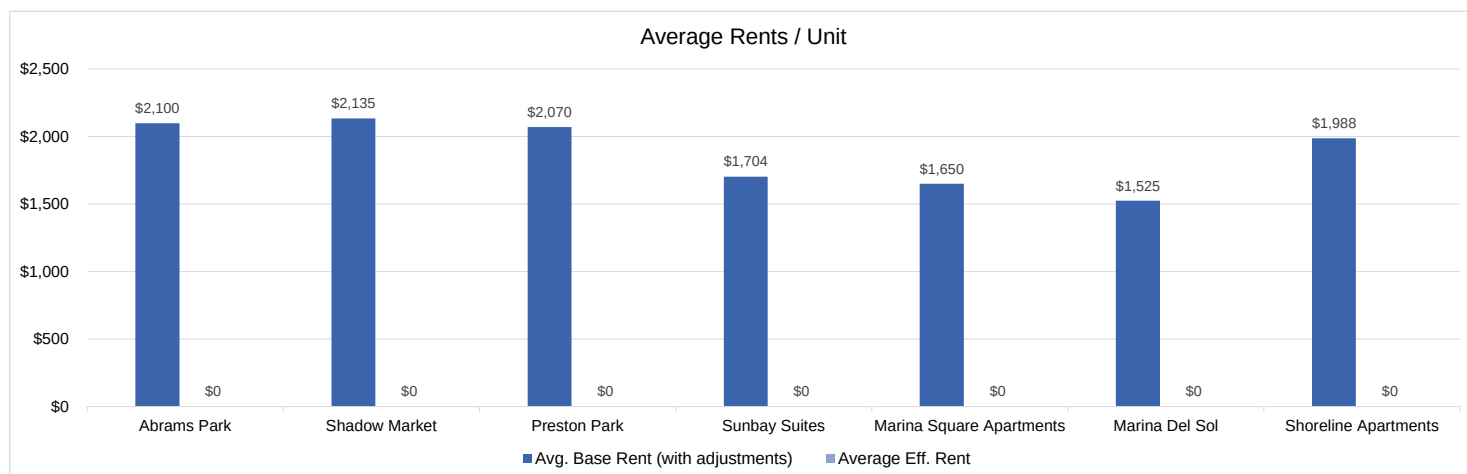
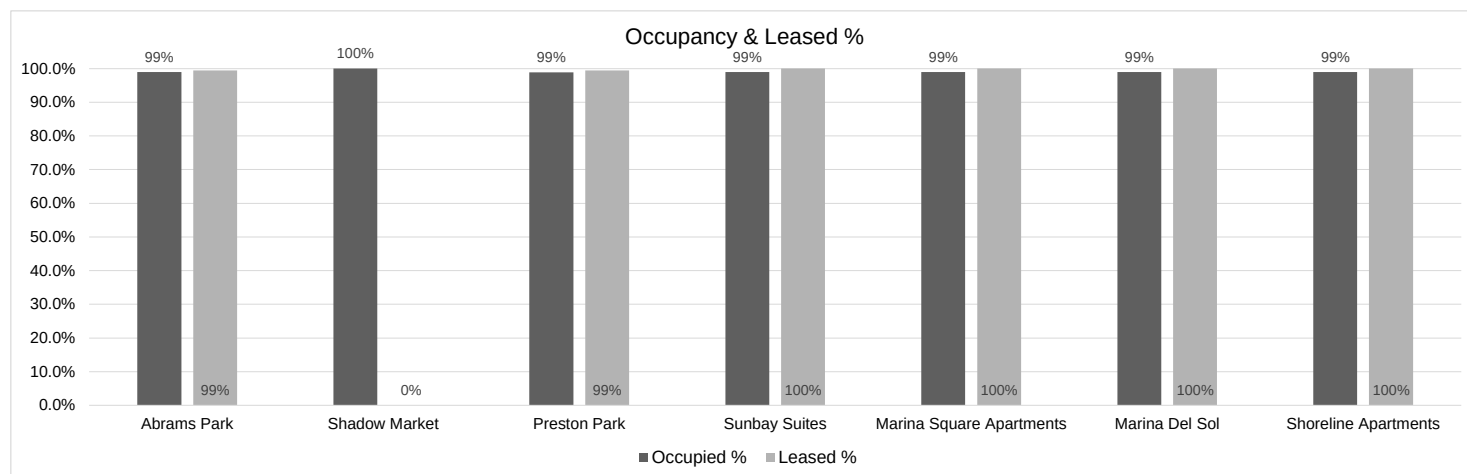
PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors:	No	Accent Walls:	No
Detached Garage:			BBQ Grills:	No	Appliance Color:	
Carport:	Yes	\$0	Bike Share:	No	Energy Star:	
Parking Structure:			Bike Storage:	No	Ceiling Fan(s):	No
Reserved Space:	Yes	\$0	Billiards: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

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
1X1		32	37%	720	\$1,655	\$1,705	\$1,680	\$2.33		\$1,680	\$2.33	\$0	\$0	0		
2X1		32	37%	850	\$2,150	\$2,150	\$2,150	\$2.53		\$2,150	\$2.53	\$0	\$0	0		
2X2		22	26%	880	\$2,200	\$2,200	\$2,200	\$2.50		\$2,200	\$2.50	\$0	\$0	0		
Total / Average		86	100%	809	\$1,979	\$1,997	\$1,988	\$2.46	\$0	\$1,988	\$2.46	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS																

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

Comp #	Property	Year Built	# of Units	Average Sq. Ft.	Occupied %	Leased %	Avg. Base Rent (with adjustments)	Avg. Base Rent PSF	Month's Free	Average Eff. Rent	Avg. Eff. Rent PSF	Traffic	Net Leases	Management Company
Subject	Abrams Park	1978	194	1,386	99.0%	99.5%	\$2,100	\$1.51	0.00	\$0	\$0.00	15	2	Alliance Residential
Comp 1	Shadow Market	Variable	11	1,235	100.0%		\$2,135	\$1.73	0.00	\$0	\$0.00		0	Variable
Comp 2	Preston Park	1987	354	1,393	98.9%	99.4%	\$2,070	\$1.49	0.00	\$0	\$0.00	9	0	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%	\$1,650	\$1.65	0.00	\$0	\$0.00		0	DYI Properties
Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,525	\$2.25	0.00	\$0	\$0.00		0	Pioneer Properties
Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,988	\$2.46	0.00	\$0	\$0.00		0	Greystar
Total / Average		1980	1,067	1,054	99.1%	99.8%	\$1,904	\$1.81	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	Abrams Park	Shadow Market	Preston Park	Sunbay Suites	Marina Square Apartments	Marina Del Sol	Shoreline Apartments
PROPERTY INFORMATION							
# of Units	194	11	354	266	48	108	86
Construction Type	Garden	Garden	Garden	High-Rise	Garden	Garden	Garden
Property Type	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional	Conventional
Occupancy %	99.0%	100.0%	98.9%	99.0%	99.0%	99.0%	99.0%
Leased %	99.5%		99.4%	100.0%	100.0%	100.0%	100.0%
Rent Optimizer	No	No	No	No	No	No	yes
Status	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized
Year Built	1978	Variable	1987	1989	1978	1977	1973
Rehab	Yes / 2000	No	Yes / 0000	No	No	No	No
RENTS / CONCESSIONS							
Avg. Base Rent	\$2,100 / \$1.51 psf	\$2,135 / \$1.73 psf	\$2,070 / \$1.49 psf	\$1,704 / \$2.87 psf	\$1,650 / \$1.65 psf	\$1,525 / \$2.25 psf	\$1,988 / \$2.46 psf
Avg. Eff. Rent	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf	\$000 / \$0.00 psf
Concessions	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
FEES / DEPOSITS / LEASE TERMS							
Application Fee	\$48	\$0	\$48	\$30	\$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 rent	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)	\$0 / \$0	Variable / Variable	\$0 / \$0	\$0 / \$0	No pets allowed / \$0	\$500 / \$0	\$350 / \$0
Pet Deposit (NR)	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0
Pet Rent	No pets permitted / \$0	Variable / Variable	No pets permitted / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$50 / \$0
Locator Fee	0		0	0	\$0	\$0	\$0
Min/Max Lease Term	1 / 12	/	1 / 12	1 / 6	MTM /	MTM /	12 /
Short Term Prem/MTM Fee	\$0 / \$150	\$0 / \$0	\$0 / \$150	\$0 / \$30	\$0 / \$0	\$0 / \$0	\$0 / \$0
COMMUNITY RATINGS							
Property Class	B		B	B	C	C	B
Location	B		B	A	C	C	B
Visibility	C		B	B	C	C	B
Curb Appeal	B		C	A	C	C	B
Condition	B		C	B	C	C	C
Clubhouse	B		B	B			
Fitness Center				B			
Pool				B			
Interiors	C		C	B	C	C	C
Walk Score							
Transit Score							
UTILITY FEES							
Gas							
Electricity							
Common Area Electric							
Water/Sewer							
Trash							
Valet Trash							
Pest Control							
Cable/Internet Package							
TOTAL UTILITY FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0
COMMUNITY AMENITIES							
A/C Corridors	No	No	No	No	No	No	No
BBQ Grills	No	No	No	Yes	Yes	No	No
Bike Share	No	No	No	No	No	No	No
Bike Storage	No	No	No	No	No	No	No
Billiards	No	No	No	Yes	No	No	No

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

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

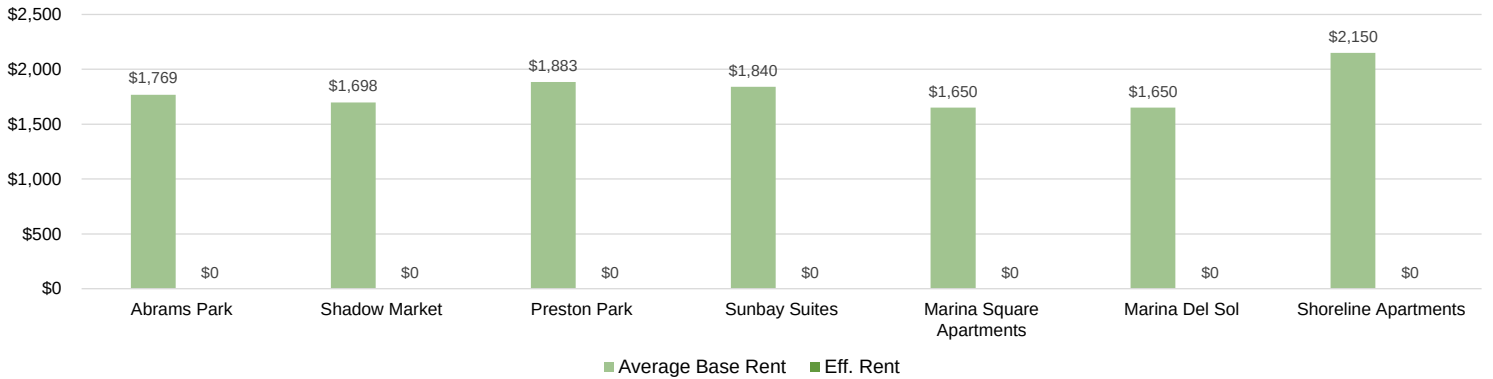
2X1 ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 2X1 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Subject	Abrams Park	1978	96	1,000	\$1,721	\$1,817	\$1,769	\$1.77	\$1,769	\$1.77	0.00	0		
Comp 1	Shadow Market	Variable	7	913	\$1,495	\$1,900	\$1,698	\$1.86	\$1,698	\$1.86	0.00	0		
Comp 2	Preston Park	1987	12	1,150	\$1,883	\$1,883	\$1,883	\$1.64	\$1,883	\$1.64	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	\$1,750	\$1,650	\$1.65	\$1,650	\$1.65	0.00	0		
Comp 5	Marina Del Sol	1977	54	736	\$1,650	\$1,650	\$1,650	\$2.24	\$1,650	\$2.24	0.00	0		
Comp 6	Shoreline Apartments	1973	32	850	\$2,150	\$2,150	\$2,150	\$2.53	\$2,150	\$2.53	0.00	0		
2X1	Total / Average	1980	334	857	\$1,722	\$1,858	\$1,790	\$2.09	\$1,790	\$2.09	0.00	0	\$0	\$0.00

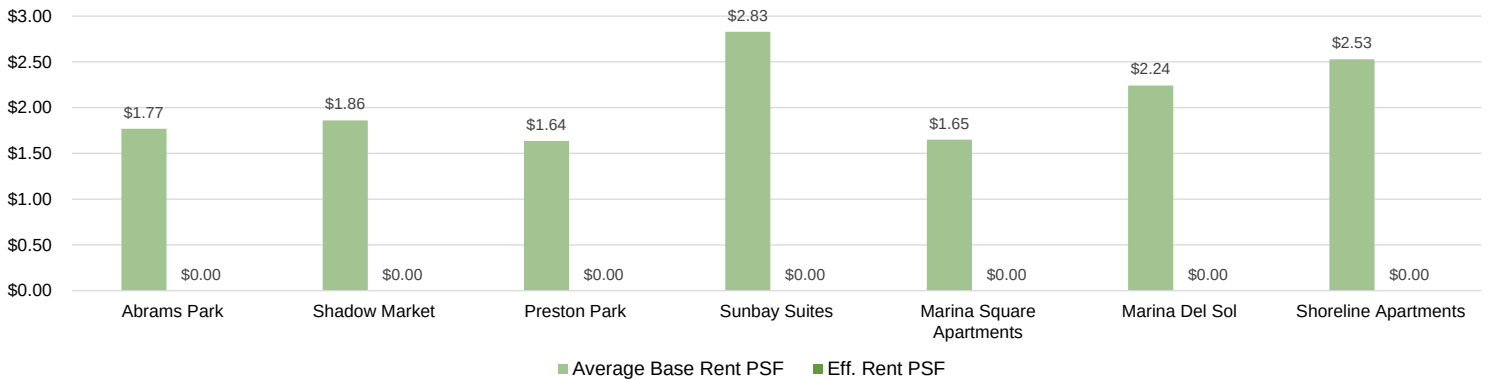
Average Unit Size



2X1 Rent / Unit Analysis



2X1 Rent PSF Analysis



ALL 2X1 UNITS

SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X1 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
2X1	Sunbay Suites	0	85	650	\$1,700	\$1,980	\$1,840	\$2.83	\$1,840	\$2.83	0.00	0		
2X1	Marina Del Sol	0	54	736	\$1,650	\$1,650	\$1,650	\$2.24	\$1,650	\$2.24	0.00	0		
2X1	Shoreline Apartments	0	32	850	\$2,150	\$2,150	\$2,150	\$2.53	\$2,150	\$2.53	0.00	0		
2X1	Shadow Market	0	7	913	\$1,495	\$1,900	\$1,698	\$1.86	\$1,698	\$1.86	0.00	0		
2X1	Abrams Park	A	92	1,000	\$1,700	\$1,800	\$1,750	\$1.75	\$1,750	\$1.75	0.00	0		
2X1	Abrams Park	A - R	4	1,000	\$2,200	\$2,200	\$2,200	\$2.20	\$2,200	\$2.20	0.00	0		
2X1	Marina Square Apartments	0	48	1,000	\$1,550	\$1,750	\$1,650	\$1.65	\$1,650	\$1.65	0.00	0		
2X1	Preston Park	A	8	1,150	\$1,850	\$1,850	\$1,850	\$1.61	\$1,850	\$1.61	0.00	0		
2X1	Preston Park	A - SR	4	1,150	\$1,950	\$1,950	\$1,950	\$1.70	\$1,950	\$1.70	0.00	0		

2X2 ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 2X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 3	Sunbay Suites	1989	85	700	\$1,850	\$2,055	\$1,953	\$2.79	\$1,953	\$2.79	0.00	0		
Comp 6	Shoreline Apartments	1973	22	880	\$2,200	\$2,200	\$2,200	\$2.50	\$2,200	\$2.50	0.00	0		
2X2	Total / Average	1981	107	737	\$1,922	\$2,085	\$2,003	\$2.72	\$2,003	\$2.72	0.00	0	\$0	\$0.00

Average Unit Size



2X2 Rent / Unit Analysis



2X2 Rent PSF Analysis



ALL 2X2 UNITS

SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X2 Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
2X2	Sunbay Suites	0	85	700	\$1,850	\$2,055	\$1,953	\$2.79	\$1,953	\$2.79	0.00	0		
2X2	Shoreline Apartments	0	22	880	\$2,200	\$2,200	\$2,200	\$2.50	\$2,200	\$2.50	0.00	0		

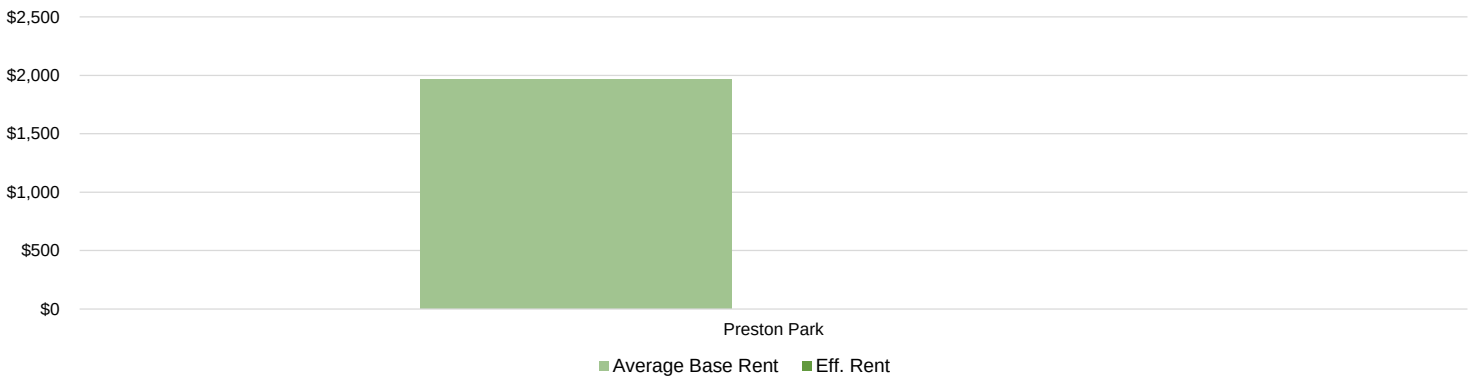
2X2 TH ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 2X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 2	Preston Park	1987	217	1,303	\$1,951	\$1,976	\$1,963	\$1.51	\$1,963	\$1.51	0.00	0		
2X2 TH	Total / Average	1987	217	1,303	\$1,951	\$1,976	\$1,963	\$1.51	\$1,963	\$1.51	0.00	0	\$0	\$0.00

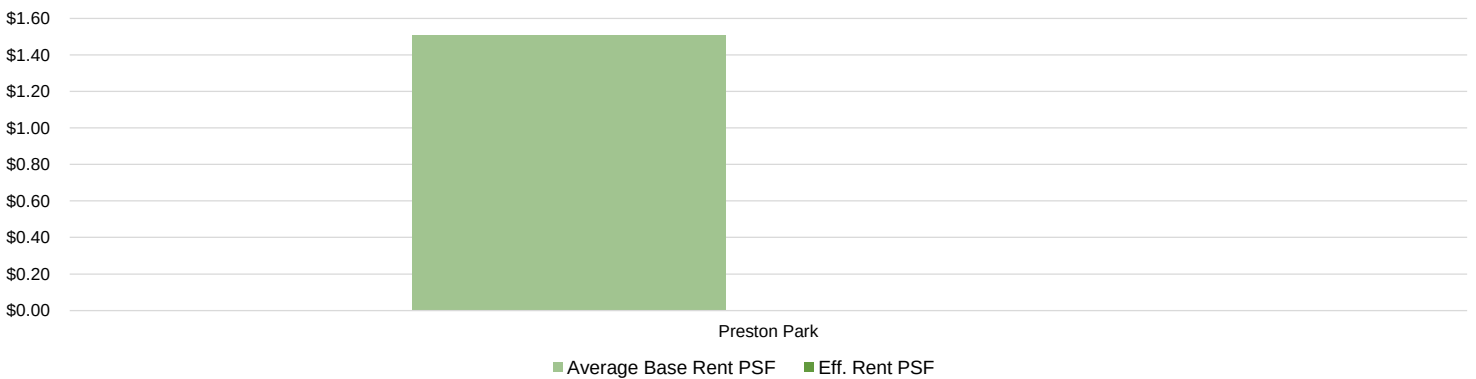
Average Unit Size



2X2 TH Rent / Unit Analysis



2X2 TH Rent PSF Analysis



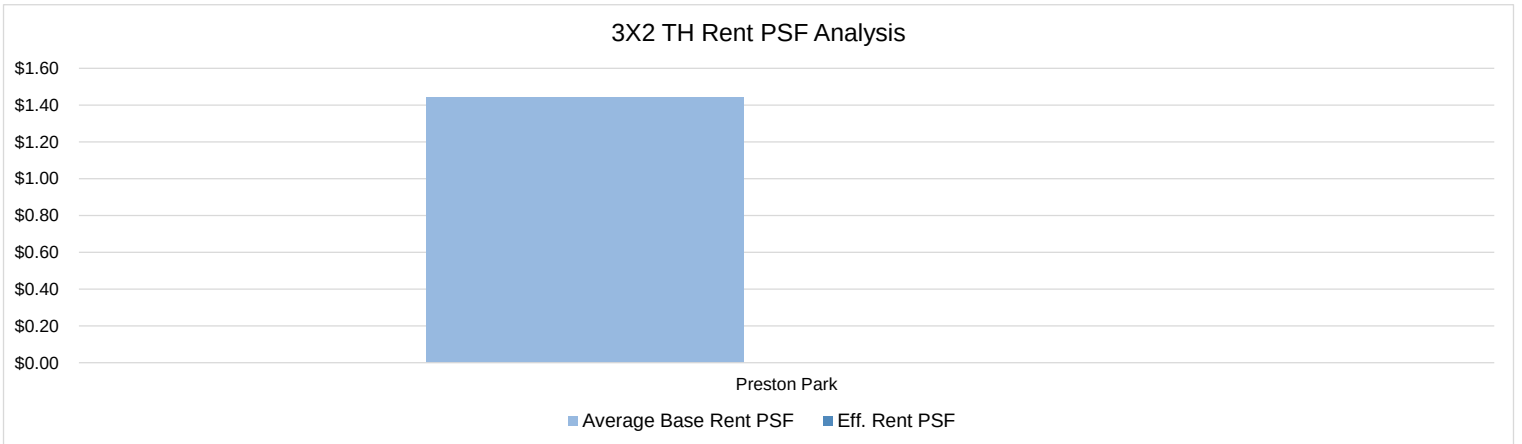
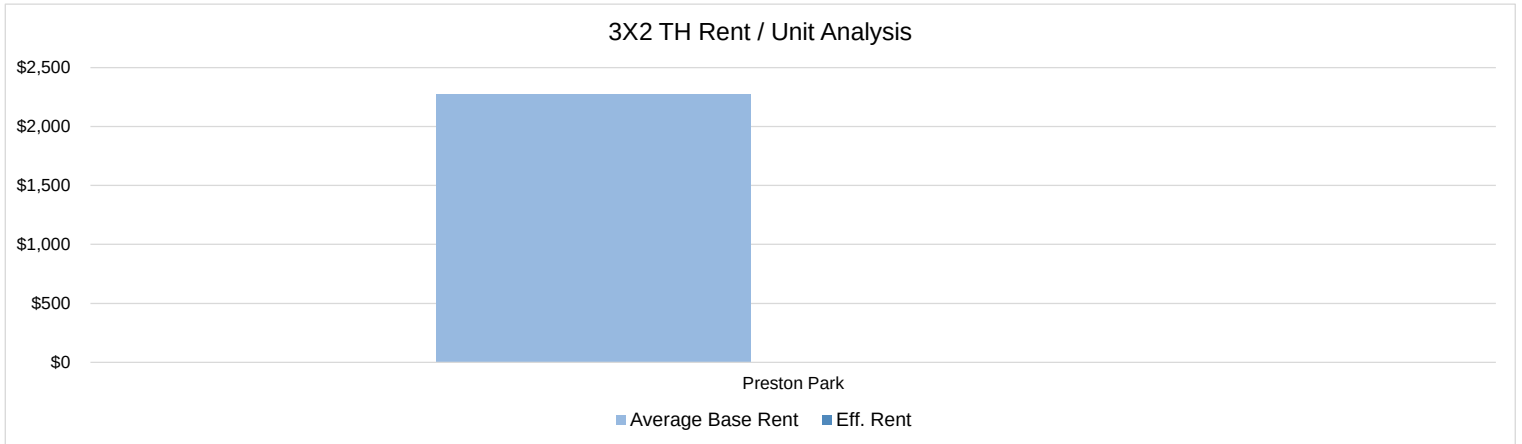
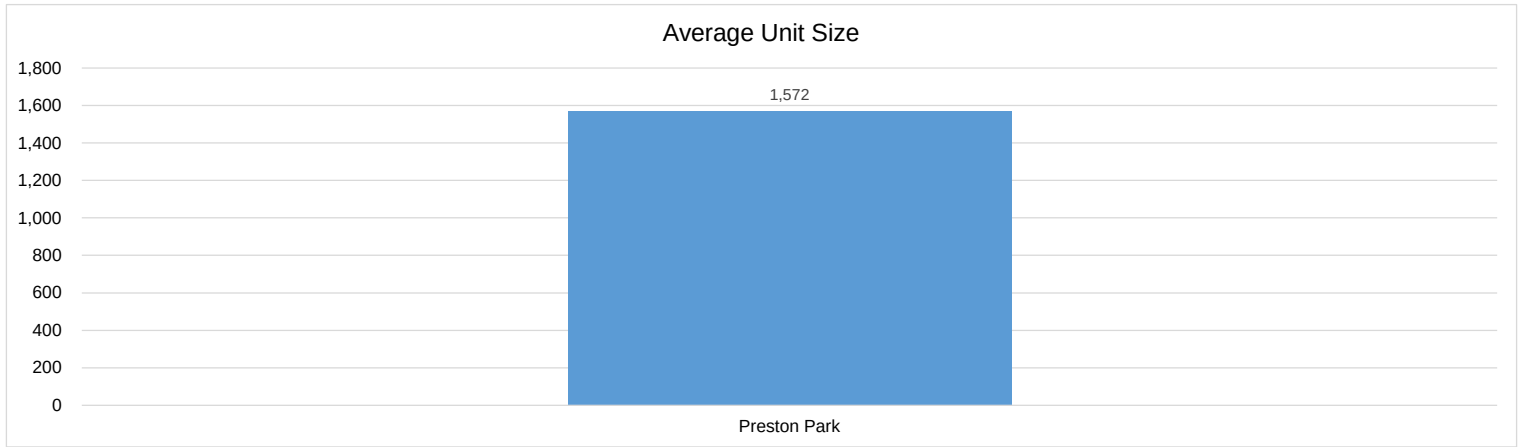
ALL 2X2 TH UNITS

SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 2X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
2X2 TH	Preston Park	B	86	1,278	\$1,925	\$1,950	\$1,938	\$1.52	\$1,938	\$1.52	0.00	0		
2X2 TH	Preston Park	B - R	3	1,278	\$2,350	\$2,375	\$2,363	\$1.85	\$2,363	\$1.85	0.00	0		
2X2 TH	Preston Park	B - SR	6	1,278	\$2,055	\$2,080	\$2,068	\$1.62	\$2,068	\$1.62	0.00	0		
2X2 TH	Preston Park	C	118	1,323	\$1,950	\$1,975	\$1,963	\$1.48	\$1,963	\$1.48	0.00	0		
2X2 TH	Preston Park	C - SR	4	1,323	\$2,080	\$2,105	\$2,093	\$1.58	\$2,093	\$1.58	0.00	0		

3X2 TH ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 3X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 2	Preston Park	1987	125	1,572	\$2,259	\$2,285	\$2,272	\$1.45	\$2,272	\$1.45	0.00	0		
3X2 TH	Total / Average	1987	125	1,572	\$2,259	\$2,285	\$2,272	\$1.45	\$2,272	\$1.45	0.00	0	\$0	\$0.00



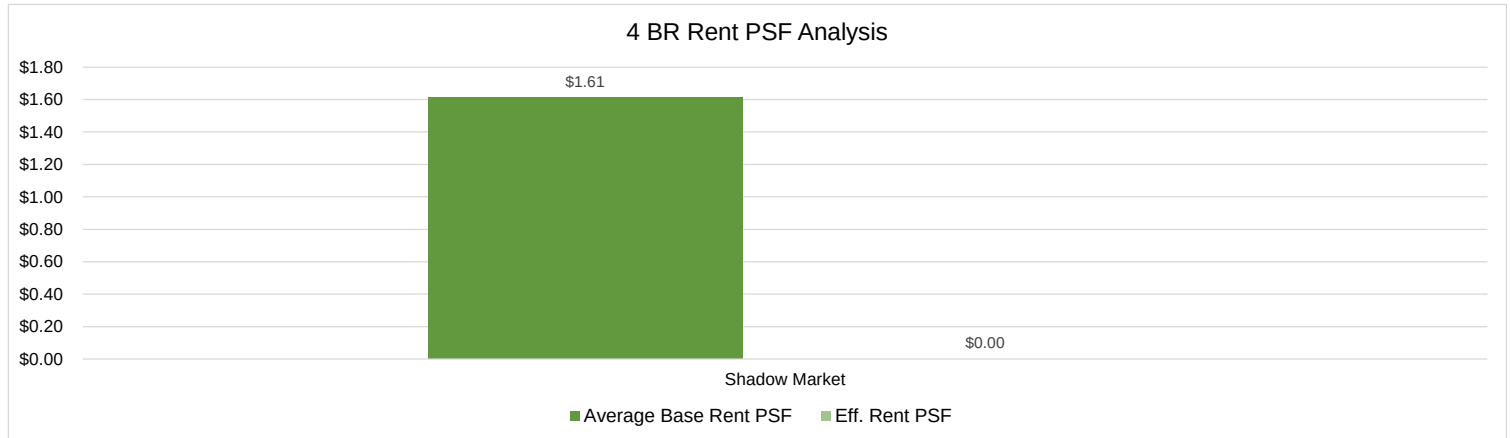
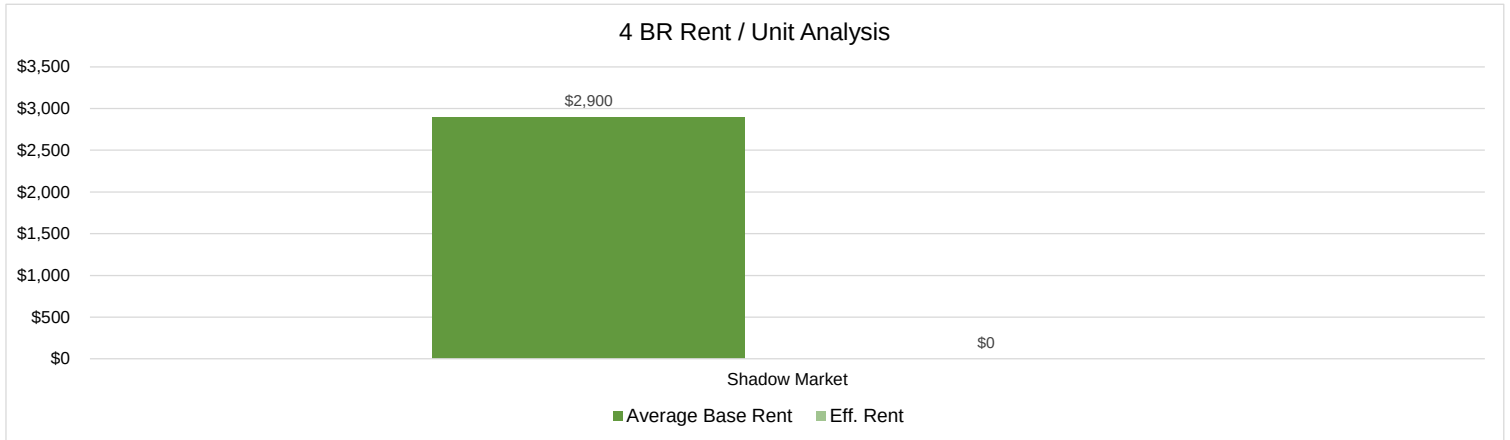
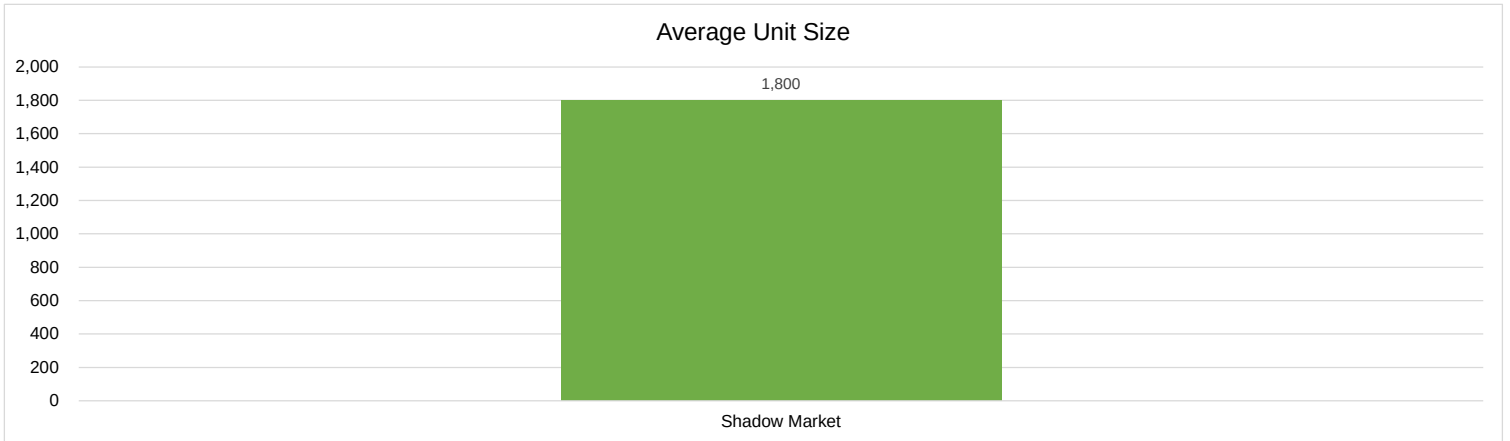
ALL 3X2 TH UNITS

SORT BY: SQUARE FEET

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 3X2 TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
3X2 TH	Preston Park	D	120	1,572	\$2,250	\$2,275	\$2,263	\$1.44	\$2,263	\$1.44	0.00	0		
3X2 TH	Preston Park	D - SR	5	1,572	\$2,475	\$2,525	\$2,500	\$1.59	\$2,500	\$1.59	0.00	0		

4 BR ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 4 BR Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Comp 1	Shadow Market	Variable	4	1,800	\$2,400	\$3,400	\$2,900	\$1.61	\$2,900	\$1.61	0.00	0		
4 BR	Total / Average		4	1,800	\$2,400	\$3,400	\$2,900	\$1.61	\$2,900	\$1.61	0.00	0	\$0	\$0.00



ALL 4 BR UNITS

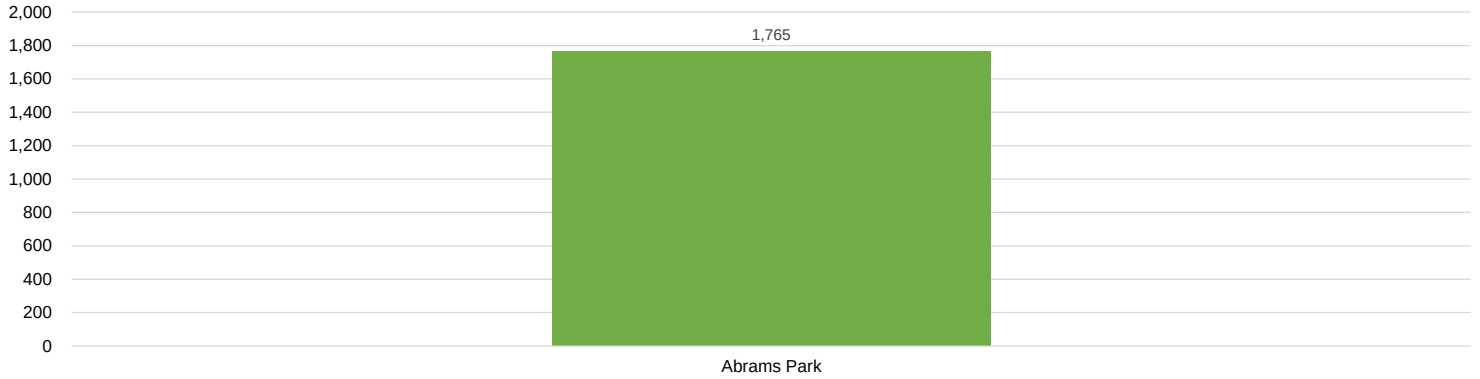
SORT BY: **SQUARE FEET**

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 4 BR Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
4 BR	Shadow Market	0	4	1,800	\$2,400	\$3,400	\$2,900	\$1.61	\$2,900	\$1.61	0.00	0		

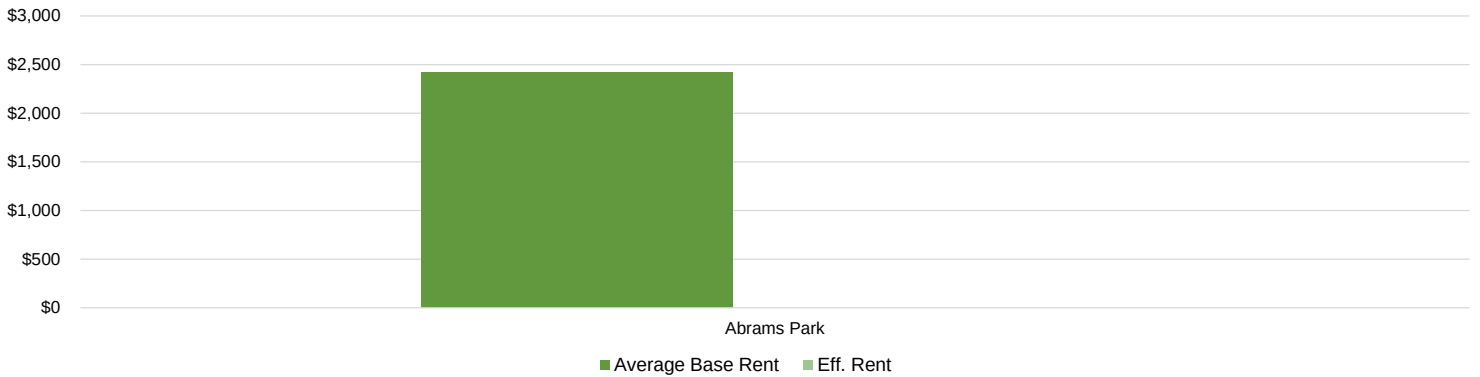
4 BR TH ANALYSIS

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Comp #	Property	Year Built	# of 4 BR TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
Subject	Abrams Park	1978	98	1,765	\$2,419	\$2,430	\$2,425	\$1.37	\$2,425	\$1.37	0.00	0		
4 BR TH	Total / Average	1978	98	1,765	\$2,419	\$2,430	\$2,425	\$1.37	\$2,425	\$1.37	0.00	0	\$0	\$0.00

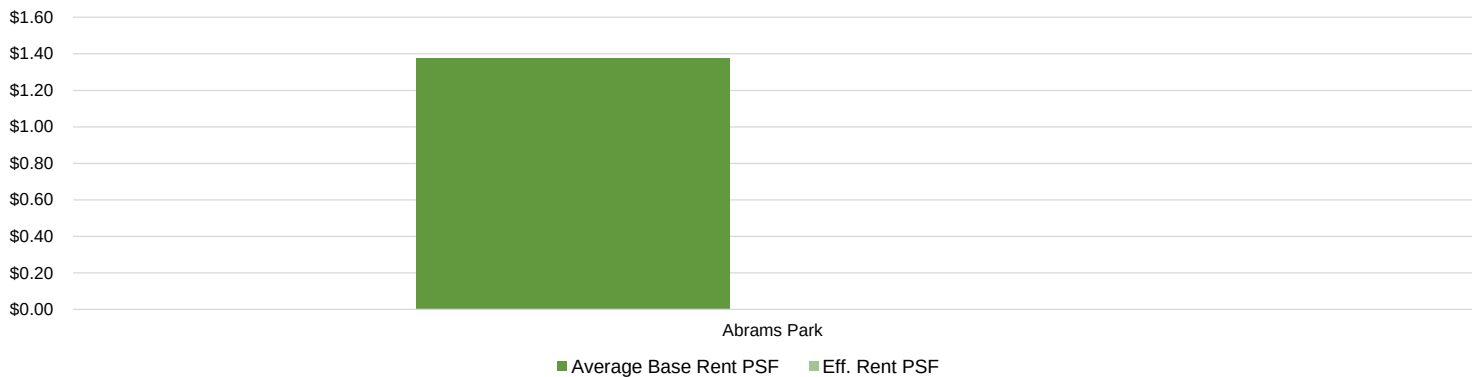
Average Unit Size



4 BR TH Rent / Unit Analysis



4 BR TH Rent PSF Analysis



ALL 4 BR TH UNITS

SORT BY: **AVG. BASE RENT**

Unit Mix					Base Rent				Adjusted Rent		Concessions		Effective Rent	
Unit Type	Property	Floorplan Name / Description	# of 4 BR TH Units	Average Sq. Ft.	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Month's Free	Lease Term	Eff. Rent	Eff. Rent PSF
4 BR TH	Abrams Park	B	16	1,700	\$2,325	\$2,325	\$2,325	\$1.37	\$2,325	\$1.37	0.00	0		
4 BR TH	Abrams Park	B - SR	2	1,700	\$2,575	\$2,575	\$2,575	\$1.51	\$2,575	\$1.51	0.00	0		
4 BR TH	Abrams Park	C	29	1,750	\$2,375	\$2,375	\$2,375	\$1.36	\$2,375	\$1.36	0.00	0		
4 BR TH	Abrams Park	C - R	4	1,750	\$2,850	\$2,850	\$2,850	\$1.63	\$2,850	\$1.63	0.00	0		
4 BR TH	Abrams Park	C - SR	2	1,800	\$2,650	\$2,650	\$2,650	\$1.47	\$2,650	\$1.47	0.00	0		
4 BR TH	Abrams Park	D	45	1,800	\$2,425	\$2,450	\$2,438	\$1.35	\$2,438	\$1.35	0.00	0		

HISTORICAL SUMMARY

Survey Date	Comp #	Property	Year Built	# of Units	Average Sq. Ft.	Occupied %	Leased %	Average Base Rent	Avg. Base Rent PSF	Month's Free	Average Eff. Rent	Avg. Eff. Rent PSF	Traffic	Net Leases	Management Company
6/30/2016	Subject	Abrams Park	1978	194	1,386	99.5%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
6/30/2016	Comp 1	Shadow Market	Variable	9	1,152	100.0%		\$1,918	\$1.67	0.00	\$0	\$0.00		0	Variable
6/30/2016	Comp 2	Preston Park	1987	354	1,393	98.9%	100.0%	\$1,917	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
6/30/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,545	\$2.60	0.00	\$0	\$0.00		0	Sunbay Suites
6/30/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,575	\$1.58	0.00	\$0	\$0.00		0	DYI Properties
6/30/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,438	\$2.12	0.00	\$0	\$0.00		0	Pioneer Properties
6/30/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,433	\$1.77	0.00	\$0	\$0.00		0	Greystar
6/30/2016		Total / Average	1980	1,065	1,053	99.2%	100.0%	\$1,727	\$1.64	0.00	\$0	\$0.00	12	2	
6/30/2016	Subject	Abrams Park	1978	194	1,386	99.5%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
6/30/2016	Comp 1	Shadow Market	Variable	9	1,152	100.0%		\$1,918	\$1.67	0.00	\$0	\$0.00		0	Variable
6/30/2016	Comp 2	Preston Park	1987	354	1,393	98.9%	100.0%	\$1,917	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
6/30/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,545	\$2.60	0.00	\$0	\$0.00		0	Sunbay Suites
6/30/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,575	\$1.58	0.00	\$0	\$0.00		0	DYI Properties
6/30/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,438	\$2.12	0.00	\$0	\$0.00		0	Pioneer Properties
6/30/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,433	\$1.77	0.00	\$0	\$0.00		0	Greystar
6/30/2016		Total / Average	1980	1,065	1,053	99.2%	100.0%	\$1,727	\$1.64	0.00	\$0	\$0.00	12	2	
10/1/2016	Subject	Abrams Park	1978	194	1,386	100.0%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
10/1/2016	Comp 1	Shadow Market	Variable	9	1,283	100.0%		\$1,788	\$1.39	0.00	\$0	\$0.00		0	Variable
10/1/2016	Comp 2	Preston Park	1987	354	1,393	98.9%	100.0%	\$1,917	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
10/1/2016	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,562	\$2.63	0.00	\$0	\$0.00		0	Sunbay Suites
10/1/2016	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,625	\$1.63	0.00	\$0	\$0.00		0	DYI Properties
10/1/2016	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,500	\$2.22	0.00	\$0	\$0.00		0	Pioneer Properties
10/1/2016	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,433	\$1.77	0.00	\$0	\$0.00		0	Greystar
10/1/2016		Total / Average	1980	1,065	1,054	99.3%	100.0%	\$1,739	\$1.65	0.00	\$0	\$0.00	12	2	
2/3/2017	Subject	Abrams Park	1978	194	1,386	97.9%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
2/3/2017	Comp 1	Shadow Market	Variable	7	1,254	100.0%		\$2,211	\$1.76	0.00	\$0	\$0.00		0	Variable
2/3/2017	Comp 2	Preston Park	1987	354	1,393	98.3%	100.0%	\$1,918	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
2/3/2017	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,562	\$2.63	0.00	\$0	\$0.00		0	Sunbay Suites
2/3/2017	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,625	\$1.63	0.00	\$0	\$0.00		0	DYI Properties
2/3/2017	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,500	\$2.22	0.00	\$0	\$0.00		0	Pioneer Properties
2/3/2017	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,477	\$1.83	0.00	\$0	\$0.00		0	Greystar
2/3/2017		Total / Average	1980	1,063	1,053	98.9%	100.0%	\$1,745	\$1.66	0.00	\$0	\$0.00	12	2	
2/3/2017	Subject	Abrams Park	1978	194	1,386	97.9%	100.0%	\$1,950	\$1.41	0.00	\$0	\$0.00	15	2	Alliance Residential
2/3/2017	Comp 1	Shadow Market	Variable	7	1,254	100.0%		\$2,211	\$1.76	0.00	\$0	\$0.00		0	Variable
2/3/2017	Comp 2	Preston Park	1987	354	1,393	98.3%	100.0%	\$1,918	\$1.38	0.00	\$0	\$0.00	9	0	Alliance Residential
2/3/2017	Comp 3	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,562	\$2.63	0.00	\$0	\$0.00		0	Sunbay Suites
2/3/2017	Comp 4	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,625	\$1.63	0.00	\$0	\$0.00		0	DYI Properties
2/3/2017	Comp 5	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,500	\$2.22	0.00	\$0	\$0.00		0	Pioneer Properties
2/3/2017	Comp 6	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,477	\$1.83	0.00	\$0	\$0.00		0	Greystar
2/3/2017		Total / Average	1980	1,063	1,053	98.9%	100.0%	\$1,745	\$1.66	0.00	\$0	\$0.00	12	2	

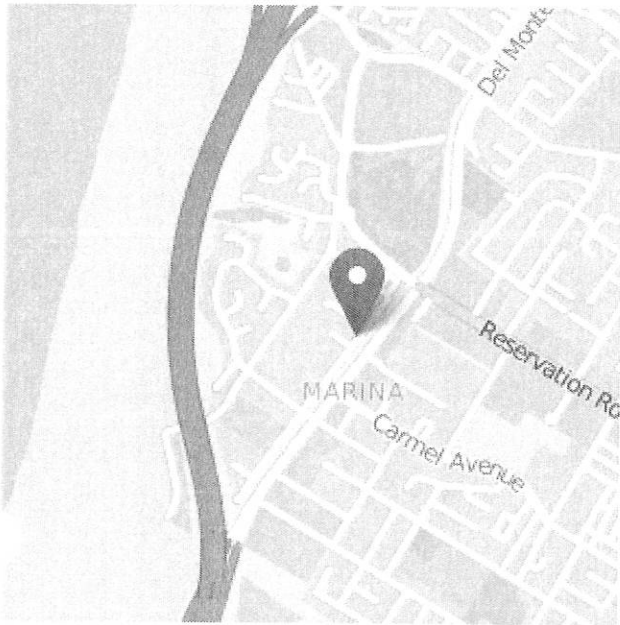
monterey > housing > apts/housing for rent

Posted about a month ago on: 2018-02-20 11:17am

Contact Information:

\$1495 / 2br - Marina Beach Tract Apartment (Marina Drive)

Marina Drive at Palm



apartment

2BR / 1Ba

available now

laundry on site

no smoking

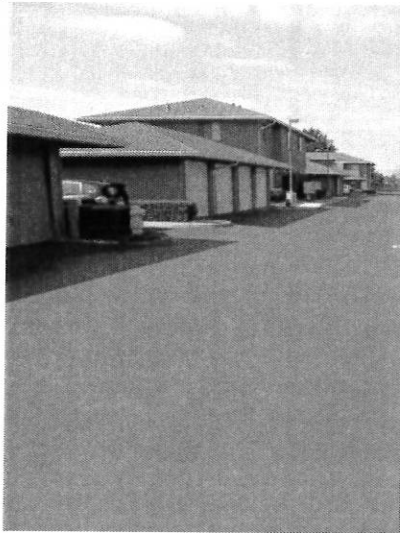
carport

Posted 4 days ago on: 2018-03-26 11:31am

Contact Information: kwz4g-6543557156@hous.craigslist.org ☎ (831) 384-9725

\$1600 / 2br - 1000ft² - IMMEDIATE MOVE IN!!! GATED COMMUNITY!!! (269 Reservation Road Marina CA)

image 13 of 14



Reservation Road at DeForest

2BR / 1Ba

1000ft²

available now

apartment

laundry on site

detached garage

Hurry Down to take a look at our Nicely Landscaped Community and get a start on paperwork.
Unit consists of:

- ◆ 2 bedroom, 1 bathroom, with 1 car garage
- ◆ Unit has a patio with great storage opportunity
- ◆ Bedrooms hold queen size sets comfortably, mirrored closet doors
- ◆ Kitchen has appliances, refrigerator, dishwasher, disposer and a self-cleaning oven w/ glass top (electric).

CL

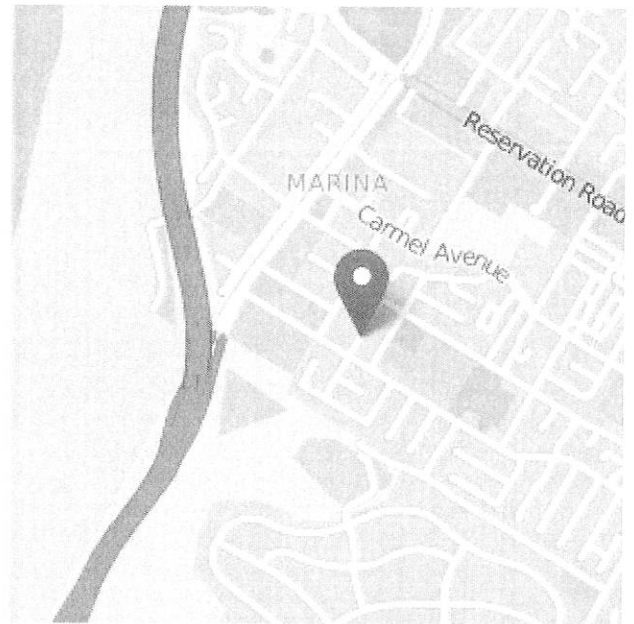
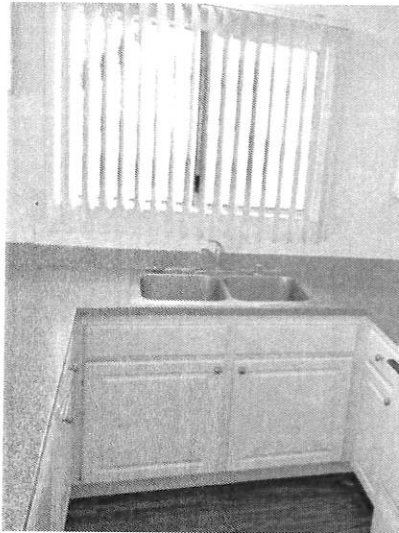
monterey > housing > apts/housing for rent

Posted 2 months ago on: 2018-02-13 9:32am

Contact Information:

**\$1645 / 2br - 800ft² - Pet welcome! Spacious 2 Bedroom 1 Bath
Apartment in Marina (3056 Owen Ave # 8)**

image 1 of 7



3056 Owen Ave

2BR / 1Ba

800ft²

available now

cats are OK - purrr

dogs are OK - woof

apartment

laundry on site

carport

CL

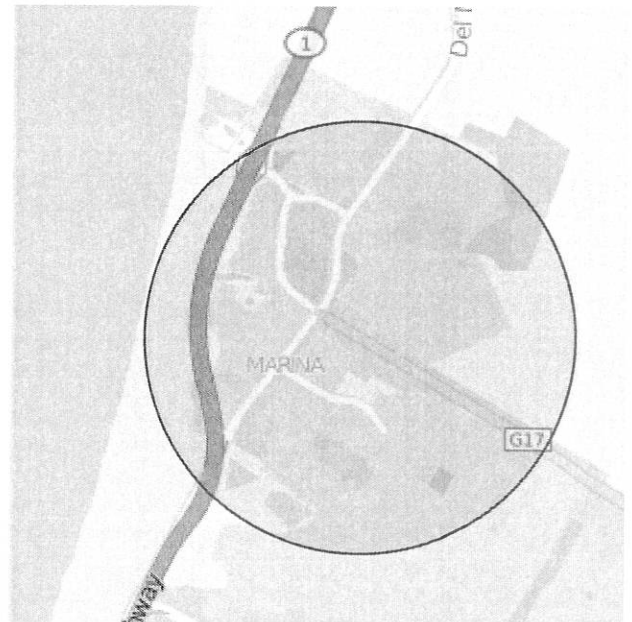
monterey > housing > apts/housing for rent

Posted about a month ago on: 2018-02-22 4:19pm

Contact Information:

\$1750 / 2br - Great 2 Bedroom Apartment Near Marina Village Shopping Center (Eucalyptus - Marina)

image 1 of 14



Eucalyptus

2BR / 1Ba

available now

apartment

laundry on site

CL

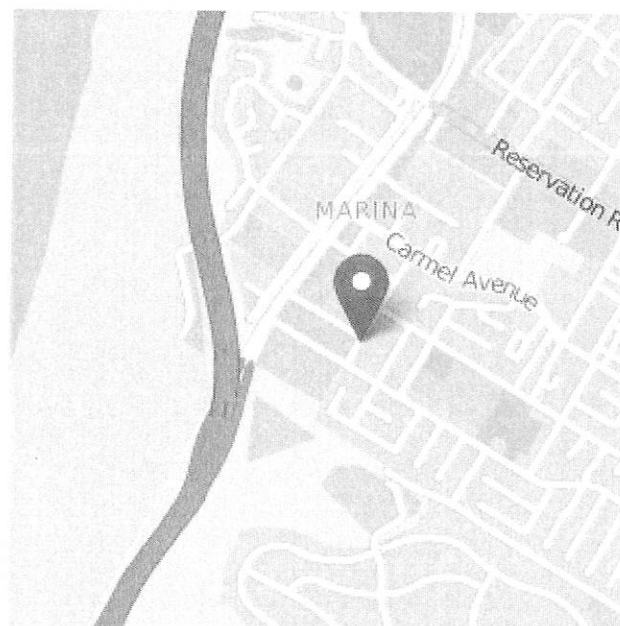
monterey > housing > apts/housing for rent

Posted about a month ago on: 2018-02-14 9:48am

Contact Information:

\$1760 / 2br - 850ft² - Two Bedroom Flat Available! Marina !
Pets welcome! (3040 Sunset Ave # 1)

image 1 of 9



3040 Sunset Avenue

2BR / 1Ba

850ft²

available now

cats are OK - purrr

dogs are OK - woof

apartment

laundry on site

carport

CL

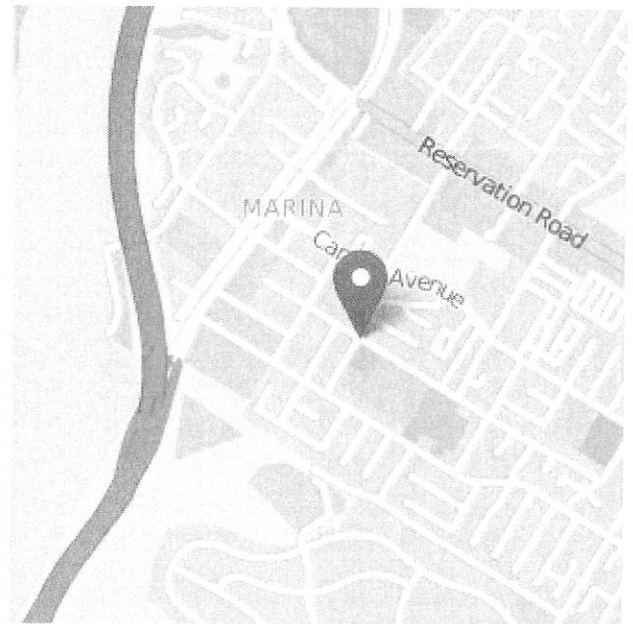
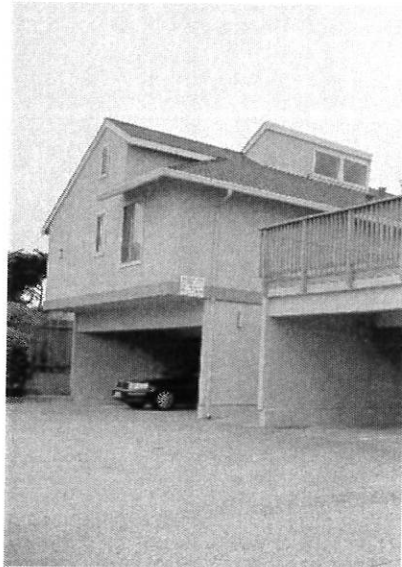
monterey > housing > apts/housing for rent

Posted 23 days ago on: 2018-03-07 4:19pm

Contact Information:

\$1795 / 2br - Spacious Remodeled Apartment In Quiet Neighborhood - 245 Hillcrest Ave (Marina, CA)

image 1 of 8



245 Hillcrest Ave.

2BR / 1Ba

available now

apartment

w/d hookups

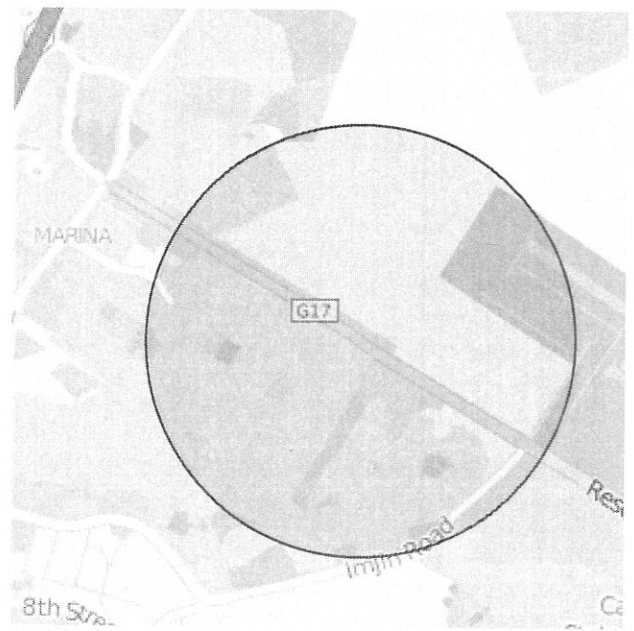
carport

Posted 16 days ago on: 2018-03-14 10:51am

Contact Information: k5bbw-6530554690@hous.craigslist.org ☎ (831) 384-9725

**\$1900 / 2br - 1000ft² - NEWLY REMODELED
UNITS!!!!GATED COMMUNITY!!!! (269 Reservation Road Marina
CA)**

image 1 of 23



Reservation Road at DeForest Ave

2BR / 1Ba

1000ft²

available now

apartment

laundry on site

attached garage

**GREAT LOCATION IN CENTRAL MARINA!!!!
IMMEDIATE MOVE-IN!! 2 BD., 1 BA., in GATED COMMUNITY!!!**

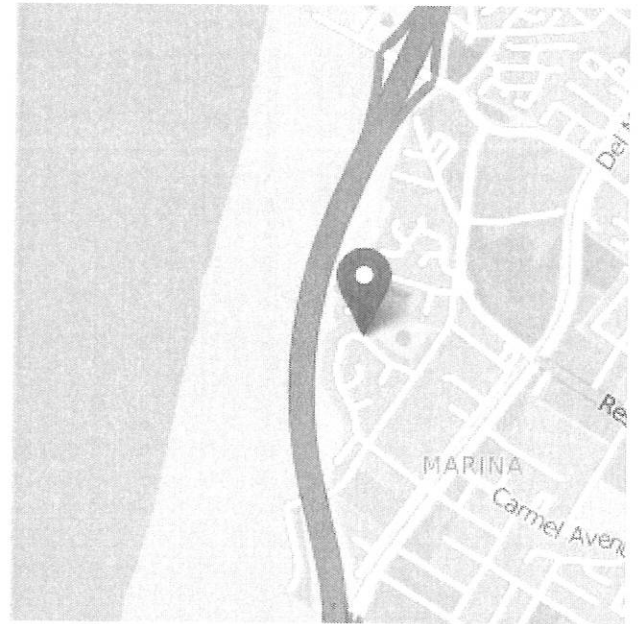
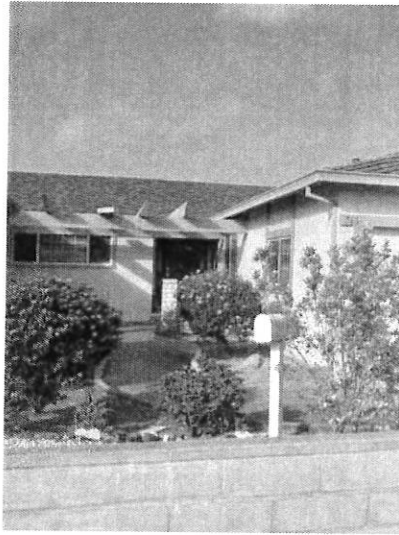
Units are remodeled 2 BD/1 BA, approx. 1000 sq. ft., includes enclosed unattached garage. Amenities are spacious kitchens & bathrooms featuring updated stainless steel appliances, (self-cleaning ovens, refrigerators with water and ice, dishwashers, and garbage disposal and

Posted 8 days ago on: 2018-03-22 1:43pm

Contact Information:

\$2400 / 4br - 1800ft² - \$2400 / 4 BR - Beautiful spacious home in Marina, CA (Marina, CA)

image 8 of 8



3131 Messenger Drive

4BR / 2Ba

1800ft²

available now

house

no smoking

attached garage

- *One level, 1,800 square feet in a quiet beautiful neighborhood.
- *Four spacious bedrooms, 2 spacious bathrooms, spacious living room and dining room.
- *Hardwood floors in main living room/carpets in bedrooms
- * 2 car garage, gas, fireplace
- * Includes garden service
- * Private, beautiful backyard overlooking a pond
- * Non smoking

QR Code Link to This Post

CL

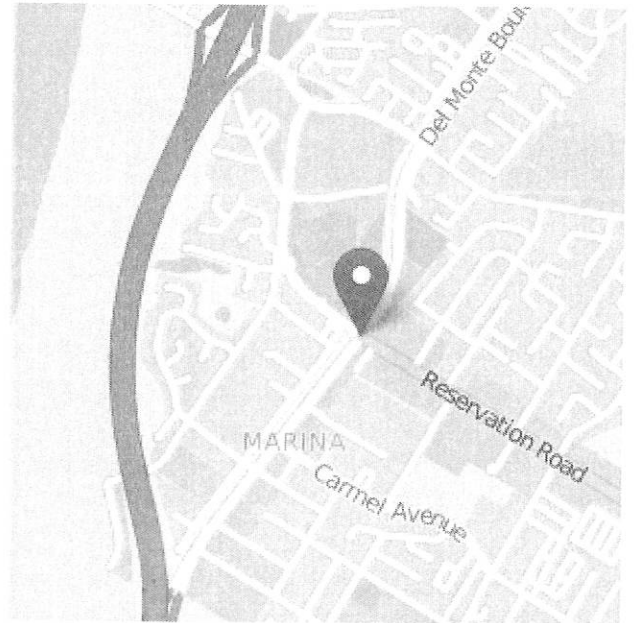
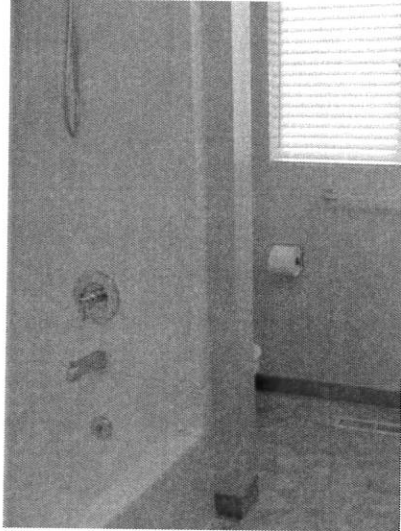
monterey > housing > apts/housing for rent

Posted 17 days ago on: 2018-03-13 11:13am

Contact Information:

\$2450 / 4br - 4 Bed / 2 Bath single family home (Marina)

image 4 of 6



4BR / 2Ba

available now

cats are OK - purrr

house

w/d hookups

no smoking

attached garage

Lovely updated Four Bedroom -Two Bath single family home close to the heart of Marina.

Short walk to public transportation, shops, restaurants, schools and the Monterey Bay Coastal Recreation Trail that stretches 18 miles from Castroville in the north to Pacific Grove in the south.

Easy access to Hwy 1 with a convenient and beautiful drive to Seaside, Monterey, Pacific Grove and Carmel.

QR Code Link to This Post

CL

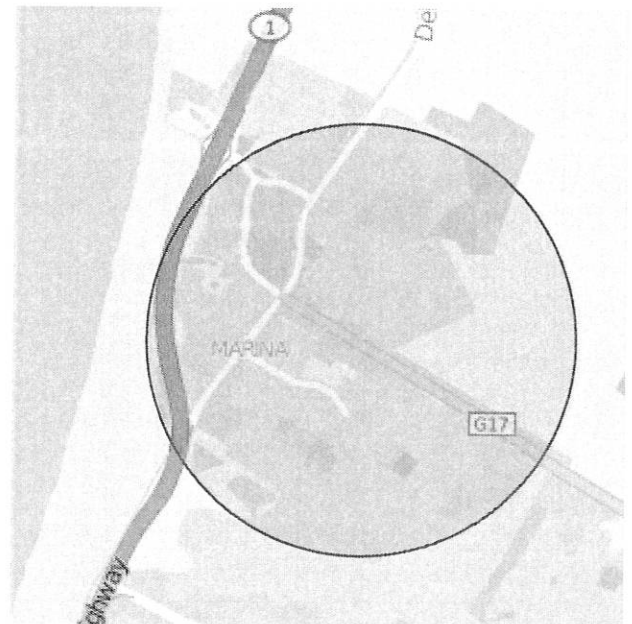
monterey > housing > apts/housing for rent

Posted 9 days ago on: 2018-03-21 8:31am

Contact Information: info@paramountpropertiesmry.com ☎ (831) 372-6050

\$2595 / 4br - Wonderful and Spacious Home in Marina (3262 Sandpiper Way / Marina)

image 12 of 13



3262 Sand Piper Way

4BR / 3Ba

available apr 23

house

w/d hookups

no smoking

attached garage

This is a Lovely two story home located near a park, stores and easy access to freeway. Spacious well maintained home 4 bedrooms 3 bathrooms, kitchen nook living room with fireplace and office area. Two car garage with storage and washer and dryer hookup.

CL

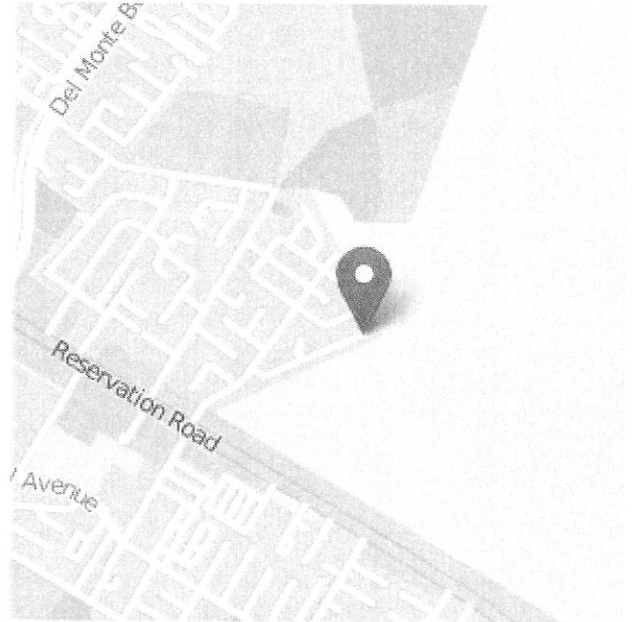
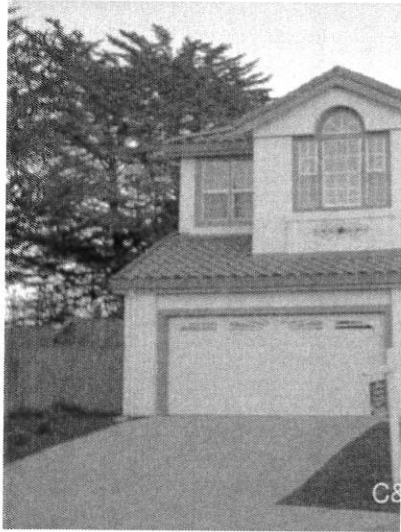
monterey > housing > apts/housing for rent

Posted 3 days ago on: 2018-03-27 12:01pm

Contact Information:

\$3400 / 4br - Spacious 4 Bedroom Home in Marina (Marina)

image 1 of 8



Quebrada Del Mar at Tallmon St

4BR / 2.5Ba

available now

cats are OK - purrr

dogs are OK - woof

house

no smoking

attached garage

See better photos and **SCHEDULE A SHOWING** at:

rentalpro.com/schedule

QR Code Link to This Post

Calculation of Affordable Unit FY 18/19 Rent Levels Using Keyser-Marston Methodology

(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)	\$ 29,250	\$ 33,400	\$ 37,600	\$ 41,750	\$ 45,100	\$ 48,450	\$ 51,800	\$ 55,150
Low/Lower (60% AMI)	\$ 35,100	\$ 40,080	\$ 45,120	\$ 50,100	\$ 54,120	\$ 58,140	\$ 62,160	\$ 66,180
Low (80% AMI)	\$ 46,800	\$ 53,450	\$ 60,150	\$ 66,800	\$ 72,150	\$ 77,500	\$ 82,850	\$ 88,200

(80% BMR Program Not Implemented)

¹ Source is HUD Median Income for Monterey County 2018 at <https://www.huduser.gov/portal/datasets/il/il2018/2018summary.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)	\$ 940	\$ 1,211	\$1,086
Low/Lower (60% AMI)	\$ 1,128	\$ 1,454	\$1,303
Low (80% AMI)	\$ 1,504	\$ 1,938	\$1,737

² Calculated as 2BD AMI @ 50%, 60% and 80% for 3 persons x 30% and then divided by 12 months³ Calculated as 4BD AMI @ 50%, 60% and 80% for 6 persons x 30% and then divided by 12 months⁴ Calculated as 3BD AMI @ 50%, 60% and 80% for 4.5 persons x 30% and then divided by 12 months (Preston Park Only)(C) **AFFORDABLE UNITS RENT CALCULATION USING 50%/60%/80% BRACKET LESS HAMC (HCV Program) UTILITIES ALLOWANCE**^{5,6}

	2BD		4BD		3BD (Preston Only)	
	18/19	17/18	18/19	17/18	18/19	17/18
Very Low (50% AMI)	\$ 940	\$ 916	\$ 1,211	\$ 1,181	\$1,086	\$1,059
Less Utilities	\$ (180)	\$ (180)	\$ (288)	\$ (288)	\$ (233)	\$ (233)
Monthly Rent Net of Utilities	\$ 760	\$ 736	\$ 923	\$ 893	\$ 853	\$ 826
Low/Lower (60% AMI)	\$ 1,128	\$ 1,100	\$ 1,454	\$ 1,418	\$1,303	\$1,271
Less Utilities	\$ (180)	\$ (180)	\$ (288)	\$ (288)	\$ (233)	\$ (233)
Monthly Rent Net of Utilities	\$ 948	\$ 920	\$ 1,166	\$ 1,130	\$ 1,070	\$ 1,038
Low/Lower (80% AMI)	\$ 1,504	\$ 1,465	\$ 1,938	\$ 1,889	\$1,737	\$1,693
Less Utilities	\$ (180)	\$ (180)	\$ (288)	\$ (288)	\$ (233)	\$ (233)
Monthly Rent Net of Utilities	\$ 1,324	\$ 1,285	\$ 1,650	\$ 1,601	\$ 1,504	\$ 1,460

80% Bracket
Not Yet
Implemented⁵ 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> - (HA will update in SEP/OCT 2018)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"

Abrams Park Budget Memo Attachment D - Highlights of Operating Expenses

Attachment D

<u>Operating Expenses</u>	Approved Budget FY 2017/2018	Estimated Actuals FY 2017/2018	Proposed FY 2018/2019		Variance of Approved Budget From 2017/2018 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2017/2018 Estimated Actuals	%	Comments	2018/2019 Proposed Budget vs. 2017/2018 Approved Budget	%	
SALARIES	\$256,502	\$270,631	\$305,380	I	\$14,129	5.22%	Increase as all positions were filled and overtime was underestimated	I	\$34,749	11.38%	Increase due to filling permanent positions that had been open in the previous year, absorbtion of bonuses into salaries, and creation of Lead Maint. position	I	\$48,878	19.06%
PAYROLL TAXES + BURDEN	\$97,173	\$106,668	\$91,749	I	\$9,495	8.90%	Expenses are split 40% Abrams Park, 60% Preston Park	D	(\$14,919)	-16.26%	Expenses are split 40% Abrams Park, 60% Preston Park	D	(\$5,424)	-5.58%
NON-STAFF LABOR	\$9,000	\$10,187	\$6,000	I	\$1,187	11.65%	Positive variance as non staff labor was not utilized in projected frequency	D	(\$4,187)	-69.78%	Variance due to rising costs for temporary services	D	(\$3,000)	-33.33%
LANDSCAPING	\$46,700	\$42,591	\$46,300	D	(\$4,109)	-9.65%	Decrease due to contract for lower than estimated cost.	I	\$3,709	8.01%	Increase as higher irrigation reapirs costs are anticipated	D	(\$400)	-0.86%
UTILITIES	\$92,544	\$118,708	\$129,255	I	\$26,164	22.04%	Overall increase due to higher water use and rates	I	\$10,547	8.16%	Increase due to anticipated increase in water/sewer fees resulting from rate increaes as well as higher use	I	\$36,711	39.67%
MARKETING	\$9,625	\$9,618	\$9,735	D	(\$7)	-0.07%	Negligible difference	I	\$117	1.20%	Negligible difference	I	\$110	1.14%
ADMINISTRATIVE	\$57,363	\$59,183	\$70,502	I	\$1,820	3.08%	Increase due to higher Eviction/Legal Fees	I	\$11,319	16.05%	Increase due to higher Office Equipment costs, Postage, and Computer Related Expenses	I	\$13,139	22.91%
MAINTENANCE	\$88,400	\$89,514	\$96,082	I	\$1,114	1.24%	Negligible difference	I	\$6,568	6.84%	Increase to account for deteriorating electrical, plumbing, and vehicle maintenance.	I	\$7,682	8.69%
REDECORATING	\$92,231	\$97,069	\$104,941	I	\$4,838	4.98%	Increase due to higher expneses for paint supplies and vendor services	I	\$7,872	7.50%	Anticipating slightly higher expenses in this category as rental increases will drive turn over	I	\$12,710	13.78%
MANAGEMENT FEES	\$82,251	\$82,775	\$83,125	I	\$524	0.63%	Negligible difference	I	\$350	0.42%	Negligible difference	I	\$874	1.06%
INSURANCE	\$103,200	\$98,766	\$105,000	D	(\$4,434)	-4.49%	Slightly lower rates than anticipated	I	\$6,234	5.94%	Increase to account for higher anticipated rates	I	\$1,800	0.00%
TAXES	\$46,200	\$46,742	\$47,400	I	\$542	1.16%	Negligible difference	I	\$658	1.39%	Negligible difference	I	\$1,200	2.60%
PROFESSIONAL SERVICES	\$100	\$100	\$100		\$0	0.00%	N/A		\$0	0.00%	N/A		\$0	0.00%
NON-ROUTINE MAINTENANCE	\$156,550	\$148,969	\$151,850	D	(\$7,581)	-5.09%	Positive variance as major unit incidents were less frequent than projected	I	\$2,881	1.90%	Minimal increase	D	(\$4,700)	-3.00%
TOTAL OPERATING EXPENSES	\$1,137,839	\$1,181,521	\$1,247,419	I	\$43,682	3.70%	Increase in expenses due to higher Payroll, Utility and Redecorating Expenses	I	\$65,898	5.28%	Increase due to higher Payroll Expenses	I	\$109,580	9.63%
PARTNERSHIP EXPENSE	\$4,000	\$4,000	\$0		\$0	0.00%	Fees associated with bi-annual audit	D	(\$4,000)	100.00%	Fees associated with bi-annual audit	D	(\$4,000)	100.00%
NET INCOME	\$2,148,195	\$2,121,135	\$2,077,563	D	(\$27,060)	-1.28%	Increase in expenses due to higher Payroll, Utility and Redecorating Expenses	D	(\$43,572)	-2.10%	Increase due to higher Payroll Expenses	D	(\$70,632)	-3.29%

I -- DESIGNATES INCREASE
D -- DESIGNATES DECREASE

ABRAMS PARK
2019 STANDARD BUDGET
CONSOLIDATION & SIGN-OFF

Description	2019 Total	2018 Projected	Variance	Variance %
Physical Occupancy	98.84 %	98.82 %		
Economic Occupancy	96.96 %	96.68 %		
Gross Potential Mkt Rent	\$3,392,537	\$3,375,067	\$17,470	0.5%
Loss to Lease	(\$18,915)	(\$8,675)	(\$10,241)	-118.1%
Gain to Lease	\$6	\$0	\$6	100.0%
Affordable Housing	\$0	\$0	\$0	0.0%
Vacancy Loss	(\$39,346)	(\$39,683)	\$337	0.8%
Vacancy Loss Collected	\$0	\$0	\$0	0.0%
Non Rev Producing Units	(\$45,023)	(\$63,231)	\$18,207	28.8%
Models	\$0	\$0	\$0	0.0%
Employee Units	\$0	\$0	\$0	0.0%
Office, Laundry, Maintenance Units	\$0	\$0	\$0	0.0%
Courtesy Office Units	\$0	\$0	\$0	0.0%
Guest Housing	\$0	\$0	\$0	0.0%
Guest Housing Expense	\$0	\$0	\$0	0.0%
Rental Concessions	\$0	(\$408)	\$408	100.0%
Recurring Concessions	\$0	\$0	\$0	0.0%
Other Concessions	\$0	\$0	\$0	0.0%
Free Rent	\$0	\$0	\$0	0.0%
Referral Rent Credit	\$0	\$0	\$0	0.0%
Previously Collected Rent	\$0	\$0	\$0	0.0%
Future Rent Collected	\$0	\$0	\$0	0.0%
Delinquent Rent	\$0	\$0	\$0	0.0%
Net Delinquency	\$0	\$0	\$0	0.0%
Other Month Rent/Past Due	\$0	\$0	\$0	0.0%
Other Month Rent/Past Due - Affordable	\$0	\$0	\$0	0.0%
Rent Adjustments	\$0	\$0	\$0	0.0%
Rent Adjustments - Affordable	\$0	\$0	\$0	0.0%
Prior Year Income Accrual Adj	\$0	\$0	\$0	0.0%
Rents Collected by Prior Mgmt	\$0	\$0	\$0	0.0%
Less: Writeoffs	\$0	\$0	\$0	0.0%
Write Off Rent Recovery	\$0	\$0	\$0	0.0%
Bad Debt Expense	\$0	\$0	\$0	0.0%
Base Rent	\$0	\$0	\$0	0.0%
Base Rent - Section 8	\$0	\$0	\$0	0.0%
Base Rent - Commercial	\$0	\$0	\$0	0.0%
Base Rent - CPI Increase	\$0	\$0	\$0	0.0%
Other Income	\$35,124	\$40,277	(\$5,153)	-12.8%
Miscellaneous Income	\$600	\$3,309	(\$2,709)	-81.9%
Retail Income	\$0	\$0	\$0	0.0%
Corporate Apt Income	\$0	\$0	\$0	0.0%
Corporate Expenses	\$0	\$0	\$0	0.0%
Utility Reimbursement	\$0	\$0	\$0	0.0%
TOTAL INCOME	\$3,324,982	\$3,306,657	\$18,325	0.6%

Description	2019 Total	2018 Projected	Variance	Variance %
Payroll	\$403,130	\$387,486	(\$15,644)	-4.0%
Landscaping	\$46,300	\$42,591	(\$3,709)	-8.7%
Utility Expense	\$129,255	\$118,708	(\$10,547)	-8.9%
Marketing	\$9,735	\$9,618	(\$117)	-1.2%
Administrative	\$70,502	\$59,183	(\$11,318)	-19.1%
Maintenance	\$96,082	\$89,514	(\$6,568)	-7.3%
Redecorating	\$104,941	\$97,069	(\$7,871)	-8.1%
Retail Expense	\$0	\$0	\$0	0.0%
Management Fees	\$83,125	\$82,775	(\$350)	-0.4%
Insurance	\$105,000	\$98,766	(\$6,234)	-6.3%
Taxes	\$47,400	\$46,742	(\$658)	-1.4%
Professional Services	\$100	\$100	\$0	0.0%
Non-Routine Maintenance	\$151,850	\$148,969	(\$2,881)	-1.9%
TOTAL OPERATING EXP	\$1,247,419	\$1,181,521	(\$65,897)	-5.6%
NET OPERATING INCOME	\$2,077,563	\$2,125,135	(\$47,573)	-2.2%
Partnership Income	\$0	\$0	\$0	0.0%
Partnership Expense	\$0	\$4,000	\$4,000	100.0%
Debt Services	\$0	\$0	\$0	0.0%
Non-Routine Improvements	\$0	\$0	\$0	0.0%
Non-Routine Capital Expense	\$0	\$0	\$0	0.0%
Depreciation Expense	\$0	\$0	\$0	0.0%
Amortization	\$0	\$0	\$0	0.0%
Extraordinary Items	\$0	\$0	\$0	0.0%
NET INCOME	\$2,077,563	\$2,121,135	(\$43,573)	-2.1%
Retained Earnings	\$1,532,220	\$1,532,220	\$0	0.0%
Other Current Assets	(\$1,025,302)	(\$1,515,394)	(\$490,092)	-32.3%
Tax Escrow	\$0	\$0	\$0	0.0%
Insurance Escrow	\$0	\$0	\$0	0.0%
Interest Escrow	\$0	\$0	\$0	0.0%
Mortgage Insurance Prem Reserve	\$0	\$0	\$0	0.0%
Replacement Reserve	\$545,343	\$588,916	\$43,573	7.4%
Capital Assets	\$1,025,302	\$1,515,394	\$490,092	32.3%
WIP	\$0	\$0	\$0	0.0%
Long Term Liabilities	\$0	\$0	\$0	0.0%
NET CASH FLOW	(\$0)	(\$0)	(\$0)	-13.4%



Attachment E

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

*No cost to community

Approvals

Owner _____ Date _____

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

ABRAMS PARK
2019 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	per unit	per sq ft	2018 Projected
INCOME																	
GROSS POTENTIAL MARKET RENT																	
4100-0010	Gross Potential Mkt Rent	\$278,279	\$278,279	\$283,598	\$283,598	\$283,598	\$283,598	\$283,598	\$283,598	\$283,598	\$283,598	\$283,598	\$283,598	\$3,392,537	\$17,487	\$12.54	\$3,375,067
4100-0030	Loss to Lease	(\$443)	(\$341)	(\$3,995)	(\$3,486)	(\$3,002)	(\$2,475)	(\$2,041)	(\$1,576)	(\$979)	(\$458)	(\$119)	\$0	(\$18,915)	(\$98)	(\$0.07)	(\$8,675)
4100-0040	Gain to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6	\$6	\$0	\$0.00	\$0
4100-0050	Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
ACTUAL POTENTIAL RENT		\$277,836	\$277,938	\$279,603	\$280,112	\$280,596	\$281,123	\$281,557	\$282,022	\$282,618	\$283,140	\$283,479	\$283,604	\$3,373,627	\$17,390	\$12.47	\$3,366,393
Average Potential Rent		\$1,432	\$1,433	\$1,441	\$1,444	\$1,446	\$1,449	\$1,451	\$1,454	\$1,457	\$1,459	\$1,461	\$1,462	\$17,390			\$17,353
Average Potential Rent per sq ft		\$1.03	\$1.03	\$1.03	\$1.04	\$1.04	\$1.04	\$1.04	\$1.04	\$1.04	\$1.05	\$1.05	\$1.05	\$12.47			\$12.44
4100-0060	Vacancy Loss	(\$2,869)	(\$3,586)	(\$3,655)	(\$2,924)	(\$3,655)	(\$3,655)	(\$2,924)	(\$3,655)	(\$3,655)	(\$2,924)	(\$2,924)	(\$2,924)	(\$39,346)	(\$203)	(\$0.15)	(\$39,683)
4100-0080	Non Rev Producing Units	(\$3,716)	(\$3,716)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$45,023)	(\$232)	(\$0.17)	(\$63,231)
4100-0150	Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$408)
TOTAL GROSS POTENTIAL MARKET RENT		\$271,251	\$270,635	\$272,190	\$273,429	\$273,182	\$273,709	\$274,874	\$274,608	\$275,205	\$276,457	\$276,796	\$276,921	\$3,289,258	\$16,955	\$12.16	\$3,263,071
Average Effective Rent		\$1,413	\$1,417	\$1,418	\$1,424	\$1,430	\$1,426	\$1,432	\$1,438	\$1,433	\$1,440	\$1,442	\$1,442	\$17,132			\$16,995
Average Effective Rent per sq ft		\$1.01	\$1.02	\$1.02	\$1.02	\$1.03	\$1.02	\$1.03	\$1.03	\$1.03	\$1.03	\$1.03	\$1.03	\$12.29			\$12.19
Physical Occupancy		98.97 %	98.71 %	98.71 %	98.97 %	98.71 %	98.71 %	98.97 %	98.71 %	98.71 %	98.97 %	98.97 %	98.97 %	98.84 %			98.82 %
Economic Occupancy		97.47 %	97.25 %	95.98 %	96.41 %	96.33 %	96.51 %	96.92 %	96.83 %	97.04 %	97.48 %	97.60 %	97.65 %	96.96 %			96.68 %
OTHER INCOME																	
4200-0060	Application Fees	\$528	\$480	\$480	\$432	\$384	\$432	\$384	\$384	\$480	\$432	\$528	\$480	\$5,424	\$28	\$0.02	\$5,534
4200-0180	Damage Fees	\$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	\$93	\$0.07	\$20,068
4200-0230	Termination Fees	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$750	\$4	\$0.00	\$750
4200-0340	Pet Fees	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$2,700	\$14	\$0.01	\$2,900
4200-0360	NSF	\$25	\$25	\$25	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$25	\$25	\$450	\$2	\$0.00	\$575
4200-0370	Late Fees	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800	\$40	\$0.03	\$10,450
TOTAL OTHER INCOME		\$2,928	\$2,880	\$2,880	\$2,857	\$3,059	\$2,857	\$2,809	\$3,059	\$2,905	\$2,832	\$3,178	\$2,880	\$35,124	\$181	\$0.13	\$40,277
MISCELLANEOUS INCOME																	
4300-0010	Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$46
4300-0060	Interest Income	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600	\$3	\$0.00	\$3,263
TOTAL MISCELLANEOUS INCOME		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600	\$3	\$0.00	\$3,309
TOTAL INCOME		\$274,229	\$273,565	\$275,120	\$276,336	\$276,291	\$276,616	\$277,733	\$277,717	\$278,160	\$279,339	\$280,024	\$279,851	\$3,324,982	\$17,139	\$12.29	\$3,306,657
OPERATING EXPENSES																	
PAYROLL																	
ADMINISTRATIVE PAYROLL																	
5100-1010	Regional Manager	\$565	\$565	\$547	\$565	\$547	\$565	\$565	\$565	\$565	\$565	\$582	\$488	\$6,681	\$34	\$0.02	\$5,555
5100-1020	Senior Manager	\$2,752	\$2,752	\$2,663	\$2,752	\$2,663	\$2,752	\$2,752	\$2,752	\$2,752	\$2,752	\$2,834	\$2,377	\$32,552	\$168	\$0.12	\$23,292
5100-1040	Assistant Manager	\$2,049	\$2,049	\$1,983	\$2,049	\$1,983	\$2,049	\$2,049	\$2,049	\$2,049	\$2,049	\$2,111	\$1,770	\$24,241	\$125	\$0.09	\$38,685
5100-1070	Bookkeeper	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$284)
5100-1100	Other Admin Payroll	\$1,625	\$1,625	\$1,573	\$1,625	\$1,573	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,674	\$1,404	\$19,226	\$99	\$0.07	\$0
TOTAL ADMINISTRATIVE PAYROLL		\$6,991	\$6,991	\$6,766	\$6,991	\$6,766	\$6,991	\$6,991	\$6,991	\$6,991	\$6,991	\$7,201	\$6,039	\$82,700	\$426	\$0.31	\$67,248
LEASING PAYROLL																	
5100-2020	Leasing Consultant	\$2,579	\$2,579	\$2,496	\$2,579	\$2,496	\$2,579	\$2,579	\$2,579	\$2,579	\$2,579	\$2,657	\$2,228	\$30,510	\$157	\$0.11	\$27,502
TOTAL LEASING PAYROLL		\$2,579	\$2,579	\$2,496	\$2,579	\$2,496	\$2,579	\$2,579	\$2,579	\$2,579	\$2,579	\$2,657	\$2,228	\$30,510	\$157	\$0.11	\$27,502
MAINTENANCE PAYROLL																	
5100-3010	Director of Facilities	\$1,019	\$1,019	\$986	\$1,019	\$986	\$1,019	\$1,019	\$1,019	\$1,019	\$1,019	\$1,019	\$855	\$12,000	\$62	\$0.04	\$10,473
5100-3020	Sr. Maintenance Manager	\$2,756	\$2,756	\$2,667	\$2,756	\$2,667	\$2,756	\$2,756	\$2,756	\$2,756	\$2,756	\$2,839	\$2,381	\$32,600	\$168	\$0.12	\$0
5100-3030	Maintenance Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$35,753

ABRAMS PARK
2019 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	per unit	per sq ft	2018 Projected
5100-3040	Asst. Maintenance Manager	\$1,378	\$1,378	\$1,333	\$1,378	\$1,333	\$1,378	\$1,378	\$1,378	\$1,378	\$1,378	\$1,419	\$1,190	\$16,300	\$84	\$0.06	\$220
5100-3050	Maintenance Person	\$6,394	\$6,394	\$6,188	\$6,394	\$6,188	\$6,394	\$6,394	\$6,394	\$6,394	\$6,394	\$6,586	\$5,524	\$75,640	\$390	\$0.28	\$52,028
5100-3070	Other Maintenance Payroll	\$1,162	\$1,162	\$1,125	\$1,162	\$1,125	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,197	\$1,004	\$13,751	\$71	\$0.05	\$7,442
TOTAL MAINTENANCE PAYROLL		\$12,710	\$12,710	\$12,300	\$12,710	\$12,300	\$12,710	\$12,710	\$12,710	\$12,710	\$12,710	\$13,060	\$10,954	\$150,291	\$775	\$0.56	\$105,916
GROUNDS PAYROLL																	
5100-5010	Porter/Groundskeeper	\$1,010	\$1,010	\$978	\$1,010	\$978	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	\$1,041	\$873	\$11,953	\$62	\$0.04	\$36,236
TOTAL GROUNDS PAYROLL		\$1,010	\$1,010	\$978	\$1,010	\$978	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	\$1,041	\$873	\$11,953	\$62	\$0.04	\$36,236
OVERTIME																	
5200-0010	Administrative	\$441	\$441	\$426	\$441	\$426	\$441	\$441	\$441	\$441	\$441	\$454	\$381	\$5,211	\$27	\$0.02	\$8,843
5200-0020	Leasing	\$484	\$484	\$468	\$484	\$468	\$484	\$484	\$484	\$484	\$484	\$498	\$418	\$5,721	\$29	\$0.02	\$6,397
5200-0030	Maintenance	\$1,173	\$1,173	\$1,135	\$1,173	\$1,135	\$1,173	\$1,173	\$1,173	\$1,173	\$1,173	\$1,208	\$1,013	\$13,874	\$72	\$0.05	\$16,621
5200-0050	Grounds	\$95	\$95	\$92	\$95	\$92	\$95	\$95	\$95	\$95	\$95	\$98	\$82	\$1,121	\$6	\$0.00	\$1,869
TOTAL OVERTIME		\$2,192	\$2,192	\$2,121	\$2,192	\$2,121	\$2,192	\$2,192	\$2,192	\$2,192	\$2,192	\$2,257	\$1,893	\$25,926	\$134	\$0.10	\$33,729
BONUS																	
5250-0030	Administrative - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$16,687
5250-0040	Administrative - Other	\$0	\$0	(\$291)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$291)	(\$582)	(\$3)	(\$0.00)	\$0
5250-0060	Leasing - Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$1,570
5250-0070	Leasing - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$2,778
5250-0110	Maintenance - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$14,333
5250-0190	Grounds - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$1,917
5250-0320	Garage - Other	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$21	\$0.01	\$0
5250-0330	Other Bonuses	\$0	\$0	\$291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291	\$582	\$3	\$0.00	\$679
TOTAL BONUS		\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$21	\$0.01	\$37,964
CHECK PROCESSING FEES																	
5400-0010	Ck Processing - Administrative	\$70	\$105	\$70	\$70	\$70	\$70	\$70	\$105	\$70	\$70	\$70	\$70	\$910	\$5	\$0.00	\$1,619
5400-0020	Ck Processing - Leasing	\$45	\$67	\$45	\$45	\$45	\$45	\$45	\$67	\$45	\$45	\$45	\$45	\$582	\$3	\$0.00	\$664
5400-0030	Ck Processing - Maintenance	\$235	\$353	\$235	\$235	\$235	\$235	\$235	\$353	\$235	\$235	\$235	\$235	\$3,058	\$16	\$0.01	\$2,356
5400-0050	Ck Processing - Grounds	\$22	\$34	\$22	\$22	\$22	\$22	\$22	\$34	\$22	\$22	\$22	\$22	\$291	\$2	\$0.00	\$615
TOTAL CHECK PROCESSING FEES		\$372	\$559	\$372	\$372	\$372	\$372	\$372	\$559	\$372	\$372	\$372	\$372	\$4,841	\$25	\$0.02	\$5,255
PAYROLL TAXES																	
5450-0010	Administrative - FICA	\$535	\$535	\$495	\$535	\$518	\$535	\$535	\$535	\$535	\$535	\$551	\$440	\$6,282	\$32	\$0.02	\$6,835
5450-0020	Administrative - FUTA	\$56	\$56	\$45	\$25	\$9	\$5	\$5	\$5	\$5	\$5	\$5	\$4	\$221	\$1	\$0.00	\$33
5450-0030	Administrative - SUTA	\$433	\$433	\$347	\$193	\$68	\$35	\$35	\$35	\$35	\$35	\$36	\$30	\$1,716	\$9	\$0.01	\$351
5450-0040	Leasing - FICA	\$197	\$197	\$191	\$197	\$191	\$197	\$197	\$197	\$197	\$197	\$203	\$170	\$2,334	\$12	\$0.01	\$2,439
5450-0050	Leasing - FUTA	\$21	\$21	\$20	\$21	\$20	\$10	\$1	\$0	\$0	\$0	\$0	\$0	\$112	\$1	\$0.00	\$34
5450-0060	Leasing - SUTA	\$160	\$160	\$155	\$160	\$155	\$74	\$5	\$0	\$0	\$0	\$0	\$0	\$868	\$4	\$0.00	\$348
5450-0070	Maintenance - FICA	\$972	\$972	\$941	\$972	\$941	\$972	\$972	\$972	\$972	\$972	\$999	\$838	\$11,497	\$59	\$0.04	\$9,671
5450-0080	Maintenance - FUTA	\$102	\$102	\$89	\$80	\$77	\$47	\$8	\$0	\$0	\$0	\$0	\$0	\$504	\$3	\$0.00	\$62
5450-0090	Maintenance - SUTA	\$788	\$788	\$690	\$617	\$597	\$361	\$65	\$0	\$0	\$0	\$0	\$0	\$3,906	\$20	\$0.01	\$636
5450-0130	Grounds - FICA	\$77	\$77	\$75	\$77	\$75	\$77	\$77	\$77	\$77	\$77	\$80	\$67	\$914	\$5	\$0.00	\$1,870
5450-0140	Grounds - FUTA	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$0	\$0	\$0	\$0	\$0	\$56	\$0	\$0.00	\$22
5450-0150	Grounds - SUTA	\$63	\$63	\$61	\$63	\$61	\$63	\$62	\$0	\$0	\$0	\$0	\$0	\$434	\$2	\$0.00	\$218
5450-0220	Garage - FICA	\$0	\$306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306	\$2	\$0.00	\$0
5450-0250	Other Payroll Taxes	\$0	\$0	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22	\$45	\$0	\$0.00	\$22
TOTAL PAYROLL TAXES		\$3,412	\$3,718	\$3,138	\$2,947	\$2,719	\$2,383	\$1,971	\$1,821	\$1,821	\$1,821	\$1,874	\$1,571	\$29,196	\$150	\$0.11	\$22,541
INSURANCE BENEFITS																	
5500-0010	Administrative	\$492	\$492	\$489	\$492	\$489	\$492	\$492	\$492	\$492	\$492	\$494	\$488	\$5,894	\$30	\$0.02	\$6,170
5500-0020	Leasing	\$606	\$606	\$606	\$606	\$606	\$606	\$606	\$606	\$606	\$606	\$607	\$603	\$7,273	\$37	\$0.03	\$1,158
5500-0030	Maintenance	\$1,442	\$1,595	\$1,591	\$1,595	\$1,591	\$1,595	\$1,595	\$1,595	\$1,595	\$1,595	\$1,599	\$1,584	\$18,975	\$98	\$0.07	\$11,215
5500-0050	Grounds	\$152	\$152	\$151	\$152	\$151	\$152	\$152	\$152	\$152	\$152	\$152	\$150	\$1,819	\$9	\$0.01	\$1,134
TOTAL INSURANCE BENEFITS		\$2,692	\$2,845	\$2,838	\$2,845	\$2,838	\$2,845	\$2,845	\$2,845	\$2,845	\$2,845	\$2,852	\$2,825	\$33,961	\$175	\$0.13	\$19,677

ABRAMS PARK
2019 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	per unit	per sq ft	2018 Projected
401K CONTRIBUTION																	
5550-0010	Administrative	\$59	\$59	\$56	\$59	\$58	\$59	\$59	\$59	\$59	\$59	\$61	\$50	\$700	\$4	\$0.00	\$410
5550-0020	Leasing	\$22	\$22	\$21	\$22	\$21	\$22	\$22	\$22	\$22	\$22	\$23	\$19	\$259	\$1	\$0.00	\$179
5550-0030	Maintenance	\$96	\$96	\$93	\$96	\$93	\$96	\$108	\$108	\$108	\$108	\$111	\$93	\$1,208	\$6	\$0.00	\$633
5550-0050	Grounds	\$9	\$9	\$8	\$9	\$8	\$9	\$9	\$9	\$9	\$9	\$9	\$7	\$102	\$1	\$0.00	\$91
5550-0090	Other 401K Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$485)
TOTAL 401K CONTRIBUTION		\$186	\$186	\$179	\$186	\$180	\$186	\$198	\$198	\$198	\$198	\$204	\$170	\$2,269	\$12	\$0.01	\$827
WORKERS COMPENSATION																	
5600-0010	Administrative	\$482	\$482	\$447	\$482	\$467	\$482	\$482	\$482	\$482	\$482	\$497	\$397	\$5,666	\$29	\$0.02	\$7,040
5600-0020	Leasing	\$178	\$178	\$172	\$178	\$172	\$178	\$178	\$178	\$178	\$178	\$183	\$154	\$2,105	\$11	\$0.01	\$2,197
5600-0030	Maintenance	\$877	\$877	\$849	\$877	\$849	\$877	\$877	\$877	\$877	\$877	\$901	\$756	\$10,370	\$53	\$0.04	\$8,982
5600-0050	Grounds	\$70	\$70	\$67	\$70	\$67	\$70	\$70	\$70	\$70	\$70	\$72	\$60	\$825	\$4	\$0.00	\$1,674
5600-0080	Garage	\$0	\$276	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$276	\$1	\$0.00	\$0
5600-0090	Other Workmens Compensation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$1,000)
TOTAL WORKERS COMPENSATION		\$1,607	\$1,883	\$1,535	\$1,607	\$1,555	\$1,607	\$1,607	\$1,607	\$1,607	\$1,607	\$1,653	\$1,366	\$19,242	\$99	\$0.07	\$18,893
PAYROLL OTHER																	
5650-0010	Temporary Labor - Admin	\$0	\$1,000	\$0	\$1,000	\$1,000	\$0	\$0	\$1,000	\$0	\$1,000	\$1,000	\$0	\$6,000	\$31	\$0.02	\$7,987
5650-0040	New Hire Expense - Admin	\$0	\$485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$485	\$0	\$0	\$970	\$5	\$0.00	\$100
5650-0050	New Hire Expense - Maint	\$0	\$0	\$510	\$0	\$0	\$0	\$0	\$0	\$510	\$0	\$0	\$0	\$1,020	\$5	\$0.00	\$0
5650-0060	New Hire Expense - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$250	\$1	\$0.00	\$1,412
5650-0150	Education Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$2,200
TOTAL PAYROLL OTHER		\$0	\$1,485	\$510	\$1,000	\$1,000	\$0	\$0	\$1,000	\$510	\$1,485	\$1,250	\$0	\$8,240	\$42	\$0.03	\$11,699
TOTAL PAYROLL		\$33,752	\$40,158	\$33,232	\$34,440	\$33,324	\$32,876	\$32,475	\$33,512	\$32,836	\$33,811	\$34,421	\$28,293	\$403,130	\$2,078	\$1.49	\$387,486
LANDSCAPING																	
6000-0010	Landscape Contract	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$39,600	\$204	\$0.15	\$37,744
6000-0080	Other Landscaping	\$0	\$800	\$0	\$500	\$300	\$0	\$0	\$800	\$0	\$500	\$300	\$0	\$3,200	\$16	\$0.01	\$2,289
6000-0130	Irrigation/Sprinkler Repairs	\$500	\$0	\$500	\$0	\$500	\$0	\$500	\$0	\$500	\$500	\$0	\$500	\$3,500	\$18	\$0.01	\$2,558
TOTAL LANDSCAPING		\$3,800	\$4,100	\$3,800	\$3,800	\$4,100	\$3,300	\$3,800	\$4,100	\$3,800	\$4,300	\$3,600	\$3,800	\$46,300	\$239	\$0.17	\$42,591
UTILITY EXPENSE																	
6100-0010	Electricity	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000	\$62	\$0.04	\$11,469
6100-0040	Electricity - Vacant	\$60	\$75	\$75	\$60	\$75	\$75	\$60	\$75	\$75	\$60	\$60	\$60	\$810	\$4	\$0.00	\$770
6100-0080	Gas	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$240	\$1	\$0.00	\$115
6100-0110	Gas - Vacant	\$30	\$38	\$38	\$30	\$38	\$38	\$30	\$38	\$38	\$30	\$30	\$30	\$405	\$2	\$0.00	\$358
6100-0150	Water	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$54,000	\$278	\$0.20	\$49,469
6100-0220	Sewer	\$1,000	\$9,000	\$1,000	\$9,000	\$1,000	\$9,000	\$1,000	\$9,000	\$1,000	\$9,000	\$1,000	\$9,000	\$60,000	\$309	\$0.22	\$55,033
6100-0280	Trash Removal	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800	\$9	\$0.01	\$1,492
TOTAL UTILITY EXPENSE		\$6,760	\$14,783	\$6,783	\$14,760	\$6,783	\$14,783	\$6,760	\$14,783	\$6,783	\$14,760	\$6,760	\$14,760	\$129,255	\$666	\$0.48	\$118,708
MARKETING																	
6300-0010	Advertising-Print	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$1,560	\$8	\$0.01	\$1,562
6300-0060	Marketing - Radio	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250	\$1	\$0.00	\$0
6300-0220	Dues, Memberships & Sub.	\$0	\$0	\$0	\$0	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170	\$1	\$0.00	\$169
6300-0290	Billboards/Signs	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$4	\$0.00	\$0
6300-0340	Marketing Promotions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$7,512
6300-0342	Alliance Resident Works	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480	\$33	\$0.02	\$0
6300-0360	Promotions - Other	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$300	\$2	\$0.00	\$0
6300-0420	Resident Retention	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$200
6300-0550	Shopper Reports	\$0	\$0	\$0	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175	\$1	\$0.00	\$175
TOTAL MARKETING		\$670	\$670	\$820	\$670	\$1,815	\$670	\$920	\$670	\$670	\$670	\$670	\$820	\$9,735	\$50	\$0.04	\$9,618
ADMINISTRATIVE																	

ABRAMS PARK
2019 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	per unit	per sq ft	2018 Projected
6400-0010	Telephone	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$14,880	\$77	\$0.06	\$14,895
6400-0040	Answering Service	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$660	\$3	\$0.00	\$487
6400-0070	Office Supplies	\$360	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,285	\$12	\$0.01	\$2,052
6400-0080	Office Equipment	\$700	\$100	\$100	\$700	\$100	\$100	\$700	\$100	\$100	\$700	\$100	\$100	\$3,600	\$19	\$0.01	\$2,817
6400-0120	Postage	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$610	\$160	\$160	\$2,375	\$12	\$0.01	\$2,114
6400-0170	Printing	\$0	\$0	\$105	\$0	\$0	\$45	\$0	\$0	\$105	\$0	\$0	\$45	\$300	\$2	\$0.00	\$160
6400-0190	Forms	\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115	\$1	\$0.00	\$0
6400-0200	Licenses	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$800	\$4	\$0.00	\$846
6400-0202	Kingsley Survey	\$99	\$0	\$0	\$99	\$0	\$0	\$199	\$0	\$0	\$99	\$0	\$0	\$496	\$3	\$0.00	\$0
6400-0230	Training & Education	\$60	\$60	\$910	\$60	\$60	\$1,310	\$60	\$60	\$160	\$60	\$60	\$60	\$2,920	\$15	\$0.01	\$2,298
6400-0250	Eviction/Legal Fees	\$600	\$2,275	\$600	\$600	\$600	\$600	\$600	\$2,275	\$600	\$600	\$600	\$600	\$10,550	\$54	\$0.04	\$8,426
6400-0260	Credit Bureau Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
6400-0270	Credit Check	\$474	\$440	\$440	\$406	\$372	\$406	\$372	\$372	\$440	\$406	\$474	\$440	\$5,042	\$26	\$0.02	\$6,602
6400-0310	Bank Charges/Credit Card Fees	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480	\$33	\$0.02	\$5,021
6400-0312	Yardi CHECKscan	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$800	\$4	\$0.00	\$0
6400-0320	Employee Recognition	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$300	\$2	\$0.00	\$120
6400-0360	Travel & Entertainment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,185	\$6	\$0.00	\$1,093
6400-0440	Administrative Other	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$150	\$150	\$150	\$100	\$1,350	\$7	\$0.00	\$1,229
6400-0470	Computer Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$0)
6400-0480	Computer Software	\$397	\$1,800	\$300	\$397	\$300	\$300	\$432	\$1,800	\$300	\$397	\$300	\$300	\$7,023	\$36	\$0.03	\$9,198
6400-0482	Yardi Maintenance Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$4,200	\$22	\$0.02	\$0
6400-0484	Yardi PAYscan	\$200	\$200	\$200	\$200	\$200	\$200	\$204	\$200	\$200	\$200	\$200	\$200	\$2,404	\$12	\$0.01	\$0
6400-0488	Cloud Based Budget Solution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$800	\$4	\$0.00	\$0
6400-0800	Uniforms - Administrative	\$409	\$13	\$9	\$9	\$9	\$9	\$534	\$13	\$9	\$9	\$9	\$9	\$1,037	\$5	\$0.00	\$925
6400-0805	Uniforms- Leasing	\$406	\$9	\$31	\$6	\$6	\$6	\$356	\$9	\$31	\$6	\$6	\$31	\$900	\$5	\$0.00	\$901
TOTAL ADMINISTRATIVE		\$5,800	\$7,167	\$5,165	\$4,747	\$3,917	\$5,446	\$11,142	\$8,284	\$4,465	\$5,247	\$4,069	\$5,055	\$70,502	\$363	\$0.26	\$59,183
MAINTENANCE																	
6500-0010	Building & Structure	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$4,500	\$23	\$0.02	\$4,175
6500-0360	Electrical	\$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	\$93	\$0.07	\$15,840
6500-0400	Plumbing	\$1,500	\$2,000	\$1,500	\$1,500	\$2,000	\$1,500	\$1,500	\$2,000	\$1,500	\$1,500	\$2,000	\$1,500	\$20,000	\$103	\$0.07	\$19,250
6500-0410	Plumbing Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$0)
6500-0430	HVAC	\$0	\$800	\$550	\$500	\$1,200	\$650	\$400	\$1,300	\$550	\$500	\$800	\$150	\$7,400	\$38	\$0.03	\$5,987
6500-0600	Misc. Supplies	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800	\$25	\$0.02	\$4,827
6500-0610	Housekeeping	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000	\$15	\$0.01	\$2,778
6500-0680	Small Equipment	\$300	\$0	\$1,500	\$450	\$0	\$0	\$300	\$0	\$500	\$450	\$0	\$0	\$3,500	\$18	\$0.01	\$3,542
6500-0690	Pest Control	\$475	\$550	\$475	\$475	\$550	\$475	\$475	\$550	\$475	\$475	\$550	\$475	\$6,000	\$31	\$0.02	\$5,201
6500-1010	Windows	\$600	\$300	\$600	\$600	\$300	\$600	\$600	\$300	\$600	\$600	\$300	\$600	\$6,000	\$31	\$0.02	\$4,364
6500-1040	Keys	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$5,100	\$26	\$0.02	\$5,133
6500-1060	Fire Extinguisher, 1st Aid	\$0	\$76	\$0	\$0	\$950	\$87	\$0	\$0	\$2,000	\$87	\$200	\$0	\$3,399	\$18	\$0.01	\$4,153
6500-1110	Alarm Expense	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$800	\$4	\$0.00	\$643
6500-1270	Maintenance Other	\$400	\$1,900	\$400	\$400	\$1,900	\$400	\$400	\$1,900	\$400	\$400	\$1,900	\$400	\$10,800	\$56	\$0.04	\$11,001
6500-1460	Safety Tool Equip/Rep/Sup	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280	\$1	\$0.00	\$280
6500-1550	Uniforms - Maintenance	\$0	\$0	\$828	\$0	\$0	\$0	\$0	\$860	\$0	\$0	\$0	\$0	\$1,688	\$9	\$0.01	\$1,475
6500-1560	Uniforms- Grounds	\$0	\$0	\$433	\$0	\$0	\$0	\$0	\$383	\$0	\$0	\$0	\$0	\$815	\$4	\$0.00	\$865
TOTAL MAINTENANCE		\$6,425	\$8,576	\$9,235	\$7,075	\$9,850	\$6,662	\$6,825	\$10,523	\$8,975	\$7,162	\$8,700	\$6,075	\$96,082	\$495	\$0.36	\$89,514
REDECORATING																	
6600-0010	Redec-General Cleaning	\$1,025	\$1,025	\$769	\$769	\$769	\$641	\$641	\$769	\$769	\$769	\$1,025	\$897	\$9,869	\$51	\$0.04	\$7,659
6600-0040	Redec-Painting Supplies	\$1,549	\$1,549	\$1,062	\$1,062	\$1,062	\$818	\$818	\$1,062	\$1,062	\$1,062	\$1,549	\$1,306	\$13,964	\$72	\$0.05	\$12,930
6600-0050	Redec-Painting Contract	\$4,476	\$4,476	\$3,357	\$3,357	\$3,357	\$2,797	\$2,797	\$3,357	\$3,357	\$3,357	\$4,476	\$3,916	\$43,080	\$222	\$0.16	\$42,979
6600-0070	Redec-Rehab	\$1,700	\$1,900	\$1,700	\$1,700	\$1,900	\$1,700	\$1,700	\$1,900	\$1,700	\$1,700	\$1,900	\$1,700	\$21,200	\$109	\$0.08	\$20,572
6600-0080	Redec-Drapes/Blinds	\$614	\$614	\$441	\$441	\$441	\$355	\$355	\$441	\$441	\$441	\$614	\$528	\$5,728	\$30	\$0.02	\$4,728
6600-0110	Redec-Carpet/Tile	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$22	\$0.02	\$2,655
6600-0120	Redec-Carpet Repair	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$4,500	\$23	\$0.02	\$3,380
6600-0130	Redec-Carpet Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2)	(\$0)	(\$0)	(\$0.00)	(\$2)
6600-0180	Redec-Appliance Repair	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400	\$12	\$0.01	\$2,170
TOTAL REDECORATING		\$10,290	\$10,490	\$8,255	\$8,255	\$8,455	\$7,237	\$7,237	\$8,455	\$8,255	\$8,255	\$10,490	\$9,270	\$104,941	\$541	\$0.39	\$97,069

ABRAMS PARK
2019 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	per unit	per sq ft	2018 Projected
MANAGEMENT FEES																	
7000-0010	Management Fees - #1	\$6,856	\$6,839	\$6,878	\$6,908	\$6,907	\$6,915	\$6,943	\$6,943	\$6,954	\$6,983	\$7,001	\$6,996	\$83,125	\$428	\$0.31	\$82,775
	TOTAL MANAGEMENT FEES	\$6,856	\$6,839	\$6,878	\$6,908	\$6,907	\$6,915	\$6,943	\$6,943	\$6,954	\$6,983	\$7,001	\$6,996	\$83,125	\$428	\$0.31	\$82,775
INSURANCE																	
7100-0010	Property Insurance	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$102,000	\$526	\$0.38	\$98,766
7100-0110	Insurance Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$3,000	\$15	\$0.01	\$0
	TOTAL INSURANCE	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$11,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$105,000	\$541	\$0.39	\$98,766
TAXES																	
7200-0010	Real Estate Taxes	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$47,400	\$244	\$0.18	\$46,742
	TOTAL TAXES	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$47,400	\$244	\$0.18	\$46,742
PROFESSIONAL SERVICES																	
7300-0120	Professional Serv. Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100	\$1	\$0.00	\$100
	TOTAL PROFESSIONAL SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100	\$1	\$0.00	\$100
NON-ROUTINE MAINTENANCE																	
7400-0150	Building & Structures	\$5,000	\$6,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,650	\$60	\$0.04	\$9,127
7400-0450	Paving & Landscape	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$15,000	\$77	\$0.06	\$35,675
7400-0840	Other Non-Routine Service	\$4,800	\$4,500	\$4,500	\$4,800	\$39,500	\$4,500	\$4,800	\$39,500	\$4,500	\$4,800	\$4,500	\$4,500	\$125,200	\$645	\$0.46	\$104,167
	TOTAL NON-ROUTINE MAINTENANCE	\$9,800	\$11,150	\$4,500	\$9,800	\$39,500	\$4,500	\$4,800	\$49,500	\$4,500	\$4,800	\$4,500	\$4,500	\$151,850	\$783	\$0.56	\$148,969
	TOTAL OPERATING EXP	\$96,602	\$116,382	\$91,117	\$102,905	\$127,100	\$94,838	\$96,352	\$149,318	\$89,687	\$98,437	\$92,660	\$92,019	\$1,247,419	\$6,430	\$4.61	\$1,181,521
	NET OPERATING INCOME	\$177,627	\$157,183	\$184,003	\$173,431	\$149,191	\$181,778	\$181,381	\$128,399	\$188,473	\$180,902	\$187,364	\$187,832	\$2,077,563	\$10,709	\$7.68	\$2,125,135
NON-OPERATING EXPENSES																	
PARTNERSHIP EXPENSE																	
8200-0060	Audit, Acctg and Tax Prep	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$4,000
	TOTAL PARTNERSHIP EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$4,000
	NET INCOME	\$177,627	\$157,183	\$184,003	\$173,431	\$149,191	\$181,778	\$181,381	\$128,399	\$188,473	\$180,902	\$187,364	\$187,832	\$2,077,563	\$10,709	\$7.68	\$2,121,135
CAPITAL ASSETS																	
1500-0390	Building Improvements - Other	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$175,000	\$175,000	\$175,000	\$175,000	\$775,000	\$3,995	\$2.86	\$1,304,135
1500-0770	Maintenance Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$196)
1500-0950	Computer Hardware	\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$2,000	\$0	\$0	\$0	\$4,000	\$21	\$0.01	\$0
1500-1200	Landscape	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$52	\$0.04	\$0
1500-1250	Apartment Interiors	\$16,948	\$12,192	\$20,148	\$15,898	\$12,042	\$20,148	\$15,898	\$11,592	\$20,148	\$15,898	\$12,192	\$21,198	\$194,302	\$1,002	\$0.72	\$133,455
1500-1560	Other Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,500	\$10,500	\$10,500	\$10,500	\$42,000	\$216	\$0.16	\$78,000
	TOTAL CAPITAL ASSETS	\$16,948	\$87,192	\$32,148	\$15,898	\$12,042	\$20,148	\$15,898	\$11,592	\$207,648	\$201,398	\$197,692	\$206,698	\$1,025,302	\$5,285	\$3.79	\$1,515,394
RETAINED EARNINGS																	
3000-0470	Distributions 1	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220	\$7,898	\$5.66	\$1,532,220
	TOTAL RETAINED EARNINGS	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220	\$7,898	\$5.66	\$1,532,220
OTHER CURRENT ASSETS																	
1400-0180	Other Current Assets	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,451)	(\$1,025,302)	(\$5,285)	(\$3.79)	(\$1,515,394)
	TOTAL OTHER CURRENT ASSETS	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,451)	(\$1,025,302)	(\$5,285)	(\$3.79)	(\$1,515,394)
REPLACEMENT RESERVE																	
1400-0240	Capital Reserve	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,448	\$545,343	\$2,811	\$2.02	\$588,916
	TOTAL REPLACEMENT RESERVE	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,448	\$545,343	\$2,811	\$2.02	\$588,916
	NET CASH FLOW	\$72,990	(\$17,698)	\$64,166	\$69,844	\$49,460	\$73,941	\$77,794	\$29,118	(\$106,864)	(\$108,185)	(\$98,017)	(\$106,548)	(\$0)	(\$0)	(\$0.00)	(\$0)

ABRAMS PARK
2019 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	per unit	per sq ft	2018 Projected
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ABRAMS PARK
2019 STANDARD BUDGET
SUMMARY BUDGET



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	Per Unit	2018 Projected
INCOME															
GROSS POTENTIAL MARKET RENT	\$271,251	\$270,635	\$272,190	\$273,429	\$273,182	\$273,709	\$274,874	\$274,608	\$275,205	\$276,457	\$276,796	\$276,921	\$3,289,258	\$16,955	\$3,263,071
OTHER INCOME	\$2,928	\$2,880	\$2,880	\$2,857	\$3,059	\$2,857	\$2,809	\$3,059	\$2,905	\$2,832	\$3,178	\$2,880	\$35,124	\$181	\$40,277
MISCELLANEOUS INCOME	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600	\$3	\$3,309
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	\$274,229	\$273,565	\$275,120	\$276,336	\$276,291	\$276,616	\$277,733	\$277,717	\$278,160	\$279,339	\$280,024	\$279,851	\$3,324,982	\$17,139	\$3,306,657
OPERATING EXPENSES															
PAYROLL	\$33,752	\$40,158	\$33,232	\$34,440	\$33,324	\$32,876	\$32,475	\$33,512	\$32,836	\$33,811	\$34,421	\$28,293	\$403,130	\$2,078	\$387,486
LANDSCAPING	\$3,800	\$4,100	\$3,800	\$3,800	\$4,100	\$3,300	\$3,800	\$4,100	\$3,800	\$4,300	\$3,600	\$3,800	\$46,300	\$239	\$42,591
UTILITY EXPENSE	\$6,760	\$14,783	\$6,783	\$14,760	\$6,783	\$14,783	\$6,760	\$14,783	\$6,783	\$14,760	\$6,760	\$14,760	\$129,255	\$666	\$118,708
MARKETING	\$670	\$670	\$820	\$670	\$1,815	\$670	\$920	\$670	\$670	\$670	\$670	\$820	\$9,735	\$50	\$9,618
ADMINISTRATIVE	\$5,800	\$7,167	\$5,165	\$4,747	\$3,917	\$5,446	\$11,142	\$8,284	\$4,465	\$5,247	\$4,069	\$5,055	\$70,502	\$363	\$59,183
MAINTENANCE	\$6,425	\$8,576	\$9,235	\$7,075	\$9,850	\$6,662	\$6,825	\$10,523	\$8,975	\$7,162	\$8,700	\$6,075	\$96,082	\$495	\$89,514
REDECORATING	\$10,290	\$10,490	\$8,255	\$8,255	\$8,455	\$7,237	\$7,237	\$8,455	\$8,255	\$8,255	\$10,490	\$9,270	\$104,941	\$541	\$97,069
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$6,856	\$6,839	\$6,878	\$6,908	\$6,907	\$6,915	\$6,943	\$6,943	\$6,954	\$6,983	\$7,001	\$6,996	\$83,125	\$428	\$82,775
INSURANCE	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$11,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$105,000	\$541	\$98,766
TAXES	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$47,400	\$244	\$46,742
PROFESSIONAL SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100	\$1	\$100
NON-ROUTINE MAINTENANCE	\$9,800	\$11,150	\$4,500	\$9,800	\$39,500	\$4,500	\$4,800	\$49,500	\$4,500	\$4,800	\$4,500	\$4,500	\$151,850	\$783	\$148,969
TOTAL OPERATING EXP	\$96,602	\$116,382	\$91,117	\$102,905	\$127,100	\$94,838	\$96,352	\$149,318	\$89,687	\$98,437	\$92,660	\$92,019	\$1,247,419	\$6,430	\$1,181,521
NET OPERATING INCOME	\$177,627	\$157,183	\$184,003	\$173,431	\$149,191	\$181,778	\$181,381	\$128,399	\$188,473	\$180,902	\$187,364	\$187,832	\$2,077,563		\$2,125,135
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		\$4,000
DEBT SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NON-ROUTINE IMPROVEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NON-ROUTINE CAPITAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
DEPRECIATION EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
EXTRAORDINARY ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NET INCOME	\$177,627	\$157,183	\$184,003	\$173,431	\$149,191	\$181,778	\$181,381	\$128,399	\$188,473	\$180,902	\$187,364	\$187,832	\$2,077,563		\$2,121,135
CAPITAL ASSETS															
CAPITAL ASSETS	\$16,948	\$87,192	\$32,148	\$15,898	\$12,042	\$20,148	\$15,898	\$11,592	\$207,648	\$201,398	\$197,692	\$206,698	\$1,025,302		\$1,515,394
RETAINED EARNINGS	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220		\$1,532,220
OTHER CURRENT ASSETS	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,451)	(\$1,025,302)		(\$1,515,394)
TAX ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
INTEREST ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
REPLACEMENT RESERVE	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,343		\$588,916
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	\$72,990	(\$17,698)	\$64,166	\$69,844	\$49,460	\$73,941	\$77,794	\$29,118	(\$106,864)	(\$108,185)	(\$98,017)	(\$106,548)	(\$0)		(\$0)

ABRAMS PARK
2019 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2019 Total	2018 Projected	Variance	Variance %
INCOME					
GROSS POTENTIAL MARKET RENT					
4100-0010	Gross Potential Mkt Rent	\$3,392,537	\$3,375,067	\$17,470	0.5%
4100-0030	Loss to Lease	(\$18,915)	(\$8,675)	(\$10,241)	-118.1%
4100-0040	Gain to Lease	\$6	\$0	\$6	100.0%
4100-0050	Affordable Housing	\$0	\$0	\$0	0.0%
	ACTUAL POTENTIAL RENT	\$3,373,627	\$3,366,393	\$7,235	0.2%
	Average Potential Rent	\$17,390	\$17,353		
	Average Potential Rent per sq ft	\$12.47	\$12.44		
4100-0060	Vacancy Loss	(\$39,346)	(\$39,683)	\$337	0.8%
4100-0070	Vacancy Loss Collected	\$0	\$0	\$0	0.0%
4100-0080	Non Rev Producing Units	(\$45,023)	(\$63,231)	\$18,207	28.8%
4100-0090	Models	\$0	\$0	\$0	0.0%
4100-0140	Guest Housing Expense	\$0	\$0	\$0	0.0%
4100-0160	Recurring Concessions	\$0	\$0	\$0	0.0%
4100-0280	Prior Year Income Accrual Adj	\$0	\$0	\$0	0.0%
4100-0290	Rents Collected by Prior Mgmt	\$0	\$0	\$0	0.0%
4100-0300	Less: Writeoffs	\$0	\$0	\$0	0.0%
OTHER INCOME					
4200-0010	Laundry	\$0	\$0	\$0	0.0%
4200-0070	Credit Report Fees	\$0	\$0	\$0	0.0%
4200-0190	Cleaning Fees	\$0	\$0	\$0	0.0%
4200-0200	Phone System Income	\$0	\$0	\$0	0.0%
4200-0210	Phone System Expense	\$0	\$0	\$0	0.0%
4200-0220	Internet Access	\$0	\$0	\$0	0.0%
4200-0230	Termination Fees	\$750	\$750	\$0	0.0%
4200-0240	Lease Cancellations	\$0	\$0	\$0	0.0%
4200-0310	Furniture Rental	\$0	\$0	\$0	0.0%
4200-0330	Amenities Income	\$0	\$0	\$0	0.0%
4200-0340	Pet Fees	\$2,700	\$2,900	(\$200)	-6.9%
4200-0350	Initial Pet Fees	\$0	\$0	\$0	0.0%
4200-0370	Late Fees	\$7,800	\$10,450	(\$2,650)	-25.4%
4200-0380	Administrative Fees	\$0	\$0	\$0	0.0%
4200-0450	SMART Revenue	\$0	\$0	\$0	0.0%
4200-0460	Tenant Work Orders	\$0	\$0	\$0	0.0%
4200-0470	Yard Revenue	\$0	\$0	\$0	0.0%
4200-0480	Antenna Income	\$0	\$0	\$0	0.0%
4200-0490	Guest Suite Income	\$0	\$0	\$0	0.0%
MISCELLANEOUS INCOME					
4300-0010	Miscellaneous Income	\$0	\$46	(\$46)	-100.0%
4300-0020	Miscellaneous Apt Income	\$0	\$0	\$0	0.0%
4300-0070	Interest Income - Security Deposits	\$0	\$0	\$0	0.0%

Acct #	Description	2019 Total	2018 Projected	Variance	Variance %
REDECORATING					
6600-0010	Redec-General Cleaning	\$9,869	\$7,659	(\$2,210)	-28.9%
6600-0020	Redec-Cleaning Supplies	\$0	\$0	\$0	0.0%
6600-0030	Trash Removal	\$0	\$0	\$0	0.0%
6600-0040	Redec-Painting Supplies	\$13,964	\$12,930	(\$1,034)	-8.0%
6600-0050	Redec-Painting Contract	\$43,080	\$42,979	(\$101)	-0.2%
6600-0060	Redec-Paint & Décor	\$0	\$0	\$0	0.0%
6600-0070	Redec-Rehab	\$21,200	\$20,572	(\$628)	-3.1%
6600-0080	Redec-Drapes/Blinds	\$5,728	\$4,728	(\$1,001)	-21.2%
6600-0090	Redec-Window Coverings	\$0	\$0	\$0	0.0%
6600-0100	Redec-Window Cleaning	\$0	\$0	\$0	0.0%
6600-0110	Redec-Carpet/Tile	\$4,200	\$2,655	(\$1,545)	-58.2%
6600-0120	Redec-Carpet Repair	\$4,500	\$3,380	(\$1,120)	-33.2%
6600-0130	Redec-Carpet Cleaning	(\$0)	(\$2)	(\$1)	-78.5%
6600-0180	Redec-Appliance Repair	\$2,400	\$2,170	(\$230)	-10.6%
6600-0200	Redec-Plumbing	\$0	\$0	\$0	0.0%
	TOTAL REDECORATING	\$104,941	\$97,069	(\$7,871)	-8.1%
RETAIL EXPENSE					
6700-0080	Retail Cleaning	\$0	\$0	\$0	0.0%
6700-0090	Retail Landscape	\$0	\$0	\$0	0.0%
6700-0100	Retail Window Cleaning	\$0	\$0	\$0	0.0%
6700-0160	Retail Elevator Maintenance	\$0	\$0	\$0	0.0%
6700-0280	Retail Insurance Expense	\$0	\$0	\$0	0.0%
	TOTAL RETAIL EXPENSE	\$0	\$0	\$0	0.0%
MANAGEMENT FEES					
7000-0010	Management Fees - #1	\$83,125	\$82,775	(\$350)	-0.4%
	TOTAL MANAGEMENT FEES	\$83,125	\$82,775	(\$350)	-0.4%
INSURANCE					
7100-0010	Property Insurance	\$102,000	\$98,766	(\$3,234)	-3.3%
7100-0030	Excess Liability Insurance	\$0	\$0	\$0	0.0%
7100-0040	Casualty Loss Insurance	\$0	\$0	\$0	0.0%
7100-0110	Insurance Deductible	\$3,000	\$0	(\$3,000)	-100.0%
	TOTAL INSURANCE	\$105,000	\$98,766	(\$6,234)	-6.3%
TAXES					
7200-0010	Real Estate Taxes	\$47,400	\$46,742	(\$658)	-1.4%
7200-0110	Taxes - Inspection Fees/Permits	\$0	\$0	\$0	0.0%
7200-0120	Taxes - License & Fees - Other	\$0	\$0	\$0	0.0%
7200-0130	Taxes - Trust Fees	\$0	\$0	\$0	0.0%
7200-0140	Federal Income Taxes	\$0	\$0	\$0	0.0%
7200-0180	Business License Tax	\$0	\$0	\$0	0.0%

ABRAMS PARK
2019 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2019 Total	2018 Projected	Variance	Variance %
4300-0100	Interest Income - Investment	\$0	\$0	\$0	0.0%
4300-0110	Cable Income	\$0	\$0	\$0	0.0%
4300-0120	Cable Expense	\$0	\$0	\$0	0.0%
4300-0240	Escalations-Insurance	\$0	\$0	\$0	0.0%
4300-0410	MI - Discount Income	\$0	\$0	\$0	0.0%
4300-0420	Non-Rent Concessions	\$0	\$0	\$0	0.0%
4300-0430	Rent Refunds	\$0	\$0	\$0	0.0%
4300-0570	Condo Cost Of Sales	\$0	\$0	\$0	0.0%

RETAIL INCOME					
4400-0010	Retail Rental Income	\$0	\$0	\$0	0.0%

CORPORATE APT INCOME					
4500-0010	Corporate Rent	\$0	\$0	\$0	0.0%
4500-0030	Revenues from release of provision	\$0	\$0	\$0	0.0%

CORPORATE EXPENSES					
4600-0010	Furnishings	\$0	\$0	\$0	0.0%

UTILITY REIMBURSEMENT INCOME					
4700-0010	Reimbursed Electricity	\$0	\$0	\$0	0.0%

TOTAL INCOME		\$3,324,982	\$3,306,657	\$18,325	0.6%
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OPERATING EXPENSES					
PAYROLL					
ADMINISTRATIVE PAYROLL					
5100-1010	Regional Manager	\$6,681	\$5,555	(\$1,126)	-20.3%
5100-1020	Senior Manager	\$32,552	\$23,292	(\$9,260)	-39.8%
5100-1030	Manager	\$0	\$0	\$0	0.0%
5100-1050	Activity Director	\$0	\$0	\$0	0.0%
5100-1070	Bookkeeper	\$0	(\$284)	(\$284)	-100.0%
5100-1080	Concierge	\$0	\$0	\$0	0.0%
TOTAL ADMINISTRATIVE PAYROLL		\$82,700	\$67,248	(\$15,452)	-23.0%

LEASING PAYROLL					
5100-2010	Leasing Manager	\$0	\$0	\$0	0.0%
5100-2020	Leasing Consultant	\$30,510	\$27,502	(\$3,009)	-10.9%
5100-2030	Other Leasing Payroll	\$0	\$0	\$0	0.0%
TOTAL LEASING PAYROLL		\$30,510	\$27,502	(\$3,009)	-10.9%

MAINTENANCE PAYROLL					
5100-3010	Director of Facilities	\$12,000	\$10,473	(\$1,527)	-14.6%
5100-3020	Sr. Maintenance Manager	\$32,600	\$0	(\$32,600)	-100.0%
5100-3030	Maintenance Manager	\$0	\$35,753	\$35,753	100.0%
5100-3040	Asst. Maintenance Manager	\$16,300	\$220	(\$16,080)	-7323.3%
5100-3050	Maintenance Person	\$75,640	\$52,028	(\$23,612)	-45.4%
5100-3060	Painter-In-House	\$0	\$0	\$0	0.0%
TOTAL MAINTENANCE PAYROLL		\$150,291	\$105,916	(\$44,375)	-41.9%

CLEANING PAYROLL					
5100-4010	Housekeeper	\$0	\$0	\$0	0.0%

GROUNDS PAYROLL					
5100-5010	Porter/Groundskeeper	\$11,953	\$36,236	\$24,283	67.0%
5100-5020	Other Grounds Payroll	\$0	\$0	\$0	0.0%

MARKETING PAYROLL					
5100-6010	Marketing	\$0	\$0	\$0	0.0%

SECURITY PAYROLL					
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Acct #	Description	2019 Total	2018 Projected	Variance	Variance %
TOTAL TAXES		\$47,400	\$46,742	(\$658)	-1.4%

PROFESSIONAL SERVICES					
7300-0120	Professional Serv. Other	\$100	\$100	\$0	0.0%
TOTAL PROFESSIONAL SERVICES		\$100	\$100	\$0	0.0%

NON-ROUTINE MAINTENANCE					
7400-0150	Building & Structures	\$11,650	\$9,127	(\$2,523)	-27.6%
7400-0280	Exterior	\$0	\$0	\$0	0.0%
7400-0290	HVAC	\$0	\$0	\$0	0.0%
7400-0300	Water Heater Replacement	\$0	\$0	\$0	0.0%
7400-0410	Hardware Fixture/Supplies	\$0	\$0	\$0	0.0%
7400-0420	Landscaping	\$0	\$0	\$0	0.0%
7400-0430	Landscaping - Trees	\$0	\$0	\$0	0.0%
7400-0450	Paving & Landscape	\$15,000	\$35,675	\$20,675	58.0%
7400-0480	Carpentry Work	\$0	\$0	\$0	0.0%
7400-0490	Carpentry-Other	\$0	\$0	\$0	0.0%
7400-0500	Deck & Staircases	\$0	\$0	\$0	0.0%
7400-0570	Molding	\$0	\$0	\$0	0.0%
7400-0580	Masonry	\$0	\$0	\$0	0.0%
7400-0590	Windows	\$0	\$0	\$0	0.0%
7400-0710	Elevators	\$0	\$0	\$0	0.0%
7400-0720	Land Fencing	\$0	\$0	\$0	0.0%
7400-0730	Motor Vehicles	\$0	\$0	\$0	0.0%
7400-0740	Seasonal Décor	\$0	\$0	\$0	0.0%
7400-0750	Promotional Videos	\$0	\$0	\$0	0.0%
7400-0760	Capital Expenditures	\$0	\$0	\$0	0.0%
7400-0770	Life Safety	\$0	\$0	\$0	0.0%
7400-0780	Fire Repairs	\$0	\$0	\$0	0.0%
7400-0790	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	0.0%
7400-0810	Security Systems	\$0	\$0	\$0	0.0%
7400-0840	Other Non-Routine Service	\$125,200	\$104,167	(\$21,033)	-20.2%
7400-0850	Other Capital Expenditure	\$0	\$0	\$0	0.0%
7400-0880	Prior Year Incentive Fee	\$0	\$0	\$0	0.0%
7400-0890	Other Capital Replacement	\$0	\$0	\$0	0.0%
TOTAL NON-ROUTINE MAINTENANCE		\$151,850	\$148,969	(\$2,881)	-1.9%

TOTAL OPERATING EXP		\$1,247,419	\$1,181,521
NET OPERATING INCOME		\$2,077,563	\$2,125,135

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

PARTNERSHIP EXPENSE					
8200-0010	Bank Service Charges-Other	\$0	\$0	\$0	0.0%
8200-0030	HOA Costs	\$0	\$0	\$0	0.0%
8200-0040	Legal	\$0	\$0	\$0	0.0%
8200-0050	State Filing Fees	\$0	\$0	\$0	0.0%
8200-0060	Audit, Acctg and Tax Prep	\$0	\$4,000	\$4,000	100.0%
8200-0090	Supervisory Fee	\$0	\$0	\$0	0.0%
8200-0100	Admin Expense	\$0	\$0	\$0	0.0%
8200-0110	Consulting Partnership	\$0	\$0	\$0	0.0%
8200-0120	Branding	\$0	\$0	\$0	0.0%
8200-0140	Interest Expense	\$0	\$0	\$0	0.0%
8200-0150	Travel Partnership	\$0	\$0	\$0	0.0%
8200-0160	Interest Income - Development	\$0	\$0	\$0	0.0%
8200-0190	Supplies	\$0	\$0	\$0	0.0%
8200-0200	Other Partnership Expenses	\$0	\$0	\$0	0.0%

ABRAMS PARK
2019 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2019 Total	2018 Projected	Variance	Variance %
5100-7010	Security	\$0	\$0	\$0	0.0%
5100-7020	Other Security Payroll	\$0	\$0	\$0	0.0%
TOTAL SECURITY PAYROLL		\$0	\$0	\$0	0.0%

GARAGE STAFF PAYROLL					
5100-8010	Garage Staff	\$0	\$0	\$0	0.0%

OVERTIME					
5200-0010	Administrative	\$5,211	\$8,843	\$3,631	41.1%
5200-0020	Leasing	\$5,721	\$6,397	\$676	10.6%
5200-0030	Maintenance	\$13,874	\$16,621	\$2,747	16.5%
5200-0040	Cleaning	\$0	\$0	\$0	0.0%
5200-0060	Marketing	\$0	\$0	\$0	0.0%

BONUS					
5250-0010	Administrative - Monthly	\$0	\$0	\$0	0.0%
5250-0040	Administrative - Other	(\$582)	\$0	\$582	100.0%
5250-0050	Leasing - Monthly	\$0	\$0	\$0	0.0%
5250-0070	Leasing - Quarterly	\$0	\$2,778	\$2,778	100.0%
5250-0080	Leasing - Other	\$0	\$0	\$0	0.0%
5250-0090	Maintenance - Monthly	\$0	\$0	\$0	0.0%
5250-0100	Maintenance - Commissions	\$0	\$0	\$0	0.0%
5250-0110	Maintenance - Quarterly	\$0	\$14,333	\$14,333	100.0%
5250-0120	Maintenance - Other	\$0	\$0	\$0	0.0%
5250-0200	Grounds - Other	\$0	\$0	\$0	0.0%
5250-0330	Other Bonuses	\$582	\$679	\$97	14.3%
TOTAL BONUS		\$4,000	\$37,964	\$33,964	89.5%

HOUSING					
5300-0010	Administrative	\$0	\$0	\$0	0.0%

CHECK PROCESSING FEES					
5400-0010	Ck Processing - Administrative	\$910	\$1,619	\$709	43.8%
5400-0020	Ck Processing - Leasing	\$582	\$664	\$82	12.4%
5400-0030	Ck Processing - Maintenance	\$3,058	\$2,356	(\$702)	-29.8%
5400-0040	Ck Processing - Cleaning	\$0	\$0	\$0	0.0%
5400-0060	Ck Processing - Marketing	\$0	\$0	\$0	0.0%

PAYROLL TAXES					
5450-0010	Administrative - FICA	\$6,282	\$6,835	\$553	8.1%
5450-0020	Administrative - FUTA	\$221	\$33	(\$189)	-578.3%
5450-0030	Administrative - SUTA	\$1,716	\$351	(\$1,365)	-388.7%
5450-0040	Leasing - FICA	\$2,334	\$2,439	\$105	4.3%
5450-0050	Leasing - FUTA	\$112	\$34	(\$78)	-227.7%
5450-0060	Leasing - SUTA	\$868	\$348	(\$520)	-149.2%
5450-0070	Maintenance - FICA	\$11,497	\$9,671	(\$1,827)	-18.9%
5450-0080	Maintenance - FUTA	\$504	\$62	(\$442)	-712.8%
5450-0090	Maintenance - SUTA	\$3,906	\$636	(\$3,270)	-514.3%
5450-0100	Cleaning - FICA	\$0	\$0	\$0	0.0%
5450-0140	Grounds - FUTA	\$56	\$22	(\$34)	-156.5%
5450-0150	Grounds - SUTA	\$434	\$218	(\$216)	-99.0%
5450-0160	Marketing - FICA	\$0	\$0	\$0	0.0%
5450-0230	Garage - FUTA	\$0	\$0	\$0	0.0%
5450-0250	Other Payroll Taxes	\$45	\$22	(\$22)	-100.0%
TOTAL PAYROLL TAXES		\$29,196	\$22,541	(\$6,654)	-29.5%

INSURANCE BENEFITS					
5500-0010	Administrative	\$5,894	\$6,170	\$276	4.5%
5500-0020	Leasing	\$7,273	\$1,158	(\$6,115)	-528.2%
5500-0030	Maintenance	\$18,975	\$11,215	(\$7,759)	-69.2%
5500-0040	Cleaning	\$0	\$0	\$0	0.0%

Acct #	Description	2019 Total	2018 Projected	Variance	Variance %
TOTAL PARTNERSHIP EXPENSE		\$0	\$4,000	\$4,000	100.0%

DEBT SERVICES					
8300-0010	Debt Service - 1st	\$0	\$0	\$0	0.0%
8300-0020	Debt Service - 2nd	\$0	\$0	\$0	0.0%
8300-0030	Debt Service - 3rd	\$0	\$0	\$0	0.0%
8300-0060	Int Exp-Other Notes	\$0	\$0	\$0	0.0%
8300-0070	General Interest	\$0	\$0	\$0	0.0%
8300-0080	Prepayment Penalty	\$0	\$0	\$0	0.0%
8300-0090	Oth Lease Pymts - Insurance Escrow	\$0	\$0	\$0	0.0%
8300-0100	Oth Lease Pymts - Tax Escrow	\$0	\$0	\$0	0.0%
8300-0110	Mezzanine Interest Expense	\$0	\$0	\$0	0.0%
8300-0130	Contingent Interest	\$0	\$0	\$0	0.0%
8300-0180	Deffrd Finance Amort Exp	\$0	\$0	\$0	0.0%
8300-0190	Ground Lease Expense	\$0	\$0	\$0	0.0%
8300-0200	Other	\$0	\$0	\$0	0.0%
8300-0230	Administration Fees	\$0	\$0	\$0	0.0%
8300-0240	Trustee Fees	\$0	\$0	\$0	0.0%
8300-0260	Issuer Fees	\$0	\$0	\$0	0.0%
TOTAL DEBT SERVICES		\$0	\$0	\$0	0.0%

NON-ROUTINE IMPROVEMENTS					
8400-0080	Doors & Hardware	\$0	\$0	\$0	0.0%
8400-0210	Equipment	\$0	\$0	\$0	0.0%
8400-0220	HVAC	\$0	\$0	\$0	0.0%
8400-0230	Garage	\$0	\$0	\$0	0.0%
8400-0240	Furniture & Fixtures	\$0	\$0	\$0	0.0%
8400-0250	Furniture & Office Equipment	\$0	\$0	\$0	0.0%
8400-0350	Landscaping - Rocks	\$0	\$0	\$0	0.0%
8400-0360	Paving & Landscape	\$0	\$0	\$0	0.0%
8400-0370	Tree Trimming Seasonal	\$0	\$0	\$0	0.0%
8400-0380	Carpentry-Other	\$0	\$0	\$0	0.0%
8400-0390	Deck & Staircases	\$0	\$0	\$0	0.0%
8400-0400	Exterior Lighting	\$0	\$0	\$0	0.0%
8400-0410	Lighting Fixtures	\$0	\$0	\$0	0.0%
8400-0430	Flooring- Other	\$0	\$0	\$0	0.0%
8400-0480	Masonry	\$0	\$0	\$0	0.0%
8400-0490	Windows	\$0	\$0	\$0	0.0%
8400-0500	Screen Replacement	\$0	\$0	\$0	0.0%
8400-0510	Closet Doors	\$0	\$0	\$0	0.0%
8400-0520	Parking Lot	\$0	\$0	\$0	0.0%
8400-0530	Paving	\$0	\$0	\$0	0.0%
8400-0540	Pool Furniture	\$0	\$0	\$0	0.0%
8400-0550	Pool	\$0	\$0	\$0	0.0%
8400-0560	Gutters & Downspouts	\$0	\$0	\$0	0.0%
8400-0570	Roofs	\$0	\$0	\$0	0.0%
8400-0580	Elevators	\$0	\$0	\$0	0.0%
8400-0590	Land Fencing	\$0	\$0	\$0	0.0%
8400-0630	Capital Expenditures	\$0	\$0	\$0	0.0%
8400-0640	Life Safety	\$0	\$0	\$0	0.0%
8400-0650	Fire Repairs	\$0	\$0	\$0	0.0%
8400-0720	Non Routine - Ins. Deductible	\$0	\$0	\$0	0.0%
TOTAL NON-ROUTINE IMPROVEMENTS		\$0	\$0	\$0	0.0%

NON-ROUTINE CAPITAL EXPENDITURES					
8500-0010	Appliances	\$0	\$0	\$0	0.0%
8500-0030	Bathroom Remodeling	\$0	\$0	\$0	0.0%
8500-0040	Bathroom Resurfacing	\$0	\$0	\$0	0.0%
8500-0050	Glass/Mirror Replacement	\$0	\$0	\$0	0.0%
8500-0060	Carpeting	\$0	\$0	\$0	0.0%

ABRAMS PARK
2019 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2019 Total	2018 Projected	Variance	Variance %
5500-0060	Marketing	\$0	\$0	\$0	0.0%
401K CONTRIBUTION					
5550-0010	Administrative	\$700	\$410	(\$291)	-71.1%
5550-0020	Leasing	\$259	\$179	(\$81)	-45.1%
5550-0030	Maintenance	\$1,208	\$633	(\$575)	-90.9%
5550-0040	Cleaning	\$0	\$0	\$0	0.0%
5550-0060	Marketing	\$0	\$0	\$0	0.0%
5550-0100	401K Administration Costs	\$0	\$0	\$0	0.0%
WORKERS COMPENSATION					
5600-0010	Administrative	\$5,666	\$7,040	\$1,374	19.5%
5600-0020	Leasing	\$2,105	\$2,197	\$92	4.2%
5600-0030	Maintenance	\$10,370	\$8,982	(\$1,388)	-15.4%
5600-0040	Cleaning	\$0	\$0	\$0	0.0%
5600-0060	Marketing	\$0	\$0	\$0	0.0%
5600-0090	Other Workmens Compensation	\$0	(\$1,000)	(\$1,000)	-100.0%
TOTAL WORKERS COMPENSATION		\$19,242	\$18,893	(\$349)	-1.8%
PAYROLL OTHER					
5650-0010	Temporary Labor - Admin	\$6,000	\$7,987	\$1,987	24.9%
5650-0020	Temporary Labor - Leasing	\$0	\$0	\$0	0.0%
5650-0050	New Hire Expense - Maint	\$1,020	\$0	(\$1,020)	-100.0%
5650-0060	New Hire Expense - Other	\$250	\$1,412	\$1,162	82.3%
5650-0070	Other Payroll - Admin	\$0	\$0	\$0	0.0%
TOTAL PAYROLL OTHER		\$8,240	\$11,699	\$3,459	29.6%
TOTAL PAYROLL		\$403,130	\$387,486		
LANDSCAPING					
6000-0010	Landscape Contract	\$39,600	\$37,744	(\$1,856)	-4.9%
6000-0020	Flowers	\$0	\$0	\$0	0.0%
6000-0090	Snow Removal	\$0	\$0	\$0	0.0%
6000-0140	Pool Contract/Supplies	\$0	\$0	\$0	0.0%
UTILITY EXPENSE					
6100-0010	Electricity	\$12,000	\$11,469	(\$531)	-4.6%
6100-0020	Electricity - Resident Submeter	\$0	\$0	\$0	0.0%
6100-0050	Electricity - Office	\$0	\$0	\$0	0.0%
6100-0090	Gas - Resident Submitter	\$0	\$0	\$0	0.0%
6100-0120	Gas - Pool & Spa	\$0	\$0	\$0	0.0%
6100-0160	Water - Resident Submeter	\$0	\$0	\$0	0.0%
6100-0230	Sewer - Resident Submeter	\$0	\$0	\$0	0.0%
6100-0290	Trash Recycling	\$0	\$0	\$0	0.0%
MARKETING					
6300-0010	Advertising-Print	\$1,560	\$1,562	\$2	0.2%
6300-0020	Advertising-Product. Exp.	\$0	\$0	\$0	0.0%
6300-0070	Marketing Consultant	\$0	\$0	\$0	0.0%
6300-0110	Postage/Stationery/Miscellaneous	\$0	\$0	\$0	0.0%
6300-0120	Forms	\$0	\$0	\$0	0.0%
6300-0130	Brochures	\$0	\$0	\$0	0.0%
6300-0230	Resident Functions	\$0	\$0	\$0	0.0%
6300-0300	Temporary Signage	\$0	\$0	\$0	0.0%
6300-0342	Alliance Resident Works	\$6,480	\$0	(\$6,480)	-100.0%
6300-0344	Graphic Design	\$0	\$0	\$0	0.0%
6300-0360	Promotions - Other	\$300	\$0	(\$300)	-100.0%
6300-0370	Locator/Broker Fees	\$0	\$0	\$0	0.0%
6300-0380	Other Locator Fees	\$0	\$0	\$0	0.0%
6300-0430	Community Newsletter	\$0	\$0	\$0	0.0%

Acct #	Description	2019 Total	2018 Projected	Variance	Variance %
8500-0080	Other Flooring Replacement	\$0	\$0	\$0	0.0%
8500-0140	Corp/Guest Suite	\$0	\$0	\$0	0.0%
8500-0150	Amenities	\$0	\$0	\$0	0.0%
8500-0160	Engineer/Design	\$0	\$0	\$0	0.0%
8500-0170	Professional Fees	\$0	\$0	\$0	0.0%
8500-0180	Building & Structures	\$0	\$0	\$0	0.0%
8500-0190	Infrastructure Upgrade	\$0	\$0	\$0	0.0%
8500-0210	Insulation	\$0	\$0	\$0	0.0%
8500-0250	Site Improvements	\$0	\$0	\$0	0.0%
8500-0270	Exterior Lighting	\$0	\$0	\$0	0.0%
8500-0280	Retng Wall & Erosion Rep	\$0	\$0	\$0	0.0%
8500-0290	Asbestos Abatement	\$0	\$0	\$0	0.0%
8500-0300	Boiler	\$0	\$0	\$0	0.0%
8500-0310	Fence Repair/Replacement	\$0	\$0	\$0	0.0%
8500-0320	Sprinkler System	\$0	\$0	\$0	0.0%
8500-0340	Monument	\$0	\$0	\$0	0.0%
8500-0370	Misc Buildings	\$0	\$0	\$0	0.0%
8500-0380	Balconies & Decks	\$0	\$0	\$0	0.0%
8500-0390	Chimneys	\$0	\$0	\$0	0.0%
8500-0400	Carports	\$0	\$0	\$0	0.0%
8500-0410	Common Area	\$0	\$0	\$0	0.0%
8500-0420	Common Area Carpet Replacement	\$0	\$0	\$0	0.0%
8500-0460	Drapes/Blinds	\$0	\$0	\$0	0.0%
8500-0470	Electrical	\$0	\$0	\$0	0.0%
8500-0480	Clubhouse & Fitness Center	\$0	\$0	\$0	0.0%
8500-0590	Laundry Retrofit	\$0	\$0	\$0	0.0%
8500-0600	Signage	\$0	\$0	\$0	0.0%
8500-0610	Heavy Equip/Tools	\$0	\$0	\$0	0.0%
8500-0620	Interior Painting	\$0	\$0	\$0	0.0%
8500-0630	Emergency Repairs & Remediation	\$0	\$0	\$0	0.0%
8500-0640	Kitchen Remodeling	\$0	\$0	\$0	0.0%
8500-0650	Cabinets	\$0	\$0	\$0	0.0%
8500-0720	Ranges	\$0	\$0	\$0	0.0%
8500-0770	Landscaping - Trees	\$0	\$0	\$0	0.0%
8500-0810	Walkways	\$0	\$0	\$0	0.0%
8500-0820	Tree Trimming Seasonal	\$0	\$0	\$0	0.0%
8500-0830	Miscellaneous Land	\$0	\$0	\$0	0.0%
8500-0840	Carpentry Work	\$0	\$0	\$0	0.0%
8500-0870	Lighting Fixtures	\$0	\$0	\$0	0.0%
8500-0900	Flooring- Other	\$0	\$0	\$0	0.0%
8500-0930	Painting & Staining	\$0	\$0	\$0	0.0%
8500-0960	Windows	\$0	\$0	\$0	0.0%
8500-1020	Plumbing	\$0	\$0	\$0	0.0%
8500-1070	Fountains	\$0	\$0	\$0	0.0%
8500-1250	Other Capital Expenditure	\$0	\$0	\$0	0.0%
8500-1260	Association Land	\$0	\$0	\$0	0.0%
8500-1270	Non Routine - Ins. Deductible	\$0	\$0	\$0	0.0%
8500-1280	Prior Year Incentive Fee	\$0	\$0	\$0	0.0%
8500-1330	Non - Recurring Maintenance	\$0	\$0	\$0	0.0%
TOTAL NON-ROUTINE CAPITAL EXPENDITURES		\$0	\$0	\$0	0.0%
DEPRECIATION EXPENSE					
8600-0100	Depreciation - HVAC	\$0	\$0	\$0	0.0%
8600-0170	Depreciation - Vinyl Replacement	\$0	\$0	\$0	0.0%
8600-0220	Depreciation - Seasonal Decorations	\$0	\$0	\$0	0.0%
8600-0230	Depreciation - Other Capital	\$0	\$0	\$0	0.0%
TOTAL DEPRECIATION EXPENSE		\$0	\$0	\$0	0.0%
AMORTIZATION					
8700-0050	Amortization - Deferred Other	\$0	\$0	\$0	0.0%

ABRAMS PARK
2019 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2019 Total	2018 Projected	Variance	Variance %
6300-0470	Model Rent	\$0	\$0	\$0	0.0%
6300-0480	Model Accessories	\$0	\$0	\$0	0.0%
6300-0490	Clubhouse Fees	\$0	\$0	\$0	0.0%
6300-0560	Employer Call Program	\$0	\$0	\$0	0.0%

ADMINISTRATIVE					
6400-0010	Telephone	\$14,880	\$14,895	\$15	0.1%
6400-0020	Cell Phone	\$0	\$0	\$0	0.0%
6400-0050	Internet Service	\$0	\$0	\$0	0.0%
6400-0075	Misc Office Expense	\$0	\$0	\$0	0.0%
6400-0090	Office Equipment Purchases	\$0	\$0	\$0	0.0%
6400-0130	Express Mail	\$0	\$0	\$0	0.0%
6400-0180	Copier Expense	\$0	\$0	\$0	0.0%
6400-0200	Licenses	\$800	\$846	\$46	5.4%
6400-0202	Kingsley Survey	\$496	\$0	\$0	0.0%
6400-0210	Dues & Subscriptions	\$0	\$0	\$0	0.0%
6400-0240	Training Travel	\$0	\$0	\$0	0.0%
6400-0260	Credit Bureau Fees	\$0	\$0	\$0	100.0%
6400-0270	Credit Check	\$5,042	\$6,602	\$1,560	23.6%
6400-0280	Shopper Reports	\$0	\$0	\$0	0.0%
6400-0312	Yardi CHECKscan	\$800	\$0	\$0	0.0%
6400-0320	Employee Recognition	\$300	\$120	(\$180)	-150.0%
6400-0330	Employee Meetings	\$0	\$0	\$0	0.0%
6400-0370	Airfare	\$0	\$0	\$0	0.0%
6400-0400	Meals - Travel	\$0	\$0	\$0	0.0%
6400-0410	Meals - Non Travel	\$0	\$0	\$0	0.0%
6400-0420	Entertainment	\$0	\$0	\$0	0.0%
6400-0430	Other Travel	\$0	\$0	\$0	0.0%
6400-0440	Administrative Other	\$1,350	\$1,229	(\$121)	-9.9%
6400-0450	Charitable Contrib. Exp.	\$0	\$0	\$0	0.0%
6400-0480	Computer Software	\$7,023	\$9,198	\$2,175	23.6%
6400-0482	Yardi Maintenance Agreement	\$4,200	\$0	\$0	0.0%
6400-0484	Yardi PAYscan	\$2,404	\$0	\$0	0.0%
6400-0486	LRO Revenue Management	\$0	\$0	\$0	0.0%
6400-0490	Computer Software Other	\$0	\$0	\$0	0.0%
6400-0780	Office Mgmt: Reimb Exp	\$0	\$0	\$0	0.0%
6400-0805	Uniforms- Leasing	\$900	\$901	\$1	0.1%
6400-0810	Uniforms- Marketing	\$0	\$0	\$0	0.0%

MAINTENANCE					
6500-0010	Building & Structure	\$4,500	\$4,175	(\$325)	-7.8%
6500-0020	Building & Maintenance	\$0	\$0	\$0	0.0%
6500-0240	Parking & Garage Lighting	\$0	\$0	\$0	0.0%
6500-0370	Electrical Contract	\$0	\$0	\$0	0.0%
6500-0410	Plumbing Supplies	\$0	(\$0)	(\$0)	-100.0%
6500-0420	Plumbing Other	\$0	\$0	\$0	0.0%
6500-0440	HVAC Supplies	\$0	\$0	\$0	0.0%
6500-0610	Housekeeping	\$3,000	\$2,778	(\$222)	-8.0%
6500-0620	Cleaning Supplies	\$0	\$0	\$0	0.0%
6500-0650	Window Washing	\$0	\$0	\$0	0.0%
6500-0690	Pest Control	\$6,000	\$5,201	(\$799)	-15.4%
6500-0700	Misc. Pest Control	\$0	\$0	\$0	0.0%
6500-0930	Security Life Safety	\$0	\$0	\$0	0.0%
6500-1020	Drapes/Blinds	\$0	\$0	\$0	0.0%
6500-1040	Keys	\$5,100	\$5,133	\$33	0.6%
6500-1050	Locks	\$0	\$0	\$0	0.0%
6500-1060	Fire Extinguisher, 1st Aid	\$3,399	\$4,153	\$754	18.2%
6500-1070	Sprinkler System	\$0	\$0	\$0	0.0%
6500-1080	Fire Damage	\$0	\$0	\$0	0.0%
6500-1090	Misc Fire Protection	\$0	\$0	\$0	0.0%
6500-1100	Fuels & Lubricants	\$0	\$0	\$0	0.0%
6500-1110	Alarm Expense	\$800	\$643	(\$157)	-24.4%

Acct #	Description	2019 Total	2018 Projected	Variance	Variance %
TOTAL AMORTIZATION		\$0	\$0	\$0	0.0%

EXTRAORDINARY ITEMS					
8800-0090	Unrealized Gain/Loss	\$0	\$0	\$0	0.0%
8800-0180	Gross Costs Assts Sold/Dispose	\$0	\$0	\$0	0.0%
8800-0190	Sales Commission	\$0	\$0	\$0	0.0%
8800-0200	Leasing Commissions	\$0	\$0	\$0	0.0%
8800-0210	Impairment Loss	\$0	\$0	\$0	0.0%
8800-0240	Non Oper - Legal	\$0	\$0	\$0	0.0%
8800-0280	Non Oper - Advisor Fees	\$0	\$0	\$0	0.0%
8800-0300	Non Oper - Consulting Fees	\$0	\$0	\$0	0.0%
8800-0340	Non Oper - Other Admin	\$0	\$0	\$0	0.0%
8800-0400	Capital Placement Fee	\$0	\$0	\$0	0.0%
8800-0420	Construction Monitoring Fees	\$0	\$0	\$0	0.0%
8800-0430	FASB 133 Adjustments	\$0	\$0	\$0	0.0%
8800-0440	Environmental issues	\$0	\$0	\$0	0.0%
8800-0470	EQ Insurance	\$0	\$0	\$0	0.0%
8800-0490	Sundry Expenses	\$0	\$0	\$0	0.0%
8800-0500	Concession Expense	\$0	\$0	\$0	0.0%
8800-0510	Hospitality Expense	\$0	\$0	\$0	0.0%
8800-0550	Shared HOA	\$0	\$0	\$0	0.0%
8800-0560	Shared Miscellaneous	\$0	\$0	\$0	0.0%
8800-0570	Hedge Mark to market Loss	\$0	\$0	\$0	0.0%
8800-0610	Corner Store Other Expense	\$0	\$0	\$0	0.0%
TOTAL EXTRAORDINARY ITEMS		\$0	\$0	\$0	0.0%

NET INCOME	\$2,077,563	\$2,121,135
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CAPITAL ASSETS					
1500-0010	Land	\$0	\$0	\$0	0.0%
1500-0040	Land Sale	\$0	\$0	\$0	0.0%
1500-0050	Land Improvement 1	\$0	\$0	\$0	0.0%
1500-0060	Land Improvement 2	\$0	\$0	\$0	0.0%
1500-0070	Land Improvement - Acquisition	\$0	\$0	\$0	0.0%
1500-0090	Retng Wall & Erosion Rep	\$0	\$0	\$0	0.0%
1500-0390	Building Improvements - Other	\$775,000	\$1,304,135	\$529,135	40.6%
1500-0420	Building Improvements - Reserve	\$0	\$0	\$0	0.0%
1500-0430	Building Improvements - Acq. Rehab	\$0	\$0	\$0	0.0%
1500-0460	Building Improvement	\$0	\$0	\$0	0.0%
1500-0530	Electrical	\$0	\$0	\$0	0.0%
1500-0540	Exterior Replacement	\$0	\$0	\$0	0.0%
1500-0550	Signage	\$0	\$0	\$0	0.0%
1500-0770	Maintenance Equipment	\$0	(\$196)	(\$196)	-100.0%
1500-0900	FF&E-Other (Autos)	\$0	\$0	\$0	0.0%
1500-0940	Leasehold Improvements	\$0	\$0	\$0	0.0%
1500-0950	Computer Hardware	\$4,000	\$0	(\$4,000)	-100.0%
1500-0970	Computer Equipment - Rehab	\$0	\$0	\$0	0.0%
1500-1210	Tenant Improvements - Misc.	\$0	\$0	\$0	0.0%
1500-1220	Improvements	\$0	\$0	\$0	0.0%
1500-1250	Apartment Interiors	\$194,302	\$133,455	(\$60,847)	-45.6%
1500-1290	Countertops	\$0	\$0	\$0	0.0%
1500-1300	Doors & Hardware	\$0	\$0	\$0	0.0%
1500-1560	Other Capital	\$42,000	\$78,000	\$36,000	46.2%
1500-1650	Franchise Fees	\$0	\$0	\$0	0.0%
TOTAL CAPITAL ASSETS		\$1,025,302	\$1,515,394	\$490,092	32.3%

RETAINED EARNINGS					
3000-0010	Contributions 1	\$0	\$0	\$0	0.0%
3000-0470	Distributions 1	\$1,532,220	\$1,532,220	\$0	0.0%
TOTAL RETAINED EARNINGS		\$1,532,220	\$1,532,220	\$0	0.0%

OTHER CURRENT ASSETS					
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ABRAMS PARK
2019 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2019 Total	2018 Projected	Variance	Variance %
6500-1120	Maint Travel & Mileage	\$0	\$0	\$0	0.0%
6500-1130	Computer Maintenance	\$0	\$0	\$0	0.0%
6500-1140	Clubroom R&M	\$0	\$0	\$0	0.0%
6500-1150	Laundry	\$0	\$0	\$0	0.0%
6500-1170	Tenant Services	\$0	\$0	\$0	0.0%
6500-1180	Service Desk	\$0	\$0	\$0	0.0%
6500-1190	Gate Repair	\$0	\$0	\$0	0.0%
6500-1210	Lift Station Repair	\$0	\$0	\$0	0.0%
6500-1220	Interior Plant Maintenance	\$0	\$0	\$0	0.0%
6500-1230	Carpentry Contract	\$0	\$0	\$0	0.0%
6500-1250	R&M Contract Fee	\$0	\$0	\$0	0.0%
6500-1260	Misc Contract Fee	\$0	\$0	\$0	0.0%
6500-1270	Maintenance Other	\$10,800	\$11,001	\$201	1.8%
6500-1280	Maintenance-Rehab	\$0	\$0	\$0	0.0%
6500-1290	Unit Refurbishment	\$0	\$0	\$0	0.0%
6500-1300	Direct Rooms Ex+A2pense	\$0	\$0	\$0	0.0%
6500-1310	Direct Food & Beverage Expense	\$0	\$0	\$0	0.0%
6500-1320	Direct Telecommunications Exp	\$0	\$0	\$0	0.0%
6500-1330	FF&E Reserve Expense	\$0	\$0	\$0	0.0%
6500-1340	Retail Common Allocation	\$0	\$0	\$0	0.0%
6500-1350	FLS Reg Tests & Repairs	\$0	\$0	\$0	0.0%
6500-1470	Equipment	\$0	\$0	\$0	0.0%
6500-1480	Appliance Repair	\$0	\$0	\$0	0.0%
6500-1490	Carpet Repair	\$0	\$0	\$0	0.0%
6500-1555	Uniforms- Cleaning	\$0	\$0	\$0	0.0%
6500-1565	Uniforms- Security	\$0	\$0	\$0	0.0%

Acct #	Description	2019 Total	2018 Projected	Variance	Variance %
1400-0180	Other Current Assets	\$0	(\$1,515,394)	(\$1,515,394)	-100.0%
TOTAL OTHER CURRENT ASSETS		\$0	(\$1,515,394)	(\$1,515,394)	-100.0%
TAX ESCROW					
TOTAL TAX ESCROW		\$0	\$0	\$0	0.0%
INSURANCE ESCROW					
TOTAL INSURANCE ESCROW		\$0	\$0	\$0	0.0%
INTEREST ESCROW					
TOTAL INTEREST ESCROW		\$0	\$0	\$0	0.0%
MORTGAGE INSURANCE PREM RESERVE					
1400-0220	Mortgage Insurance Prem Reserve	\$0	\$0	\$0	0.0%
TOTAL MORTGAGE INSURANCE PREM RESERVE		\$0	\$0	\$0	0.0%
REPLACEMENT RESERVE					
1400-0240	Capital Reserve	\$0	\$588,916	\$588,916	100.0%
TOTAL REPLACEMENT RESERVE		\$0	\$588,916	\$588,916	100.0%
WIP					
1600-0100	WIP - Redev Other	\$0	\$0	\$0	0.0%
1600-0110	Lobby/Leasing Office/Hallway Renovation	\$545,343	\$0	(\$545,343)	-100.0%
1600-0120	Replace Trash Compactors w/Recycle Drawers	\$545,343	\$0	(\$545,343)	-100.0%
1600-0200	Reseal and Restripe parking lot	\$0	\$0	\$0	0.0%
1600-0220	Pool Deck Replacement	\$0	\$0	\$0	0.0%
1600-0250	Fitness Ctr & Maintenance Shop Bldg	\$0	\$0	\$0	0.0%
1600-0251	Fitness Center	\$0	\$0	\$0	0.0%
1600-0252	Leasing Office Relocation	\$0	\$0	\$0	0.0%
1600-0253	Fitness Ctr & Equipment & Relocation	\$0	\$0	\$0	0.0%
1600-0260	Stainless Steel Appliances	\$0	\$0	\$0	0.0%
1600-0270	Cabinet Facings	\$0	\$0	\$0	0.0%
1600-0300	Exterior Wood Replacement	\$0	\$0	\$0	0.0%
1600-0310	Carport Roofs	\$0	\$0	\$0	0.0%
1600-0320	Spa Project	\$0	\$0	\$0	0.0%
TOTAL WIP		\$1,090,686	\$0	(\$1,090,686)	-100.0%
LONG TERM LIABILITIES					
2300-0010	Mortgage Note Payable #1	\$0	\$0	\$0	0.0%
2300-0020	Mortgage Note Payable #2	\$0	\$0	\$0	0.0%
2300-0050	Long-Term Notes Payable	\$0	\$0	\$0	0.0%
2300-0060	Note Payable Principal Payment	\$0	\$0	\$0	0.0%
2300-0170	Mortgage Note Payable	\$0	\$0	\$0	0.0%
2300-0180	Mezzanine Loan	\$0	\$0	\$0	0.0%
2300-0210	Construction Loan	\$0	\$0	\$0	0.0%
TOTAL LONG TERM LIABILITIES		\$0	\$0	\$0	0.0%
NET CASH FLOW					
		(\$0)	(\$0)		

ABRAMS PARK
2019 STANDARD BUDGET
SUMMARY COMPARATIVES



Description	2019 Total	Per Unit	2018 Projected	Per Unit	2018 Budget	Per Unit	2017 Actuals	Per Unit	2019 Total vs. 2018 Projected		2019 Total vs. 2018 Budget		2018 Projected vs. 2017 Actuals	
									Variance	Variance %	Variance	Variance %	Variance	Variance %
Physical Occupancy	98.84%		98.82%		98.35%		98.10%							
Economic Occupancy	96.96%		96.68%		97.03%		96.78%							
INCOME														
GROSS POTENTIAL MARKET RENT	\$3,289,258	\$16,955	\$3,263,071	\$16,820	\$3,256,654	\$16,787	\$3,234,318	\$16,672	\$26,187	0.8%	\$32,604	1.0%	\$28,753	0.9%
OTHER INCOME	\$35,124	\$181	\$40,277	\$208	\$32,479	\$167	\$29,704	\$153	(\$5,153)	-12.8%	\$2,645	8.1%	\$10,573	35.6%
MISCELLANEOUS INCOME	\$600	\$3	\$3,309	\$17	\$900	\$5	\$2,207	\$11	(\$2,709)	-81.9%	(\$300)	-33.3%	\$1,102	49.9%
RETAIL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
CORPORATE APT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
CORPORATE EXPENSES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
UTILITY REIMBURSEMENT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
TOTAL INCOME	\$3,324,982	\$17,139	\$3,306,657	\$17,045	\$3,290,033	\$16,959	\$3,266,229	\$16,836	\$18,325	0.6%	\$34,949	1.1%	\$40,428	1.2%
OPERATING EXPENSES														
PAYROLL	\$403,130	\$2,078	\$387,486	\$1,997	\$362,676	\$1,869	\$296,176	\$1,527	(\$15,644)	-4.0%	(\$40,454)	-11.2%	(\$91,310)	-30.8%
LANDSCAPING	\$46,300	\$239	\$42,591	\$220	\$46,700	\$241	\$46,766	\$241	(\$3,709)	-8.7%	\$400	0.9%	\$4,175	8.9%
UTILITY EXPENSE	\$129,255	\$666	\$118,708	\$612	\$92,544	\$477	\$64,224	\$331	(\$10,547)	-8.9%	(\$36,711)	-39.7%	(\$54,484)	-84.8%
MARKETING	\$9,735	\$50	\$9,618	\$50	\$9,625	\$50	\$8,028	\$41	(\$117)	-1.2%	(\$110)	-1.1%	(\$1,590)	-19.8%
ADMINISTRATIVE	\$70,502	\$363	\$59,183	\$305	\$57,363	\$296	\$52,014	\$268	(\$11,318)	-19.1%	(\$13,139)	-22.9%	(\$7,169)	-13.8%
MAINTENANCE	\$96,082	\$495	\$89,514	\$461	\$88,400	\$456	\$67,779	\$349	(\$6,568)	-7.3%	(\$7,682)	-8.7%	(\$21,735)	-32.1%
REDECORATING	\$104,941	\$541	\$97,069	\$500	\$92,231	\$475	\$67,809	\$350	(\$7,871)	-8.1%	(\$12,710)	-13.8%	(\$29,260)	-43.2%
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
MANAGEMENT FEES	\$83,125	\$428	\$82,775	\$427	\$82,251	\$424	\$81,871	\$422	(\$350)	-0.4%	(\$874)	-1.1%	(\$904)	-1.1%
INSURANCE	\$105,000	\$541	\$98,766	\$509	\$103,200	\$532	\$99,357	\$512	(\$6,234)	-6.3%	(\$1,800)	-1.7%	\$591	0.6%
TAXES	\$47,400	\$244	\$46,742	\$241	\$46,200	\$238	\$46,204	\$238	(\$658)	-1.4%	(\$1,200)	-2.6%	(\$538)	-1.2%
PROFESSIONAL SERVICES	\$100	\$1	\$100	\$1	\$100	\$1	\$0	\$0	\$0	0.0%	\$0	0.0%	(\$100)	-100.0%
NON-ROUTINE MAINTENANCE	\$151,850	\$783	\$148,969	\$768	\$156,550	\$807	\$110,270	\$568	(\$2,881)	-1.9%	\$4,700	3.0%	(\$38,699)	-35.1%
TOTAL OPERATING EXP	\$1,247,419	\$6,430	\$1,181,521	\$6,090	\$1,137,840	\$5,865	\$940,498	\$4,848	(\$65,897)	-5.6%	(\$109,579)	-9.6%	(\$241,023)	-25.6%
NET OPERATING INCOME	\$2,077,563	\$10,709	\$2,125,135	\$10,954	\$2,152,193	\$11,094	\$2,325,731	\$11,988	(\$47,573)	-2.2%	(\$74,630)	-3.5%	(\$200,596)	-8.6%
NON-OPERATING EXPENSES														
PARTNERSHIP INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
PARTNERSHIP EXPENSE	\$0	\$0	\$4,000	\$21	\$4,000	\$21	\$0	\$0	\$4,000	100.0%	\$4,000	100.0%	(\$4,000)	-100.0%
DEBT SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
NON-ROUTINE IMPROVEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
NON-ROUTINE CAPITAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
DEPRECIATION EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
EXTRAORDINARY ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
NET INCOME	\$2,077,563	\$10,709	\$2,121,135	\$10,934	\$2,148,193	\$11,073	\$2,325,731	\$11,988	(\$43,573)	-2.1%	(\$70,630)	-3.3%	(\$204,596)	-8.8%
CAPITAL ASSETS														
RETAINED EARNINGS	\$1,532,220	\$7,898	\$1,532,220	\$7,898	\$1,532,220	\$7,898	\$1,532,220	\$7,898	\$0	0.0%	\$0	0.0%	\$0	0.0%
OTHER CURRENT ASSETS	(\$1,025,302)	(\$5,285)	(\$1,515,394)	(\$7,811)	(\$1,565,340)	(\$8,069)	(\$368,060)	(\$1,897)	(\$490,092)	-32.3%	(\$540,038)	-34.5%	\$1,147,334	311.7%
TAX ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
INTEREST ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
REPLACEMENT RESERVE	\$545,343	\$2,811	\$588,916	\$3,036	\$615,975	\$3,175	\$793,511	\$4,090	\$43,573	7.4%	\$70,632	11.5%	\$204,595	25.8%
WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
LONG TERM LIABILITIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
NET CASH FLOW	(\$0)	(\$0)	(\$0)	(\$0)	(\$2)	(\$0)	\$0	\$0	(\$0)	-13.4%	\$2	88.7%	(\$0)	-100.0%

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 Projected
Occupancy Summary														
Beginning Occupancy	98.97 %	98.97 %	98.45 %	98.97 %	98.97 %	98.45 %	98.97 %	98.97 %	98.45 %	98.97 %	98.97 %	98.97 %	98.84 %	50.00 %
Occupied Units (Less MTM)	154	153	151	151	151	149	149	148	146	146	145	144	149	
MTM Occupied	38	39	40	41	41	42	43	44	45	46	47	48	43	
Move Ins	8	7	7	6	5	6	5	5	7	6	8	7	77	
Lease Expirations	19	19	15	13	12	12	13	13	15	15	17	16	179	
Renewal %	50.00 %	50.00 %	50.00 %	50.00 %	50.00 %	50.00 %	50.00 %	50.00 %	50.00 %	50.00 %	50.00 %	50.00 %	50.00 %	
Lease Expirations Converting to MTM	2	2	2	1	2	2	2	2	2	2	2	2	23	
Move-Outs Due to Lease Expirations	7	7	5	5	4	4	4	4	5	5	6	6	62	
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	1	1	1	1	1	1	1	1	1	1	1	1	12	
Move Outs Due to Skips & Evictions	0	0	0	0	1	0	0	1	0	0	1	0	3	49
Total Move Outs	8	8	6	6	6	5	5	6	6	6	8	7	77	
Turnovers - Budget	8	8	6	6	6	5	5	6	6	6	8	7	77	
Turnover % - 2019 Budget	4.12 %	4.12 %	3.09 %	3.09 %	3.09 %	2.58 %	2.58 %	3.09 %	3.09 %	3.09 %	4.12 %	3.61 %	39.69 %	
Turnovers - 2018 Projection	4	4	7	6	3	3	3	4	3	3	4	5		
Turnover % - 2018 Projection	2.06 %	2.06 %	3.61 %	3.09 %	1.55 %	1.55 %	1.55 %	2.06 %	1.55 %	1.55 %	2.06 %	2.58 %		25.26 %
Ending Occupancy - Units	192	191	192	192	191	192	192	191	192	192	192	192	192	98.83 %
Ending Occupancy - 2019 Budget	98.97 %	98.45 %	98.97 %	98.97 %	98.45 %	98.97 %	98.97 %	98.45 %	98.97 %	98.97 %	98.97 %	98.97 %	98.84 %	
Ending Occupancy - 2018 Projection	99.62 %	99.70 %	98.46 %	98.52 %	98.65 %	98.83 %	97.56 %	98.82 %	98.82 %	98.99 %	98.99 %	98.98 %		
Average Monthly Occupancy	98.97 %	98.71 %	98.71 %	98.97 %	98.71 %	98.71 %	98.97 %	98.71 %	98.71 %	98.97 %	98.97 %	98.97 %	98.84 %	
Economic Occupancy	97.47 %	97.25 %	95.98 %	96.41 %	96.33 %	96.51 %	96.92 %	96.83 %	97.04 %	97.48 %	97.60 %	97.65 %	96.96 %	
2018 Economic Occupancy	97.48 %	97.39 %	96.35 %	96.10 %	95.96 %	95.63 %	94.16 %	96.98 %	97.33 %	97.71 %	97.65 %	97.48 %	96.68 %	

Comments

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 Projected
Loss/Gain To Lease															
2018 Monthly Changes In Gross Market Rent		\$874	\$663	\$1,030	\$514	\$3,276	(\$2,412)	\$1,657	(\$2,663)	\$0	\$0	\$0	(\$2,939)		\$0
2019 Monthly Changes In Gross Market Rent		\$0	\$0	\$5,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,319	
2019 Monthly Change In Gross Market Rent per Unit		\$0	\$0	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27	
2019 Accum Gross Market Rent Change per Unit		\$0	\$0	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	
Lease Expirations or Broken		19	19	15	13	13	12	13	14	15	15	6	0		
Remaining Leases from Prior Fiscal Year		135	116	101	88	75	63	50	36	21	6	0	0		
Market Rent Change Affecting Loss-to-Lease															
Remaining Leases from Prior Fiscal Year		\$0	\$0	\$2,769	\$2,413	\$2,056	\$1,727	\$1,371	\$987	\$576	\$165	\$0	\$0		
12	2019 New Leases	\$0	\$0	\$411	\$411	\$411	\$411	\$411	\$411	\$411	\$411	\$411	\$411		
12	2019 Lease Renewals	\$0	\$0	\$658	\$658	\$658	\$658	\$658	\$658	\$658	\$658	\$658	\$658		
Total Loss-to-Lease for Mkt Rent Increases		\$0	\$0	\$3,838	\$3,482	\$3,126	\$2,797	\$2,440	\$2,056	\$1,645	\$1,234	\$1,069	\$1,069		
Prior Fiscal Year Loss to Lease Burn-off		\$543	\$466	\$406	\$354	\$302	\$253	\$201	\$145	\$84	\$24	\$0	\$0		
Local Market Conditions															
Avg Above/(Below) Mkt Rent On New Leases		\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	
Avg Above/(Below) Mkt Rent On Lease Renewals		(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	(\$50)	
New Leases LTL due to Market Conditions		(\$600)	(\$1,125)	(\$1,650)	(\$2,100)	(\$2,475)	(\$2,925)	(\$3,300)	(\$3,675)	(\$4,200)	(\$4,650)	(\$5,250)	(\$5,775)		
Lease Renewal LTL due to Market Conditions		\$500	\$1,000	\$1,400	\$1,750	\$2,050	\$2,350	\$2,700	\$3,050	\$3,450	\$3,850	\$4,300	\$4,700		
2019 Budgeted Loss-to-Lease (Loss)		(\$443)	(\$341)	(\$3,995)	(\$3,486)	(\$3,002)	(\$2,475)	(\$2,041)	(\$1,576)	(\$979)	(\$458)	(\$119)	\$6	(\$18,910)	
2018 Projected Loss-to-Lease (Loss)		\$0	(\$600)	\$0	(\$650)	(\$836)	(\$2,216)	(\$1,244)	(\$1,616)	(\$630)	(\$44)	(\$219)	(\$619)		(\$8,675)

Comments

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description				Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 Projected
Non-Revenue Units																	
% Dscnt	Amenities	Unit Type															
	Model Units			\$0	\$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	
2019 Budget Model Allowance				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2018 Projected Model Allowance				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
100%	Administrative Rent Discount			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
100%	Maintenance Rent Discount			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
100%	Leasing Rent Discount			\$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	\$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%				\$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	\$0
2019 Budget Associate Discount				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2018 Projected Associate Discount				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
100%	Non-Rev Producing Units		4.2BMLX	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$2,278	\$27,336	
50%	Non-Rev Producing Units		2x1M	\$719	\$719	\$741	\$741	\$741	\$741	\$741	\$741	\$741	\$741	\$741	\$741	\$8,844	
50%	Non-Rev Producing Units		2x1M	\$719	\$719	\$741	\$741	\$741	\$741	\$741	\$741	\$741	\$741	\$741	\$741	\$8,844	
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	
2019 Budget Non-Rev Units				(\$3,716)	(\$3,716)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$45,023)	
2018 Projected Non-Rev Units				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Comments

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 Projected
Concessions														
New Leases	8	7	7	6	4	6	5	4	7	6	7	7	74	
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	8	7	7	6	4	6	5	4	7	6	7	7	74	
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	8	7	7	6	4	6	5	4	7	6	7	7	74	
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	10	10	8	7	6	6	7	7	8	8	9	8	94	
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

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 Projected
PAST CONCESSIONS							Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18		
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	
Forecasted Concession Burn Off	Jul-18 \$0	Aug-18 \$0	Sep-18 \$0	Oct-18 \$0	Nov-18 \$0	Dec-18 \$0	Jan-19 \$0	Feb-19 \$0	Mar-19 \$0	Apr-19 \$0	May-19 \$0	Jun-19 \$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	\$408
Total 2018 One-Time Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$408)
Total 2018 Reoccurring 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	(\$408)
2019 Total Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2018 Projected Rental & Recurring Concessions	(\$55)	\$0	\$0	(\$167)	\$0	\$0	(\$186)	\$0	\$0	\$0	\$0	\$0	\$0	(\$408)

Comments

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 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	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments															
4100-0060 Vacancy Loss															
Beginning Vacant Units		2	2	3	2	2	3	2	2	3	2	2	2	2	1.17 %
Ending Vacant Units		2	3	2	2	3	2	2	3	2	2	2	2	2	
Average Monthly Vacancy		1.03 %	1.29 %	1.29 %	1.03 %	1.29 %	1.29 %	1.03 %	1.29 %	1.29 %	1.03 %	1.03 %	1.03 %	1.16 %	
Above/(Below) Average Rent per Unit (Weighted)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Ending Vacancy % - 2019 Budget		1.03 %	1.55 %	1.03 %	1.03 %	1.55 %	1.03 %	1.03 %	1.55 %	1.03 %	1.03 %	1.03 %	1.03 %	1.16 %	
Ending Vacancy % - 2018 Projected		0.38 %	0.30 %	1.54 %	1.48 %	1.35 %	1.17 %	2.44 %	1.18 %	1.18 %	1.01 %	1.01 %	1.02 %		
2019 Vacancy Loss		(\$2,869)	(\$3,586)	(\$3,655)	(\$2,924)	(\$3,655)	(\$3,655)	(\$2,924)	(\$3,655)	(\$3,655)	(\$2,924)	(\$2,924)	(\$2,924)	(\$39,346)	(\$39,683)
2018 Projected Vacancy Loss		(\$1,067)	(\$850)	(\$4,328)	(\$4,170)	(\$3,850)	(\$3,312)	(\$6,913)	(\$3,324)	(\$3,324)	(\$2,849)	(\$2,849)	(\$2,849)		
Comments															
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	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments															
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	\$0

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 Projected
2018 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
2018 Projected	\$0	\$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
2018 Projected	\$0	\$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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4100-0180 Free Rent

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

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 Projected
													\$0	
Total Free Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$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	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 Projected
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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 %		
Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Budget Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2018 Projected Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0

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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 Projected
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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 %		
Other Month's Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Budget Other Month's Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2018 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 %		
Other Month's Rent / Delinq. Recov. - Aff. Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Budget Other Month's Rent - Aff. Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2018 Projected Other Month's Rent Aff. Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0

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	
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 Projected
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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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 Projected
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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	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

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	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

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	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	2018 Projected
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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	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

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	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

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	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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ABRAMS PARK
2019 STANDARD BUDGET
OTHER RESIDENT INCOME



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
4200-0050	Resident Fees	Average												
	Deposit (Non-Refundable)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
	Total Resident Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4200-0060	Application Fees	Average												
	Applicant Denials + Cancellations	3	0	0	0	0	0	0	0	0	0	0	0	36
	100% Application Fees	\$48	\$528	\$480	\$480	\$432	\$384	\$432	\$384	\$384	\$480	\$432	\$528	\$480
														\$5,424
														\$0
														\$0
	Total Application Fees		\$528	\$480	\$480	\$432	\$384	\$432	\$384	\$384	\$480	\$432	\$528	\$480
	2018 Projected		\$47	\$558	\$140	\$837	\$651	\$186	\$419	\$465	\$558	\$512	\$605	\$558

ABRAMS PARK
2019 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
4200-0070 Credit Report Fees Average													
Credit Report Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
Total Credit Report Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4200-0080 Credit Report Expenses Average													
Credit Report Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
Total Credit Report Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4200-0090 Lease Reservation Fee Average													
Lease Reservation Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
Total Lease Reservation Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0100 Carport Income													
	S/Unit	No. Units											
Parking - Reserved	\$0	0	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking Structure	\$0	0	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking - Covered	\$0	0	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
Total Carport Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
OTHER RESIDENT INCOME



Description			Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
4200-0110 Garage Income			\$/Unit	No. Units											
				100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Detached Garages	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
				100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Attached Garages	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
															\$0
															\$0
															\$0
Total Garage Income			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 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
2018 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
4200-0180 Damage Fees Avg. Fee													
100% Damages Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$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
Total Damage Fees	\$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
2018 Projected	\$1,412	\$335	\$757	\$835	(\$117)	\$2,339	\$11,227	\$890	\$890	\$500	\$500	\$500	\$20,068

Comments

Based on 2017 actuals

4200-0190 Cleaning Fees Avg. Fee													
100% Cleaning Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
Total Cleaning Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0230 Termination Fees \$/Unit													
Cancellation Fee	\$250	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$750
													\$0
													\$0
													\$0
													\$0
Total Termination Fees	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$750
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$250	\$0	\$0	\$250	\$0	\$750

Comments

Based on 2017 actuals

ABRAMS PARK
2019 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
4200-0270 MTM Premium \$/Unit													
100% MTM Premiums	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total MTM Premium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0280 Short Term Lease Premium \$/Unit													
Short Term Premiums	0	0	0	0	0	0	0	0	0	0	0	0	0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Short Term Lease Premium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
4200-0300 Transfer Fees	\$/Res. No.												
	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfer Fees	\$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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0340 Pet Fees	\$/Pet Avg # of Pets												
	5	0	0	0	0	0	0	0	0	0	0	0	60
Small Dog - Rent	\$25	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
	0	0	0	0	0	0	0	0	0	0	0	0	0
Large Dog - Rent	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	4	0	0	0	0	0	0	0	0	0	0	0	48
Cat - Rent	\$25	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
	0	0	0	0	0	0	0	0	0	0	0	0	0
Small Dog - Non-Refund Dep	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	0	0	0	0	0	0	0	0	0	0
Large Dog - Non-Refund Dep	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	0	0	0	0	0	0	0	0	0	0
Cat - Non-Refund. Dep	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
Total Pet Fees		\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$225	\$2,700
2018 Projected		\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$225	\$225	\$225	\$2,900

Comments

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

ABRAMS PARK
2019 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
4200-0360 NSF	\$/Res. No.												
	0	0	0	0	0	0	0	0	0	0	0	0	0
100% NSF Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$25	\$25	\$25	\$50	\$50	\$50	\$50	\$50	\$50	\$25	\$25	\$25
													\$0
Total NSF		\$25	\$25	\$25	\$50	\$50	\$50	\$50	\$50	\$50	\$25	\$25	\$25
2018 Projected		\$25	\$25	\$25	\$100	\$100	\$0	\$50	\$50	\$50	\$50	\$50	\$575

Comments

4200-0370 Late Fees	\$/Res. No.												
	13	0	0	0	0	0	0	0	0	0	0	0	156
100% Late Fees	\$50	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800
	0												\$0
													\$0
Total Late Fees		\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800
2018 Projected		\$800	\$850	\$1,150	\$950	\$1,150	\$950	\$850	\$750	\$750	\$750	\$750	\$10,450

Comments

Projecting 13 late fees collected per month

4200-0550 Maid Service	\$/Res. No.												
	0	0	0	0	0	0	0	0	0	0	0	0	0
Maid Service Concierge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
Total Maid Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL OTHER RESIDENT INCOME	\$2,928	\$2,880	\$2,880	\$2,857	\$3,059	\$2,857	\$2,809	\$3,059	\$2,905	\$2,832	\$3,178	\$2,880	\$35,124
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ABRAMS PARK
2019 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$46

Comments

4300-0030	Clubhouse Income	Cost/	Qty										
			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
Total Clubhouse Income				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
4300-0060 Interest Income													
													\$0
													\$0
	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
													\$0
													\$0
													\$0
													\$0
													\$0
Total Interest Income	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
2018 Projected	\$298	\$306	\$303	\$320	\$315	\$333	\$338	\$300	\$300	\$300	\$75	\$75	\$3,263

Comments

Bank account balance lower due to Capital Projects completed in 2018

ABRAMS PARK
2019 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
TOTAL MISCELLANEOUS INCOME	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600

ABRAMS PARK
2019 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
ADMINISTRATIVE PAYROLL													
5100-1010 Regional Manager	\$565	\$565	\$547	\$565	\$547	\$565	\$565	\$565	\$565	\$565	\$582	\$488	\$6,681
5100-1020 Sr. Business Manager	\$2,752	\$2,752	\$2,663	\$2,752	\$2,663	\$2,752	\$2,752	\$2,752	\$2,752	\$2,752	\$2,834	\$2,377	\$32,552
5100-1030 Business Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1040 Assistant Business Manager	\$2,049	\$2,049	\$1,983	\$2,049	\$1,983	\$2,049	\$2,049	\$2,049	\$2,049	\$2,049	\$2,111	\$1,770	\$24,241
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	\$1,625	\$1,625	\$1,573	\$1,625	\$1,573	\$1,625	\$1,625	\$1,625	\$1,625	\$1,625	\$1,674	\$1,404	\$19,226
Total ADMINISTRATIVE PAYROLL	\$6,991	\$6,991	\$6,766	\$6,991	\$6,766	\$6,991	\$6,991	\$6,991	\$6,991	\$6,991	\$7,201	\$6,039	\$82,700
2018 Projected	\$1,143	\$3,338	\$7,512	\$6,869	\$4,962	\$5,120	\$6,803	\$6,300	\$6,300	\$6,300	\$6,300	\$6,300	\$67,248

Comments

All payroll is split 60% Preston and 40% Abrams; YOY increase to account for added position for BMR households

LEASING PAYROLL													
5100-2010 Leasing Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-2020 Leasing Consultant	\$2,579	\$2,579	\$2,496	\$2,579	\$2,496	\$2,579	\$2,579	\$2,579	\$2,579	\$2,579	\$2,657	\$2,228	\$30,510
5100-2030 Other Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total LEASING PAYROLL	\$2,579	\$2,579	\$2,496	\$2,579	\$2,496	\$2,579	\$2,579	\$2,579	\$2,579	\$2,579	\$2,657	\$2,228	\$30,510
2018 Projected	\$1,512	(\$23)	\$2,133	\$2,370	\$2,874	\$2,564	\$2,572	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700	\$27,502

Comments

All payroll is split 60% Preston Park and 40% Abrams Park

ABRAMS PARK
2019 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
MAINTENANCE PAYROLL													
5100-3010 Director of Facilities	\$1,019	\$1,019	\$986	\$1,019	\$986	\$1,019	\$1,019	\$1,019	\$1,019	\$1,019	\$1,019	\$855	\$12,000
5100-3020 Sr. Service Supervisor	\$2,756	\$2,756	\$2,667	\$2,756	\$2,667	\$2,756	\$2,756	\$2,756	\$2,756	\$2,756	\$2,839	\$2,381	\$32,600
5100-3030 Service Supervisor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-3040 Assistant Service Supervisor	\$1,378	\$1,378	\$1,333	\$1,378	\$1,333	\$1,378	\$1,378	\$1,378	\$1,378	\$1,378	\$1,419	\$1,190	\$16,300
5100-3050 Service Technician	\$6,394	\$6,394	\$6,188	\$6,394	\$6,188	\$6,394	\$6,394	\$6,394	\$6,394	\$6,394	\$6,586	\$5,524	\$75,640
5100-3060 Painter-In-House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-3070 Other Maintenance	\$1,162	\$1,162	\$1,125	\$1,162	\$1,125	\$1,162	\$1,162	\$1,162	\$1,162	\$1,162	\$1,197	\$1,004	\$13,751
Total MAINTENANCE PAYROLL	\$12,710	\$12,710	\$12,300	\$12,710	\$12,300	\$12,710	\$12,710	\$12,710	\$12,710	\$12,710	\$13,060	\$10,954	\$150,291
2018 Projected	\$12,848	\$6,837	\$8,778	\$7,871	\$7,429	\$9,559	\$8,094	\$8,900	\$8,900	\$8,900	\$8,900	\$8,900	\$105,916

Comments

All payroll is split 60% Preston Park and 40% Abrams Park; addition of Lead Maintenance Tech

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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

All payroll is split 60% Preston Park and 40% Abrams Park

ABRAMS PARK
2019 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
GROUNDS PAYROLL													
5100-5010 Porter/Groundskeeper	\$1,010	\$1,010	\$978	\$1,010	\$978	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	\$1,041	\$873	\$11,953
5100-5020 Other Grounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total GROUNDS PAYROLL	\$1,010	\$1,010	\$978	\$1,010	\$978	\$1,010	\$1,010	\$1,010	\$1,010	\$1,010	\$1,041	\$873	\$11,953
2018 Projected	\$2,268	\$3,070	\$3,119	\$2,983	\$3,146	\$3,114	\$3,537	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,236

Comments

All payroll is split 60% Preston Park and 40% Abrams Park; YOY decrease as Service Techs are reallocated to Service Tech coding

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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

All payroll is split 60% Preston Park and 40% Abrams Park

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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

All payroll is split 60% Preston Park and 40% Abrams Park

ABRAMS PARK
2019 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

OVERTIME													
5200-0010 Administrative	\$441	\$441	\$426	\$441	\$426	\$441	\$441	\$441	\$441	\$441	\$454	\$381	\$5,211
5200-0020 Leasing	\$484	\$484	\$468	\$484	\$468	\$484	\$484	\$484	\$484	\$484	\$498	\$418	\$5,721
5200-0030 Maintenance	\$1,173	\$1,173	\$1,135	\$1,173	\$1,135	\$1,173	\$1,173	\$1,173	\$1,173	\$1,173	\$1,208	\$1,013	\$13,874
5200-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0050 Grounds	\$95	\$95	\$92	\$95	\$92	\$95	\$95	\$95	\$95	\$95	\$98	\$82	\$1,121
5200-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0090 Other Overtime													\$0
Total OVERTIME	\$2,192	\$2,192	\$2,121	\$2,192	\$2,121	\$2,192	\$2,192	\$2,192	\$2,192	\$2,192	\$2,257	\$1,893	\$25,926
2018 Projected	\$0	\$4,353	\$1,937	\$3,196	\$3,527	\$3,906	\$2,309	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$33,729

Comments

All payroll is split 60% Preston Park and 40% Abrams Park

ABRAMS PARK
2019 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
BONUS													
5250-0010 Administrative - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0020 Administrative - Commissions													\$0
5250-0030 Administrative - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0040 Administrative - Other			(\$291)									(\$291)	(\$582)
5250-0050 Leasing - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0060 Leasing - Commissions													\$0
5250-0070 Leasing - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0080 Leasing - Other													\$0
5250-0090 Maintenance - Monthly													\$0
5250-0100 Maintenance - Commissions													\$0
5250-0110 Maintenance - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0120 Maintenance - Other													\$0
5250-0130 Cleaning - Monthly													\$0
5250-0140 Cleaning - Commissions													\$0
5250-0150 Cleaning - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0160 Cleaning - Other													\$0
5250-0170 Grounds - Monthly													\$0
5250-0180 Grounds - Commissions													\$0
5250-0190 Grounds - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0200 Grounds - Other													\$0
5250-0210 Marketing - Monthly													\$0
5250-0220 Marketing - Commissions													\$0
5250-0230 Marketing - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0240 Marketing - Other													\$0
5250-0250 Security - Monthly													\$0
5250-0260 Security - Commissions													\$0
5250-0270 Security - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0280 Security - Other													\$0
5250-0290 Garage - Monthly													\$0
5250-0300 Garage - Commissions													\$0
5250-0310 Garage - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0320 Garage - Other		\$4,000											\$4,000
5250-0330 Other Bonuses	\$0	\$0	\$291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291	\$582
Total BONUS	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
2018 Projected	\$391	\$7,859	\$300	\$728	\$9,622	\$458	\$102	\$8,957	\$100	\$100	\$8,957	\$391	\$37,964

Comments

No bonuses moving forward from July 1 2018 - Payout in August hold over from April - June 2018

ABRAMS PARK
2019 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Housing listed under Non Revenue

CHECK PROCESSING FEES													
5400-0010 Ck Processing - Administrative	\$70	\$105	\$70	\$70	\$70	\$70	\$70	\$105	\$70	\$70	\$70	\$70	\$910
5400-0020 Ck Processing - Leasing	\$45	\$67	\$45	\$45	\$45	\$45	\$45	\$67	\$45	\$45	\$45	\$45	\$582
5400-0030 Ck Processing - Maintenance	\$235	\$353	\$235	\$235	\$235	\$235	\$235	\$353	\$235	\$235	\$235	\$235	\$3,058
5400-0040 Ck Processing - Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0050 Ck Processing - Grounds	\$22	\$34	\$22	\$22	\$22	\$22	\$22	\$34	\$22	\$22	\$22	\$22	\$291
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	\$372	\$559	\$372	\$372	\$372	\$372	\$372	\$559	\$372	\$372	\$372	\$372	\$4,841
2018 Projected	\$3,559	(\$2,981)	\$425	(\$110)	\$959	\$496	\$262	\$605	\$510	\$510	\$510	\$510	\$5,255

Comments

All payroll processing fees and taxes split 40% Abrams, 60% Preston

ABRAMS PARK
2019 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
PAYROLL TAXES													
Social Security	\$1,444	\$1,692	\$1,397	\$1,444	\$1,397	\$1,444	\$1,444	\$1,444	\$1,444	\$1,444	\$1,485	\$1,246	\$17,326
Medicare	\$338	\$396	\$327	\$338	\$327	\$338	\$338	\$338	\$338	\$338	\$347	\$291	\$4,052
Federal Unemployment	\$186	\$186	\$162	\$133	\$114	\$69	\$22	\$5	\$5	\$5	\$5	\$4	\$893
State Unemployment	\$1,444	\$1,444	\$1,252	\$1,032	\$881	\$532	\$167	\$35	\$35	\$35	\$36	\$30	\$6,924
5450-0010 Administrative - FICA	\$535	\$535	\$495	\$535	\$518	\$535	\$535	\$535	\$535	\$535	\$551	\$440	\$6,282
5450-0020 Administrative - FUTA	\$56	\$56	\$45	\$25	\$9	\$5	\$5	\$5	\$5	\$5	\$5	\$4	\$221
5450-0030 Administrative - SUTA	\$433	\$433	\$347	\$193	\$68	\$35	\$35	\$35	\$35	\$35	\$36	\$30	\$1,716
5450-0040 Leasing - FICA	\$197	\$197	\$191	\$197	\$191	\$197	\$197	\$197	\$197	\$197	\$203	\$170	\$2,334
5450-0050 Leasing - FUTA	\$21	\$21	\$20	\$21	\$20	\$10	\$1	\$0	\$0	\$0	\$0	\$0	\$112
5450-0060 Leasing - SUTA	\$160	\$160	\$155	\$160	\$155	\$74	\$5	\$0	\$0	\$0	\$0	\$0	\$868
5450-0070 Maintenance - FICA	\$972	\$972	\$941	\$972	\$941	\$972	\$972	\$972	\$972	\$972	\$999	\$838	\$11,497
5450-0080 Maintenance - FUTA	\$102	\$102	\$89	\$80	\$77	\$47	\$8	\$0	\$0	\$0	\$0	\$0	\$504
5450-0090 Maintenance - SUTA	\$788	\$788	\$690	\$617	\$597	\$361	\$65	\$0	\$0	\$0	\$0	\$0	\$3,906
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	\$77	\$77	\$75	\$77	\$75	\$77	\$77	\$77	\$77	\$77	\$80	\$67	\$914
5450-0140 Grounds - FUTA	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$0	\$0	\$0	\$0	\$0	\$56
5450-0150 Grounds - SUTA	\$63	\$63	\$61	\$63	\$61	\$63	\$62	\$0	\$0	\$0	\$0	\$0	\$434
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	\$306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$306
5450-0230 Garage - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0240 Garage - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0250 Other Payroll Taxes	\$0	\$0	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22	\$45
Total PAYROLL TAXES	\$3,412	\$3,718	\$3,138	\$2,947	\$2,719	\$2,383	\$1,971	\$1,821	\$1,821	\$1,821	\$1,874	\$1,571	\$29,196
2018 Projected	\$1,559	\$1,601	\$1,759	\$1,813	\$2,462	\$1,483	\$2,784	\$2,140	\$1,609	\$1,512	\$2,240	\$1,579	\$22,541

Comments

All Payroll processing and taxes split 40% Abrams and 60% Preston

ABRAMS PARK
2019 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
INSURANCE BENEFITS													
Health Insurance	\$4,550	\$4,841	\$4,841	\$4,841	\$4,841	\$4,841	\$4,841	\$4,841	\$4,841	\$4,841	\$4,841	\$4,841	\$57,803
Life Insurance	\$50	\$53	\$51	\$53	\$51	\$53	\$53	\$53	\$53	\$53	\$54	\$47	\$622
LTD/STD	\$177	\$187	\$181	\$187	\$181	\$187	\$187	\$187	\$187	\$187	\$193	\$162	\$2,204
5500-0010 Administrative	\$492	\$492	\$489	\$492	\$489	\$492	\$492	\$492	\$492	\$492	\$494	\$488	\$5,894
Reverse Administrative Benefits	(\$492)	(\$492)	(\$492)	(\$492)	(\$492)	(\$492)	(\$492)	(\$492)	(\$492)	(\$492)	(\$492)	(\$487)	(\$5,899)
5500-0020 Leasing	\$606	\$606	\$606	\$606	\$606	\$606	\$606	\$606	\$606	\$606	\$607	\$603	\$7,273
Reverse Leasing Benefits													\$0
5500-0030 Maintenance	\$1,442	\$1,595	\$1,591	\$1,595	\$1,591	\$1,595	\$1,595	\$1,595	\$1,595	\$1,595	\$1,599	\$1,584	\$18,975
Reverse Maintenance Benefits	(\$1,442)	(\$1,594)	(\$1,594)	(\$1,594)	(\$1,594)	(\$1,594)	(\$1,594)	(\$1,594)	(\$1,594)	(\$1,594)	(\$1,594)	(\$1,588)	(\$18,970)
5500-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Cleaning Benefits													\$0
5500-0050 Grounds	\$152	\$152	\$151	\$152	\$151	\$152	\$152	\$152	\$152	\$152	\$152	\$150	\$1,819
Reverse Grounds Benefits	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$150)	(\$1,800)
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	\$2,692	\$2,845	\$2,838	\$2,845	\$2,838	\$2,845	\$2,845	\$2,845	\$2,845	\$2,845	\$2,852	\$2,825	\$33,961
2018 Projected	\$0	\$3,890	\$1,946	\$1,952	\$1,113	\$1,679	\$1,837	\$1,441	\$1,456	\$1,451	\$1,456	\$1,456	\$19,677

Comments

Reversed out 60% for Preston Park

ABRAMS PARK
2019 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
401K CONTRIBUTION													
5550-0010 Administrative	\$59	\$59	\$56	\$59	\$58	\$59	\$59	\$59	\$59	\$59	\$61	\$50	\$700
5550-0020 Leasing	\$22	\$22	\$21	\$22	\$21	\$22	\$22	\$22	\$22	\$22	\$23	\$19	\$259
5550-0030 Maintenance	\$96	\$96	\$93	\$96	\$93	\$96	\$108	\$108	\$108	\$108	\$111	\$93	\$1,208
5550-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0050 Grounds	\$9	\$9	\$8	\$9	\$8	\$9	\$9	\$9	\$9	\$9	\$9	\$7	\$102
5550-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0090 Other 401K Contribution													\$0
5550-0100 401K Administration Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total 401K CONTRIBUTION	\$186	\$186	\$179	\$186	\$180	\$186	\$198	\$198	\$198	\$198	\$204	\$170	\$2,269
2018 Projected	\$0	\$85	\$0	\$14	\$96	\$6	\$286	\$70	\$60	\$55	\$98	\$59	\$827

Comments

WORKERS COMPENSATION													
5600-0010 Administrative	\$482	\$482	\$447	\$482	\$467	\$482	\$482	\$482	\$482	\$482	\$497	\$397	\$5,666
5600-0020 Leasing	\$178	\$178	\$172	\$178	\$172	\$178	\$178	\$178	\$178	\$178	\$183	\$154	\$2,105
5600-0030 Maintenance	\$877	\$877	\$849	\$877	\$849	\$877	\$877	\$877	\$877	\$877	\$901	\$756	\$10,370
5600-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5600-0050 Grounds	\$70	\$70	\$67	\$70	\$67	\$70	\$70	\$70	\$70	\$70	\$72	\$60	\$825
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	\$276	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$276
5600-0090 Other Workmens Compensation													\$0
Total WORKERS COMPENSATION	\$1,607	\$1,883	\$1,535	\$1,607	\$1,555	\$1,607	\$1,607	\$1,607	\$1,607	\$1,607	\$1,653	\$1,366	\$19,242
2018 Projected	\$0	\$3,000	\$1,409	\$2,011	\$2,276	\$1,696	\$1,420	\$1,484	\$1,409	\$1,364	\$1,420	\$1,404	\$18,893

Comments

ABRAMS PARK
2019 STANDARD BUDGET
PAYROLL SUMMARY



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
PAYROLL OTHER														
5650-0010	Temporary Labor - Admin		\$1,000		\$1,000	\$1,000			\$1,000		\$1,000	\$1,000		\$6,000
5650-0020	Temporary Labor - Leasing													\$0
5650-0030	Temporary Labor - Maint													\$0
5650-0070	Other Payroll - Admin													\$0
5650-0080	Other Payroll - Maint													\$0
5650-0090	Employee Gifts													\$0
5650-0100	Corner Store Payroll Expense													\$0
5650-0110	Employee Relocation													\$0
5650-0120	Utility Allowance - Admin													\$0
5650-0130	Utility Allowance - Leasing													\$0
5650-0140	Utility Allowance - Maint													\$0
5650-0150	Education Reimbursement													\$0
Total PAYROLL OTHER		\$0	\$1,000	\$0	\$1,000	\$1,000	\$0	\$0	\$1,000	\$0	\$1,000	\$1,000	\$0	\$6,000
2018 Projected		\$935	\$200	\$3,702	\$200	\$200	\$200	\$0	\$950	\$950	\$950	\$950	\$950	\$10,187
Comments														

ABRAMS PARK
2019 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
NEW HIRE EXPENSE													
5650-0040 New Hire Expense - Admin													
Manager Hire Screenir \$510	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Manager Screenir \$485	0	0	1	0	0	0	0	0	0	1	0	0	2
		\$0	\$485	\$0	\$0	\$0	\$0	\$0	\$0	\$485	\$0	\$0	\$970
													\$0
5650-0050 New Hire Expense - Maint													
Manager Hire Screenir \$510	0	0	0	1	0	0	0	0	1	0	0	0	2
Non-Manager Screenir \$485	0	0	0	0	0	0	0	0	0	0	0	0	0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
5650-0060 New Hire Expense - Other													
Manager Screening \$510	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Manager Screenir \$485	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevate Associate Coaching Program \$200		\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$200	\$600
LinkedIn Outreach Program \$250		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$250
				(\$200)					(\$200)			(\$200)	(\$600)
													\$0
													\$0
Total NEW HIRE EXPENSE		\$0	\$485	\$510	\$0	\$0	\$0	\$0	\$510	\$485	\$250	\$0	\$2,240
2018 Projected		\$47	\$230	\$0	\$0	\$0	\$0	\$100	\$685	\$0	\$250	\$200	\$1,512

Comments

TOTAL PAYROLL SUMMARY	\$33,752	\$40,158	\$33,232	\$34,440	\$33,324	\$32,876	\$32,475	\$33,512	\$32,836	\$33,811	\$34,421	\$28,293	\$403,130
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ABRAMS PARK
2019 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6000-0010 Landscape Contract													
													\$0
Monthly Contract	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$39,600
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Landscape Contract	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$39,600
2018 Projected	\$3,142	\$3,142	\$3,142	\$3,142	\$3,142	\$3,774	\$2,510	\$3,150	\$3,150	\$3,150	\$3,150	\$3,150	\$37,744

Comments

Monthly Landscape Contract

ABRAMS PARK
2019 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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ABRAMS PARK
2019 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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ABRAMS PARK
2019 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6000-0080 Other Landscaping													
													\$0
													\$0
Monument Sign Refresh		\$800			\$300			\$800			\$300		\$2,200
													\$0
Emergency Tree Removal				\$500						\$500			\$1,000
													\$0
													\$0
													\$0
													\$0
Total Other Landscaping	\$0	\$800	\$0	\$500	\$300	\$0	\$0	\$800	\$0	\$500	\$300	\$0	\$3,200
2018 Projected	\$0	\$0	\$709	\$0	\$48	\$0	\$632	\$0	\$800	\$100	\$0	\$0	\$2,289

Comments

Monument Sign Refresh, includes irrigation repair and new plants

ABRAMS PARK
2019 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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ABRAMS PARK
2019 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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ABRAMS PARK
2019 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6000-0130 Irrigation/Sprinkler Repairs													
													\$0
Irrigation Repairs	\$500		\$500		\$500		\$500	\$500		\$500		\$500	\$3,500
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Irrigation/Sprinkler Repairs	\$500	\$0	\$500	\$0	\$500	\$0	\$500	\$0	\$500	\$500	\$0	\$500	\$3,500
2018 Projected	\$0	\$0	\$0	\$61	\$0	\$372	\$0	\$425	\$425	\$425	\$425	\$425	\$2,558

Comments

Irrigations repairs, new timers, batteries, valves, sprinkler heads

ABRAMS PARK
2019 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
TOTAL LANDSCAPING EXPENSE	\$3,800	\$4,100	\$3,800	\$3,800	\$4,100	\$3,300	\$3,800	\$4,100	\$3,800	\$4,300	\$3,600	\$3,800	\$46,300

ABRAMS PARK
2019 STANDARD BUDGET
UTILITIES



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6100-0010 Electricity													
													\$0
													\$0
Electricity	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electricity	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
2018 Projected	\$733	\$1,064	\$1,030	\$1,064	\$1,065	\$3,843	(\$329)	\$600	\$600	\$600	\$600	\$600	\$11,469
Comments													
Monthly Billing for Leasing Office/Community Center, Community Lighting													

6100-0030 Electricity - Model													
Average Cost per Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electricity - Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													

ABRAMS PARK
2019 STANDARD BUDGET
UTILITIES



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total	
6100-0040 Electricity - Vacant														
Average Cost per Vacant	\$30	\$60	\$75	\$75	\$60	\$75	\$75	\$60	\$75	\$75	\$60	\$60	\$60	\$810
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Electricity - Vacant	\$60	\$75	\$75	\$60	\$75	\$75	\$60	\$75	\$75	\$60	\$60	\$60	\$60	\$810
2018 Projected	\$31	\$33	\$10	\$0	\$19	\$0	\$352	\$65	\$65	\$65	\$65	\$65	\$65	\$770

Comments
Monthly Billing for Vacant units

6100-0080 Gas													
													\$0
Gas	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$240
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$240
2018 Projected	\$0	\$0	\$0	\$0	\$2	\$0	\$3	\$22	\$22	\$22	\$22	\$22	\$115

Comments
Monthly Billing for Leasing Office/Community Center

ABRAMS PARK
2019 STANDARD BUDGET
UTILITIES



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6100-0100 Gas - Model													
Average Cost per Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas - Model	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6100-0110 Gas - Vacant														
Average Cost per Vacant	\$15	\$30	\$38	\$38	\$30	\$38	\$38	\$30	\$38	\$38	\$30	\$30	\$30	\$405
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Gas - Vacant		\$30	\$38	\$38	\$30	\$38	\$38	\$30	\$38	\$38	\$30	\$30	\$30	\$405
2018 Projected		\$0	\$2	\$7	\$0	\$32	\$0	\$143	\$35	\$35	\$35	\$35	\$35	\$358

Comments

Monthly Billing for Vacant units

ABRAMS PARK
2019 STANDARD BUDGET
UTILITIES



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6100-0150 Water													
													\$0
	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$54,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Water	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$54,000
2018 Projected	\$2,954	\$12,608	\$8,337	(\$9,015)	\$17,295	\$231	\$109	\$3,390	\$3,390	\$3,390	\$3,390	\$3,390	\$49,469

Comments
Water billing for Community Irrigation -- YOY increase due to rising water costs. Anticipates irrigation function at 100%

6100-0220 Sewer													
													\$0
MCWD	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
													\$0
MRWCPR		\$8,000		\$8,000		\$8,000		\$8,000		\$8,000		\$8,000	\$48,000
													\$0
													\$0
													\$0
													\$0
Total Sewer	\$1,000	\$9,000	\$1,000	\$9,000	\$1,000	\$9,000	\$1,000	\$9,000	\$1,000	\$9,000	\$1,000	\$9,000	\$60,000
2018 Projected	\$3,245	\$3,642	\$4,090	\$12,646	\$1,704	\$8,325	\$4,008	\$3,475	\$3,475	\$3,475	\$3,475	\$3,475	\$55,033

Comments
Sewer billing for Community and Vacant units for MCWD. Twice Quarterly billing, accrued for monthly MRWCPR

ABRAMS PARK
2019 STANDARD BUDGET
UTILITIES



Description			Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6100-0280 Trash Removal Start Month															
			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Valet Waste Monthly Fee			\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rubicon Trash			Jan	\$500	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500
															\$0
Dump Fees				\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Remove Trash Fee									(\$500)						(\$500)
															\$0
															\$0
Total Trash Removal				\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
2018 Projected				\$307	(\$337)	\$162	\$78	(\$37)	\$330	\$164	\$150	\$150	\$175	\$175	\$1,492

Comments

Represents Monthly Trash Haul to Waste Facility -- do not use Valet Waste or Rubicon Trash

ABRAMS PARK
2019 STANDARD BUDGET
UTILITIES



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6100-0350 Reimbursed Electricity														
Electric	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Electricity		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
UTILITIES



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6100-0360 Reimbursed Gas														
Gas	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Gas		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6100-0370 Reimbursed Utilities														
Pest Control	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Valet Waste	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conservice Monthly Billing Fee	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conservice Reimbursement														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
UTILITIES



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6100-0375 Reimbursed Water														
Water	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Water		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6100-0380 Reimbursed Sewer														
Sewer	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Sewer		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
UTILITIES



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6100-0390 Reimbursed Trash Removal														
Trash Removal	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Trash Removal		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
UTILITIES



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
TOTAL UTILITIES	\$6,760	\$14,783	\$6,783	\$14,760	\$6,783	\$14,783	\$6,760	\$14,783	\$6,783	\$14,760	\$6,760	\$14,760	\$129,255

ABRAMS PARK
2019 STANDARD BUDGET
MARKETING



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6300-0010 Advertising-Print													
													\$0
Illustratus	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$1,560
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising-Print	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$130	\$1,560
2018 Projected	\$319	\$0	\$123	\$100	\$100	\$346	\$24	\$110	\$110	\$110	\$110	\$110	\$1,562

Comments

Community Newsletter

ABRAMS PARK
2019 STANDARD BUDGET
MARKETING



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6300-0050 Marketing - Internet													
URL (Property Website) \$20													\$0
Website Development \$5000-25000													\$0
Monthly Website Updates (Hourly) \$90													\$0
Website Hosting (Monthly) \$50													\$0
Social Media Page Set up \$150													\$0
Social Media Management (Monthly) \$900													\$0
Custom Social Media Management \$1,500													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing - Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0060 Marketing - Radio													
Music License \$250	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing - Radio	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Music License

ABRAMS PARK
2019 STANDARD BUDGET
MARKETING



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6300-0070 Marketing Consultant													
Marketing Plan \$2,000													\$0
Target Audience Persona \$3,000													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0080 Content/Branding													
Branding (Logo/Colors/Collateral, etc. \$20,000													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Content/Branding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
MARKETING



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6300-0210 Advertising Other														
Digital Banner Ads	\$2,000													\$0
E-mail Marketing	\$2,500													\$0
Social Ads	\$900													\$0
Zillow Boost Ads	\$500-\$1000													\$0
Yelp Ads (Monthly)	\$500													\$0
Yelp Profile Page	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$192
Other Paid Media	Varies													\$0
														\$0
Remove Yelp		(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$16)	(\$192)
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Advertising Other		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Property does not participate in Yelp, Reputation.com or other marketing resources

6300-0220 Dues, Memberships & Sub.

														\$0
CAA					\$170									\$170
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Dues, Memberships & Sub.		\$0	\$0	\$0	\$0	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170
2018 Projected		\$0	\$0	\$0	\$0	\$169	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$169

Comments

Based on 2018 Actuals, for CAA membership

ABRAMS PARK
2019 STANDARD BUDGET
MARKETING



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

No Resident Functions

6300-0280 Marketing Supplies													
SiteTablet: iPad App (Monthly)	\$30												\$0
SiteTablet: iPad App Setup	\$50												\$0
Parcel Alert (Monthly)	\$100												\$0
Parcel Alert Setup	\$216												\$0
Lobby Display (Monthly)	\$50												\$0
Lobby Display Setup	\$108												\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
MARKETING



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6300-0290 Billboards/Signs													
													\$0
													\$0
					\$800								\$800
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Billboards/Signs	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Replace aging Leasing Sign - \$2000 cost split 40% to Abrams

ALLIANCE
RESIDENTIAL COMPANY

Comments

Discontinued use of this category -- See Alliance Resident Works

ABRAMS PARK
2019 STANDARD BUDGET
MARKETING



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6300-0342 Alliance Resident Works													
Alliance Resident Works	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480
Alliance Resident Works Setup	\$360												\$0
													\$0
Total Alliance Resident Works	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													

6300-0344 Graphic Design													
Cost/Hr.													
Creative Collateral Elements (Hourly)	\$90												\$0
Total Graphic Design		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													

6300-0346 PPC													
PPC Set Up	\$300												\$0
PPC Monthly	\$50-\$3000												\$0
Total PPC		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													

ABRAMS PARK
2019 STANDARD BUDGET
MARKETING



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6300-0360 Promotions - Other													
Winter Campaign	\$150	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Summer Campaign	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$150
Total Promotions - Other	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$300
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Community Participates at Base Level

6300-0420 Resident Retention													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Retention	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$100	\$0	\$0	\$200

Comments

**ABRAMS PARK
2019 STANDARD BUDGET
MARKETING**

[illegible]

Comments

[illegible]

Comments

ABRAMS PARK
2019 STANDARD BUDGET
MARKETING



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6300-0544 Reputation Management													
Reputation.com	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$540
Remove Reputation.com	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$45)	(\$540)
Total Reputation Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Community does not participate in Reputation.com or Yelp

6300-0550 Shopper Reports

Video Shops	\$175	\$0	\$175	\$0	\$0	\$175	\$0	\$0	\$175	\$0	\$0	\$175	\$0	\$700
Phone Shops	\$25													\$0
														\$0
Remove video shops		(\$175)						(\$175)			(\$175)			(\$525)
														\$0
														\$0
														\$0
														\$0
Total Shopper Reports	\$0	\$0	\$0	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175	\$0	\$0	\$0	\$175

Comments

One video shop per year

TOTAL MARKETING	\$670	\$670	\$820	\$670	\$1,815	\$670	\$920	\$670	\$670	\$670	\$670	\$820	\$9,735
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ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6400-0010 Telephone Per Month													
													\$0
Office Telephone/Fax - Local & Long Dista	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$10,800
Telephone Maintenance (Maynard Group)	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$70	\$840
Cellular Phones (AT&T)	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$2,160
Internet Service - Suddenlink	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$1,080
													\$0
													\$0
													\$0
Total Telephone	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$14,880
2018 Projected	\$324	\$1,519	\$954	\$1,587	\$1,353	\$1,490	\$1,845	\$1,165	\$1,165	\$1,165	\$1,165	\$1,165	\$14,895

Comments

Cost of local and long distance telephone service, high speed internet service for the office and community center, alarm service lines, telephone equipment and maintenance expenses, on call and SS and BM cellular phones

6400-0020 Cell Phone Per Month													
3G Services through AT&T	\$29.99												\$0
Mobile Device	\$80.00												\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Cell Phone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6400-0040 Answering Service													
													\$0
Enterprise Answering Service	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$660
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Answering Service	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$660
2018 Projected	\$0	\$0	\$112	\$0	\$0	\$50	\$50	\$55	\$55	\$55	\$55	\$55	\$487

Comments

Monthly Answering Service

ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 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
2018 Projected	\$0	\$0	\$90	(\$90)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0070 Office Supplies Cost/													
P&P Manuals (New Properties)	\$370												\$0
P&P Manuals (Existing Properties)	\$185	\$185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185
		\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,100
													\$0
													\$0
													\$0
													\$0
Total Office Supplies	\$360	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$175	\$2,285
2018 Projected	\$73	\$0	\$401	\$69	\$265	\$132	\$238	\$175	\$175	\$175	\$175	\$175	\$2,052

Comments

Office Supplies including paper, pens, binders, folders, labels, note pads, etc.

ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6400-0080 Office Equipment													
													\$0
Copier Lease	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Copier Maintenance	\$450			\$450			\$450			\$450			\$1,800
Copier Toner	\$150			\$150			\$150			\$150			\$600
													\$0
													\$0
													\$0
													\$0
Total Office Equipment	\$700	\$100	\$100	\$700	\$100	\$100	\$700	\$100	\$100	\$700	\$100	\$100	\$3,600
2018 Projected	\$219	\$727	(\$26)	\$525	(\$425)	\$274	\$423	\$100	\$100	\$700	\$100	\$100	\$2,817

Comments
Office Equipment including Copier Lease, Copier Maintenance Agreement, Copier Toner

6400-0120 Postage		Cost/	Qty/Unit											
A/P Invoicing	\$0.48	0.18		\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$425
														\$0
Stamps				\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$500	\$50	\$50	\$1,050
Federal Express Charges				\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
														\$0
														\$0
														\$0
														\$0
Total Postage				\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$610	\$160	\$160	\$2,375
2018 Projected				\$266	\$25	\$239	\$456	(\$61)	\$163	\$225	\$135	\$135	\$260	\$2,114

Comments
Postage for community use, Fed Ex Services to Corporate

ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6400-0170 Printing Cost/														
A/P Check Re-Order	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$180
Business Cards	\$60			\$60						\$60				\$120
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Printing		\$0	\$0	\$105	\$0	\$0	\$45	\$0	\$0	\$105	\$0	\$0	\$45	\$300
2018 Projected		\$0	\$5	\$0	\$0	\$119	(\$68)	\$0	\$60	\$45	(\$0)	(\$0)	(\$0)	\$160

Comments

6400-0190 Forms Cost														
Clement - Labor Law Poster	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115
Blue Moon -License Not Texas	\$175													0
Blue Moon 500 Clicks	\$46													0
Blue Moon 1000 Click	\$76													0
Blue Moon 2500 Click	\$170													0
Blue Moon 5000 Click	\$317													0
Blue Moon (TX Only) Unlimited	\$437													0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Forms		\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Labor Law Posters - Annual

ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6400-0200 Licenses	Cost												
													\$0
Vehicle Registration/License Fees			\$200			\$200			\$200			\$200	\$800
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Licenses	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$800
2018 Projected	\$99	\$0	\$0	\$247	\$0	\$0	\$201	\$200	\$0	\$99	\$0	\$0	\$846

Comments
4 Trucks Registration/License Fees, Kingsley Survey Fees under Kinglsey Survey

6400-0202 Kingsley Survey	Cost												
Kingsley Survey (Quarterly)	\$98.94	\$99	\$0	\$0	\$99	\$0	\$0	\$99	\$0	\$0	\$99	\$0	\$396
Kingsley Survey Renewal Fee (Annual)	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100
													\$0
													\$0
Total Kingsley Survey	\$99	\$0	\$0	\$99	\$0	\$0	\$199	\$0	\$0	\$99	\$0	\$0	\$496
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Kingsley Survey Fees

ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6400-0230 Training & Education Cost/														
Training	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Professional Designation - BM/ABM	\$850													\$0
Professional Designation - SS	\$300													\$0
First Aid/CPR Certification/Safety Meeting:	\$200													\$0
Virtual Headsets	\$25													\$0
Hands Free Ear Piece	\$170													\$0
Webcams	\$55													\$0
Travel	Varies													\$0
Empower-U: Management Principles Meet	\$750			\$750										\$750
Dale Carnegie Sales Advantage	\$50													\$0
Dale Carnegie Leadership	\$50													\$0
Motivator Meeting	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$400
Remove Motivator Meeting							(\$100)						(\$100)	(\$200)
Annual Training Event							\$1,250							\$1,250
														\$0
Reduce Training		(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$1,080)
														\$0
Total Training & Education		\$60	\$60	\$910	\$60	\$60	\$1,310	\$60	\$60	\$160	\$60	\$60	\$60	\$2,920
2018 Projected		\$0	\$0	\$70	\$0	\$0	\$1,473	\$0	\$100	\$200	\$155	\$100	\$200	\$2,298

Comments

Training Fees include BM to Training Event in PHX

6400-0270 Credit Check

Applicant Denials + Cancellations			3	0	0	0	0	0	0	0	0	0	0	0	36	
100%	Employee Verification	Yes	\$8	\$88	\$80	\$80	\$72	\$64	\$72	\$64	\$64	\$80	\$72	\$88	\$80	\$904
100%	Resident Verification	No	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
100%	Resident Screening	On-Site Cr	\$26	\$286	\$260	\$260	\$234	\$208	\$234	\$208	\$208	\$260	\$234	\$286	\$260	\$2,938
																\$0
	Prospect Screenings			\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
																\$0
																\$0
																\$0
	Total Credit Check			\$474	\$440	\$440	\$406	\$372	\$406	\$372	\$372	\$440	\$406	\$474	\$440	\$5,042
	2018 Projected			\$0	\$890	\$741	\$1,567	(\$445)	\$1,235	\$336	\$230	\$1,220	\$253	\$299	\$276	\$6,602

Comments

ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description			Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6400-0310 Bank Charges/Credit Card Fees															
Credit Card Transaction Fees		\$0.37													\$0
Bank Fee - Operating Account	Yes	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$2,880
Bank Fee - Depository Account	Yes	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Bank Fee - Rehab Account	No	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bank Fee - Security Deposit Ac	Yes	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
															\$0
															\$0
															\$0
															\$0
															\$0
Total Bank Charges/Credit Card Fees			\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480
2018 Projected			\$390	\$347	\$360	\$340	\$359	\$350	\$1,176	\$340	\$340	\$340	\$340	\$340	\$5,021

Comments
Bank Fees

6400-0312 Yardi CHECKscan															
Check Scanner Equipment		\$850													\$0
Yardi Check Scanning Agreement		\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$800
															\$0
Total Yardi CHECKscan			\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$800
2018 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
Annual Check Scanner Fee

ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6400-0320 Employee Recognition Cost/ # of People														
Associate Recognition/Tenure/Applause	\$300	\$300	\$0	\$0	\$300	\$0	\$0	\$300	\$0	\$0	\$300	\$0	\$0	\$1,200
														\$0
Remove Recognition		(\$300)			(\$300)						(\$300)			(\$900)
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Employee Recognition		\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$300
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120	\$0	\$0	\$120

Comments

6400-0360 Travel & Entertainment Cost/ # of People														
Team Spirit Day / Fun Day	\$50	5.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Holiday Party / Regional Award	\$350	15.00	\$0	\$0	\$0	\$0	\$5,250	\$0	\$0	\$0	\$0	\$0	\$0	\$5,250
Managers Workshop - Busines	\$1,185	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,185
Managers Workshop - Service	\$1,185	1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,185
			0	0	0	0	0	0	0	0	0	0	0	0
Mileage Reimbursement	\$0.535		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
Remove Holiday Party							(\$5,250)							(\$5,250)
Reduce Training Travel by 50%									(\$1,185)					(\$1,185)
														\$0
														\$0
Total Travel & Entertainment			\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,185
2018 Projected			\$103	\$0	\$0	\$0	\$0	\$0	\$990	\$0	\$0	\$0	\$0	\$1,093

Comments

Travel Fees associated with BM and SS attendance at Annual Training in PHX

ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6400-0440 Administrative Other													
													\$0
Mileage	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
													\$0
Budget Supplies								\$50		\$50	\$50		\$150
													\$0
													\$0
Total Administrative Other	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$150	\$150	\$150	\$100	\$1,350
2018 Projected	\$169	\$125	\$0	\$16	\$26	\$79	\$14	\$250	\$250	\$50	\$250	\$0	\$1,229

Comments

Mileage for personal vehicle use on property, Budget Prep supplies

6400-0480 Computer Software	# of	Cost/											
Computer Maintenance	\$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	\$1,920
Additional E-mail Accounts	0	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Logmein Rescue	\$35		\$0	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$35
Antivirus Software	\$40												\$0
iPad Air 4G	\$690												\$0
Logitech C310 Webcam	\$55												\$0
Single Sign-On / Okta	0	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Paperless Cloud Storage (Quarterly)	\$0.50		\$97	\$0	\$0	\$97	\$0	\$0	\$97	\$0	\$0	\$0	\$388
SharePoint License	0	\$0											\$0
Desktop Agent	0	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
Removal of Email charges			(\$60)	(\$60)	(\$60)	(\$60)	(\$60)	(\$60)	(\$60)	(\$60)	(\$60)	(\$60)	(\$720)
													\$0
Outside IT Services				\$1,500				\$1,500					\$3,000
													\$0
													\$0
													\$0
													\$0
													\$0
Total Computer Software			\$397	\$1,800	\$300	\$397	\$300	\$300	\$432	\$1,800	\$300	\$397	\$7,023
2018 Projected			\$0	\$576	\$0	\$56	\$323	\$271	\$4,947	\$549	\$1,182	\$146	\$9,198

Comments

Annual YardiLicense Moved to Yardi Maintenance Agreement

ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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6400-0482 Yardi Maintenance Agreement

YARDI Annual Maintenance Fee	\$4,200	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$4,200
														\$0
Total Yardi Maintenance Agreement		\$0	\$0	\$0	\$0	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$4,200
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Annual Yardi License Fee

6400-0484 Yardi PAYscan

YARDI Invoice Scanning - License	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$4	\$0	\$0	\$0	\$0	\$0	\$4
														\$0
														\$0
														\$0
Total Yardi PAYscan		\$200	\$200	\$200	\$200	\$200	\$200	\$204	\$200	\$200	\$200	\$200	\$200	\$2,404
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Payscan Fees

6400-0486 LRO Revenue Management

LRO Rainmaker Set-up Fee	\$2,500													\$0
LRO Rainmaker (Monthly per Unit)	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRO Rainmaker Auto Comp Update	\$0.25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yieldstar Set-up Fee	\$5,000													\$0
Yieldstar Licensing and Pricing Advisory	\$3.20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
Total LRO Revenue Management		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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6400-0488 Cloud Based Budget Solution

Adaptive Budget License	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$800
													\$0
Total Cloud Based Budget Solution		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$800
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Annual License Fee

6400-0800 Uniforms - Administrative

Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$525	\$0	\$0	\$0	\$0	\$525
Office Associate - Winter Apparel	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Dry cleaning - CA, OR & NV only	Min. Wage	\$9	\$13	\$9	\$9	\$9	\$9	\$9	\$13	\$9	\$9	\$9	\$112
	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (Replacement)	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
Total Uniforms - Administrative		\$409	\$13	\$9	\$9	\$9	\$534	\$13	\$9	\$9	\$9	\$9	\$1,037
2018 Projected		\$0	\$0	\$0	\$0	\$11	\$0	\$0	\$13	\$850	\$9	\$9	\$34

Comments

Slight increase of 2018 Actuals

6400-0805 Uniforms- Leasing

Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$350
Office Associate - Winter Apparel	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Dry cleaning - CA, OR & NV only	Min. Wage	\$6	\$9	\$6	\$6	\$6	\$6	\$6	\$9	\$6	\$6	\$6	\$75
	0	0	0	1	0	0	0	0	0	1	0	0	1
Name Tags (Replacement)	\$25	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$25	\$0	\$0	\$25
													\$0
													\$0
													\$0
Total Uniforms- Leasing		\$406	\$9	\$31	\$6	\$6	\$6	\$356	\$9	\$31	\$6	\$6	\$31
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9	\$850	\$6	\$6	\$31

Comments

Based on 2018 Actuals

ABRAMS PARK
2019 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6400-0810 Uniforms- Marketing														
Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Associate - Winter Apparel	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dry cleaning - CA, OR & NV only	Min. Wage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (Replacement)	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
Total Uniforms- Marketing		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0815 Other Uniforms

Office Associate - Summer Apparel	\$350													\$0
Office Associate - Winter Apparel	\$400													\$0
Dry cleaning - CA, OR & NV only	Min. Wage													\$0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (Replacement)	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
Total Other Uniforms		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0250 Eviction/Legal Fees

Monthly Retainer	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$7,200
Eviction Attorney		\$1,675					\$1,675							\$3,350
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Eviction/Legal Fees	\$600	\$2,275	\$600	\$600	\$600	\$600	\$600	\$2,275	\$600	\$600	\$600	\$600	\$600	\$10,550
2018 Projected	\$0	\$564	\$11	\$562	\$551	\$562	\$625	\$1,900	\$550	\$2,000	\$550	\$550	\$550	\$8,426

Comments

ALLIANCE
RESIDENTIAL COMPANY

YOY increase due to higher monthly retainer costs	
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ABRAMS PARK
2019 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6500-0010 Building & Structure													
													\$0
Garage Door Repairs	\$325	\$325	\$325	\$325	\$325	\$325	\$325	\$325	\$325	\$325	\$325	\$325	\$3,900
													\$0
Other supplies	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
													\$0
													\$0
													\$0
													\$0
Total Building & Structure	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$4,500
2018 Projected	\$0	\$140	\$362	\$483	(\$9)	\$250	\$550	\$350	\$350	\$1,000	\$350	\$350	\$4,175

Comments

Repairs include garage door service, garage door replacement, installation of garage door openers, minor sheetrock and related supplies, eave vents

ABRAMS PARK
2019 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6500-0400 Plumbing													
													\$0
Supplies	\$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
Vendor Services		\$500			\$500			\$500			\$500		\$2,000
													\$0
													\$0
													\$0
													\$0
Total Plumbing	\$1,500	\$2,000	\$1,500	\$1,500	\$2,000	\$1,500	\$1,500	\$2,000	\$1,500	\$1,500	\$2,000	\$1,500	\$20,000
2018 Projected	\$737	\$1,503	\$3,850	\$3,092	\$889	\$949	\$129	\$1,800	\$1,500	\$1,500	\$1,800	\$1,500	\$19,250

Comments
All plumbing supplies including toilet seats, low flow toilet devices. Vendor plumbing services under \$500.

ABRAMS PARK
2019 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6500-0610 Housekeeping													
													\$0
													\$0
Cleaning/Trash Supplies	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
													\$0
													\$0
													\$0
													\$0
													\$0
Total Housekeeping	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
2018 Projected	\$281	\$72	\$336	\$364	(\$222)	\$165	\$32	\$250	\$300	\$400	\$400	\$400	\$2,778

Comments

Cleaning supplies for use in unit turns, Community Center, Leasing Office, clean up after service requests

6500-0690 Pest Control													
													\$0
Monthly Pest Control Contract	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$5,700
													\$0
Additional Supplies		\$75			\$75			\$75			\$75		\$300
													\$0
													\$0
													\$0
Total Pest Control	\$475	\$550	\$475	\$475	\$550	\$475	\$475	\$550	\$475	\$475	\$550	\$475	\$6,000
2018 Projected	\$170	\$275	\$624	\$283	\$1,237	(\$838)	\$425	\$475	\$475	\$800	\$475	\$800	\$5,201

Comments

Monthly Pest Control Contract, Additional pest repellent/supplies

ABRAMS PARK
2019 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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ABRAMS PARK
2019 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6500-1010 Windows													
													\$0
Windows	\$300		\$300	\$300		\$300	\$300		\$300	\$300		\$300	\$2,400
Interior Doors	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Screens/Screen Doors	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
													\$0
													\$0
													\$0
													\$0
Total Windows	\$600	\$300	\$600	\$600	\$300	\$600	\$600	\$300	\$600	\$600	\$300	\$600	\$6,000
2018 Projected	\$0	\$26	\$1,385	\$333	(\$20)	\$80	\$159	\$300	\$600	\$600	\$300	\$600	\$4,364

Comments
Window and Door Supplies, Window pane replacements, screening materials, screen doors, interior doors

6500-1060 Fire Extinguisher, 1st Aid													
Personal Protective Equipment	\$65	\$0	\$76	\$0	\$0	\$0	\$87	\$0	\$0	\$0	\$87	\$0	\$249
													\$0
Backflow Testing								\$2,000					\$2,000
Fire Extinguisher Testing					\$750								\$750
Smoke Alarms/Carbon Detectors					\$200					\$200			\$400
													\$0
													\$0
													\$0
Total Fire Extinguisher, 1st Aid	\$0	\$76	\$0	\$0	\$950	\$87	\$0	\$0	\$2,000	\$87	\$200	\$0	\$3,399
2018 Projected	\$0	\$253	\$297	\$0	\$0	\$1,504	\$0	\$300	\$0	\$0	\$1,800	\$0	\$4,153

Comments
Annual Fire Extinguisher Testing performed throughout property. Yearly Backflow Testing

ABRAMS PARK
2019 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6500-1110 Alarm Expense													
													\$0
Quarterly Monitoring Expense	\$200			\$200			\$200			\$200			\$800
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Alarm Expense	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$800
2018 Projected	\$0	\$0	\$75	\$65	\$153	\$108	(\$107)	\$0	\$175	\$175	\$0	\$0	\$643

Comments

ABRAMS PARK
2019 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6500-1270 Maintenance Other													
													\$0
													\$0
Vehicle Maintenance		\$1,500			\$1,500			\$1,500			\$1,500		\$6,000
Vehicle Gas	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Handi Trac	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
Mini Mobile Rental	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
													\$0
													\$0
Total Maintenance Other	\$400	\$1,900	\$400	\$400	\$1,900	\$400	\$400	\$1,900	\$400	\$400	\$1,900	\$400	\$10,800
2018 Projected	\$519	\$574	\$4,416	\$1,275	\$276	\$230	\$162	\$1,310	\$310	\$310	\$1,310	\$310	\$11,001

Comments

Maintenance on all vehicles, gas for all vehicles, HandiTrac monthly billing, Storage rental of container

6500-1460 Safety Tool Equip/Rep/Sup													
Small tools and equipment - power tools	\$680												\$0
Emergency Supply Kit	\$280	\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Safety Tool Equip/Rep/Sup		\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280

Comments

ABRAMS PARK
2019 STANDARD BUDGET
MAINTENANCE EXPENSE



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6500-1550 Uniforms - Maintenance														
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$1,225	\$0	\$0	\$0	\$0	\$1,400	\$0	\$0	\$0	\$0	\$2,625
Uniform Purchase - Hat	\$15	\$0	\$0	\$53	\$0	\$0	\$0	\$0	\$60	\$0	\$0	\$0	\$0	\$113
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
				(\$800)					(\$600)					(\$1,400)
														\$0
														\$0
Total Uniforms - Maintenance		\$0	\$0	\$828	\$0	\$0	\$0	\$0	\$860	\$0	\$0	\$0	\$0	\$1,688
2018 Projected		\$24	\$0	\$125	(\$458)	\$123	\$0	\$0	\$660	\$1,000	\$0	\$0	\$0	\$1,475

Comments

Uniforms for all maintenance team -- 8 service employees at 40%

6500-1555 Uniforms- Cleaning

Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Hat	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
Total Uniforms- Cleaning		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
MAINTENANCE EXPENSE



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6500-1560 Uniforms- Grounds														
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$175	\$0	\$0	\$0	\$0	\$175	\$0	\$0	\$0	\$0	\$350
Uniform Purchase - Hat	\$15	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$8	\$0	\$0	\$0	\$0	\$15
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
				\$200					\$200					\$400
														\$0
														\$0
Total Uniforms- Grounds		\$0	\$0	\$433	\$0	\$0	\$0	\$0	\$383	\$0	\$0	\$0	\$0	\$815
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$365	\$500	\$0	\$0	\$0	\$865

Comments

Uniforms for all maintenance team -- 8 service employees at 40%

6500-1565 Uniforms- Security

Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Hat	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
Total Uniforms- Security		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
MAINTENANCE EXPENSE



Description		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6500-1570 Uniforms- Garage														
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Hat	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
Total Uniforms- Garage		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6500-0360 Electrical

														\$0
Supplies		\$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
														\$0
														\$0
Total Electrical		\$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
2018 Projected		\$359	\$28	\$756	\$260	\$1,314	\$386	\$237	\$1,500	\$2,000	\$3,000	\$3,000	\$3,000	\$15,840

Comments

Supplies include: circuit boxes, breakers, switches, switch plates, outlets, exterior lighting, batteries, phone jacks, cable outlets, ceiling fans, motors etc. Vendor services as needed under \$500

6500-0430 HVAC

														\$0
Parts and Repairs				\$400	\$500	\$400	\$500	\$400	\$500	\$400	\$500			\$3,600
														\$0
Furnace filters				\$150			\$150			\$150			\$150	\$600
Contracted Repairs/Duct Cleanings			\$800			\$800			\$800		\$800			\$3,200
														\$0
														\$0
Total HVAC		\$0	\$800	\$550	\$500	\$1,200	\$650	\$400	\$1,300	\$550	\$500	\$800	\$150	\$7,400

ABRAMS PARK
2019 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
2018 Projected	\$85	(\$4)	\$118	\$39	\$70	\$639	\$190	\$1,300	\$550	\$1,000	\$1,000	\$1,000	\$5,987

Comments

Cost of contractors, repairs, and maintenance.

6500-0600 Misc. Supplies

													\$0
	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Misc. Supplies	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800
2018 Projected	\$28	\$471	\$894	\$426	\$457	\$1,102	\$326	\$225	\$225	\$225	\$225	\$225	\$4,827

Comments

Supplies include: nuts, bolts, screws, towel rods, toilet paper holders, racks, etc.

6500-0680 Small Equipment

													\$0
Miscellaneous Tools	\$300			\$450			\$300			\$450			\$1,500
Dehumidifier/Blower			\$1,500					\$500					\$2,000
													\$0
													\$0
													\$0
													\$0
Total Small Equipment	\$300	\$0	\$1,500	\$450	\$0	\$0	\$300	\$0	\$500	\$450	\$0	\$0	\$3,500
2018 Projected	\$0	\$900	\$119	\$435	\$278	\$11	\$99	\$0	\$500	\$450	\$500	\$250	\$3,542

Comments

Cost of general maintenance equipment, purchase of tools under \$500. Purchase of one dehumidifier and one blower.

6500-1040 Keys

													\$0
Keys/Locks	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$5,100
													\$0
													\$0
													\$0

ABRAMS PARK
2019 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
													\$0
													\$0
													\$0
Total Keys	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$5,100
2018 Projected	\$494	\$0	\$883	\$449	\$465	\$630	\$336	\$375	\$375	\$375	\$375	\$375	\$5,133

Comments

Lower YOY due to lower projected turnover

TOTAL MAINTENANCE EXPENSE	\$6,425	\$8,576	\$9,235	\$7,075	\$9,850	\$6,662	\$6,825	\$10,523	\$8,975	\$7,162	\$8,700	\$6,075	\$96,082
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ABRAMS PARK
2019 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6600-0010 Redec-General Cleaning Cost/Turn													
% of Turnovers Handled by Staff	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	
General Cleaning for Turnovers \$320	\$1,025	\$1,025	\$769	\$769	\$769	\$641	\$641	\$769	\$769	\$769	\$1,025	\$897	\$9,869
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-General Cleaning	\$1,025	\$1,025	\$769	\$769	\$769	\$641	\$641	\$769	\$769	\$769	\$1,025	\$897	\$9,869
2018 Projected	\$305	\$0	\$1,660	\$1,345	\$905	(\$690)	\$0	\$752	\$752	\$752	\$1,002	\$877	\$7,659

Comments

Cost of general cleaning of apartments upon unit turn to include contract cleans

6600-0040 Redec-Painting Supplies Cost/Turn													
Paint Supplies for Turnovers \$244	\$1,949	\$1,949	\$1,462	\$1,462	\$1,462	\$1,218	\$1,218	\$1,462	\$1,462	\$1,462	\$1,949	\$1,706	\$18,764
													\$0
Reduction in supplies	(\$400)	(\$400)	(\$400)	(\$400)	(\$400)	(\$400)	(\$400)	(\$400)	(\$400)	(\$400)	(\$400)	(\$400)	(\$4,800)
													\$0
													\$0
													\$0
													\$0
Total Redec-Painting Supplies	\$1,549	\$1,549	\$1,062	\$1,062	\$1,062	\$818	\$818	\$1,062	\$1,062	\$1,062	\$1,549	\$1,306	\$13,964
2018 Projected	\$166	\$343	\$1,206	\$529	\$1,721	\$1,774	\$1,901	\$916	\$916	\$916	\$1,389	\$1,153	\$12,930

Comments

Cost of paint and painting supplies when apartment painting is performed by vendor service or in house

ABRAMS PARK
2019 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6600-0050 Redec-Painting Contract Cost/Turn													
% of Turnovers Handled by Staff	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	
Paint Contract for Turnovers \$932	\$4,476	\$4,476	\$3,357	\$3,357	\$3,357	\$2,797	\$2,797	\$3,357	\$3,357	\$3,357	\$4,476	\$3,916	\$43,080
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Painting Contract	\$4,476	\$4,476	\$3,357	\$3,357	\$3,357	\$2,797	\$2,797	\$3,357	\$3,357	\$3,357	\$4,476	\$3,916	\$43,080
2018 Projected	\$3,750	\$0	\$6,900	\$7,882	\$1,068	\$6,500	\$2,250	\$2,660	\$2,660	\$2,660	\$3,546	\$3,103	\$42,979

Comments

Contracted costs for painting when third party contractor performs apartment paints

6600-0080 Redec-Drapes/Blinds Cost/Turn													
Drapes for Turnovers \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Blinds for Turnovers \$86	\$689	\$689	\$516	\$516	\$516	\$430	\$430	\$516	\$516	\$516	\$689	\$603	\$6,628
													\$0
Reduction	(\$75)	(\$75)	(\$75)	(\$75)	(\$75)	(\$75)	(\$75)	(\$75)	(\$75)	(\$75)	(\$75)	(\$75)	(\$900)
													\$0
													\$0
													\$0
													\$0
Total Redec-Drapes/Blinds	\$614	\$614	\$441	\$441	\$441	\$355	\$355	\$441	\$441	\$441	\$614	\$528	\$5,728
2018 Projected	\$48	\$773	\$538	\$145	\$405	\$592	\$398	\$326	\$326	\$326	\$459	\$392	\$4,728

Comments

ABRAMS PARK
2019 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
6600-0130 Redec-Carpet Cleaning Cost/Turn													
Carpet Cleaning for Turnovers \$179	\$1,431	\$1,431	\$1,074	\$1,074	\$1,074	\$895	\$895	\$1,074	\$1,074	\$1,074	\$1,431	\$1,252	\$13,777
Carpet Cleaning for Lease Renewals \$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	(\$1,431)	(\$1,431)	(\$1,074)	(\$1,074)	(\$1,074)	(\$895)	(\$895)	(\$1,074)	(\$1,074)	(\$1,074)	(\$1,431)	(\$1,252)	(\$13,775)
												(\$2)	(\$2)
													\$0
													\$0
													\$0
Total Redec-Carpet Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2)	(\$0)
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$3)	(\$2)

Comments

All costs under Redec - Carpet and Tile

6600-0160 Redec-Vinyl Replacement Cost/Turn													
Tile for Turnovers \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Vinyl Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6600-0070 Redec-Rehab													
													\$0
Reglaze bathtubs, kitchen countertops	\$800	\$700	\$800	\$800	\$700	\$800	\$800	\$700	\$800	\$800	\$700	\$800	\$9,200
Baseboards 2 units per month	\$900	\$800	\$900	\$900	\$800	\$900	\$900	\$800	\$900	\$900	\$800	\$900	\$10,400
medicin cabinets/mirrors		\$400			\$400			\$400			\$400		\$1,600
													\$0
													\$0
													\$0
													\$0
Total Redec-Rehab	\$1,700	\$1,900	\$1,700	\$1,700	\$1,900	\$1,700	\$1,700	\$1,900	\$1,700	\$1,700	\$1,900	\$1,700	\$21,200

ABRAMS PARK
2019 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
2018 Projected	\$548	\$33	\$3,976	\$510	\$1,385	\$5,220	\$0	\$1,900	\$1,700	\$1,700	\$1,900	\$1,700	\$20,572

Comments

Assumes three bathtubs reglzed per month, assumes 2 baseboard installations per month, accounts for extra cabinet painting when needed, cabinet knobs

6600-0110 Redec-Carpet/Tile

													\$0
Carpet Cleanings	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Carpet/Tile	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200
2018 Projected	\$0	\$0	\$65	\$240	\$0	\$280	\$320	\$350	\$350	\$350	\$350	\$350	\$2,655

Comments

Assumes 2 full carpet cleanings per month, additional monies allocated for services after plumbing leaks

6600-0120 Redec-Carpet Repair

													\$0
Repairs by Carpet/vinyl vendor	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$4,500
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Carpet Repair	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$375	\$4,500
2018 Projected	\$0	\$0	\$980	\$285	\$150	\$90	\$0	\$375	\$375	\$375	\$375	\$375	\$3,380

Comments

Costs including carpet repairs, stretching, padding costs, services after plubming leaks or small repairs during unit turns

6600-0180 Redec-Appliance Repair

													\$0
Appliance repairs/service/parts	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
													\$0
													\$0
													\$0

ABRAMS PARK
2019 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
													\$0
													\$0
													\$0
Total Redec-Appliance Repair	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
2018 Projected	\$0	\$0	\$166	\$337	\$473	\$193	\$0	\$200	\$200	\$200	\$200	\$200	\$2,170

Comments
In lieu of replacements

TOTAL REDECORATING EXPENSE	\$10,290	\$10,490	\$8,255	\$8,255	\$8,455	\$7,237	\$7,237	\$8,455	\$8,255	\$8,255	\$10,490	\$9,270	\$104,941
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ABRAMS PARK
2019 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
7000-0010 Management Fees - #1													
Include Water Reimbursement No													
Monthly Management Fee 2.50%	\$6,856	\$6,839	\$6,878	\$6,908	\$6,907	\$6,915	\$6,943	\$6,943	\$6,954	\$6,983	\$7,001	\$6,996	\$83,125
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Management Fees - #1	\$6,856	\$6,839	\$6,878	\$6,908	\$6,907	\$6,915	\$6,943	\$6,943	\$6,954	\$6,983	\$7,001	\$6,996	\$83,125
2018 Projected	\$6,879	\$6,912	\$6,850	\$6,859	\$6,904	\$6,848	\$6,910	\$6,887	\$6,908	\$6,933	\$6,957	\$6,927	\$82,775

Comments

ABRAMS PARK
2019 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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ABRAMS PARK
2019 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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ABRAMS PARK
2019 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
TOTAL MANAGEMENT FEES	\$6,856	\$6,839	\$6,878	\$6,908	\$6,907	\$6,915	\$6,943	\$6,943	\$6,954	\$6,983	\$7,001	\$6,996	\$83,125

ABRAMS PARK
2019 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
7100-0010 Property Insurance													
													\$0
	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$102,000
													\$0
													\$0
													\$0
													\$0
Total Property Insurance	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$102,000
2018 Projected	\$8,085	\$8,085	\$8,085	\$8,085	\$8,085	\$8,085	\$8,507	\$8,350	\$8,350	\$8,350	\$8,350	\$8,350	\$98,766

Comments

Bsaed on 2018 actuals

Hide

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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ABRAMS PARK
2019 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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ABRAMS PARK
2019 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
7100-0110 Insurance Deductible													
													\$0
Deductible costs							\$3,000						\$3,000
													\$0
													\$0
													\$0
													\$0
Total Insurance Deductible	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$3,000
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
For use in case of property vehicle accident													
TOTAL INSURANCE EXPENSE	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$11,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$105,000

ABRAMS PARK
2019 STANDARD BUDGET
TAXES



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
7200-0010 Real Estate Taxes													
													\$0
	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$47,400
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Real Estate Taxes	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$47,400
2018 Projected	\$3,927	\$3,927	\$3,927	\$3,927	\$3,927	\$3,927	\$3,927	\$3,850	\$3,850	\$3,850	\$3,850	\$3,850	\$46,742

Comments

Slight increase in 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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
TAXES



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
7200-0160 Franchise Taxes													
TX Franchise Tax Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Franchise Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL TAXES	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$47,400

ABRAMS PARK
2019 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Audits performed every other year

ABRAMS PARK
2019 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100

Comments

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
2018 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
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ALLIANCE
RESIDENTIAL COMPANY

ABRAMS PARK
2019 STANDARD BUDGET
NON-ROUTINE MAINTENANCE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
7400-0150 Building & Structures													
Annual Inspections - Graphite Spray		\$500											\$500
Annual Inspections - Heater Filters/Rang		\$2,500											\$2,500
Annual Inspections - Batteries		\$3,000											\$3,000
Annual Inspections - Carbon/Smoke Detr		\$300											\$300
Annual Inspections - Garage Door lubric		\$350											\$350
													\$0
Termite Inspection	\$5,000												\$5,000
													\$0
Total Building & Structures	\$5,000	\$6,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,650
2018 Projected	\$0	\$3,189	\$4,495	\$1,443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,127

Comments

Includes all supplies for Annual Inspections. Termite inspection for entire property.

7400-0450 Paving & Landscape

													\$0
Tree Trimming for Building Clearance							\$10,000						\$10,000
													\$0
Replanting along Brostrom Drive				\$5,000									\$5,000
													\$0
													\$0
													\$0
													\$0
Total Paving & Landscape	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$15,000
2018 Projected	\$0	\$0	\$2,010	\$465	\$0	\$13,200	\$0	\$10,000	\$0	\$10,000	\$0	\$0	\$35,675

Comments

Annual Fire Line/Building Clearance. Replanting along Brostrom Drive -- trees and plants

7400-0840 Other Non-Routine Service

													\$0
Extraordinary Maintenance				\$15,000			\$15,000						\$30,000
Windows/Sliding Doors	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
Exterior Steel Doors	\$300			\$300			\$300			\$300			\$1,200
Toilet Replacement	\$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
Termite Treatment				\$20,000			\$20,000						\$40,000
													\$0
													\$0
Total Other Non-Routine Service	\$4,800	\$4,500	\$4,500	\$4,800	\$39,500	\$4,500	\$4,800	\$39,500	\$4,500	\$4,800	\$4,500	\$4,500	\$125,200
2018 Projected	\$7,738	\$11,168	\$20,149	\$1,870	\$9,020	\$717	\$1,506	\$38,000	\$3,500	\$3,500	\$3,500	\$3,500	\$104,167

Comments

Expenses include major repairs work due to unexpected damage found in homes due to leak, fire, flood, etc. Anticipate replacing windos/sliding glass doors in 5 homes not affected by the Capital Window replacement project. Toilet replacements in turn

ABRAMS PARK
2019 STANDARD BUDGET
NON-ROUTINE MAINTENANCE



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
units and occupied homes as needed. Termite treatment to include buildings and soil.													
TOTAL NON-ROUTINE MAINTENANCE	\$9,800	\$11,150	\$4,500	\$9,800	\$39,500	\$4,500	\$4,800	\$49,500	\$4,500	\$4,800	\$4,500	\$4,500	\$151,850

ABRAMS PARK
2019 STANDARD BUDGET
PARTNERSHIP



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
8100-0010 Other Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
8100-0020 Purchase Discount													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Purchase Discount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL PARTNERSHIP INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2019 STANDARD BUDGET
PARTNERSHIP



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
TOTAL PARTNERSHIP EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2019 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
1500-1250 Apartment Interiors													
	1	1	1	1	1	1	1	1	1	1	1	1	12
Dishwasher \$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200
	2	2	2	2	2	2	2	2	2	2	2	2	24
Refrigerator \$650	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$15,600
	2	1	1	1	2	1	1	1	1	1	1	2	15
Stove \$450	\$900	\$450	\$450	\$450	\$900	\$450	\$450	\$450	\$450	\$450	\$450	\$900	\$6,750
	0	0	0	0	0	0	0	0	0	0	0	0	0
Microwave \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	1	1	1	1	1	1	1	1	1	1	1	1	12
Garbage Disposal \$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
	0	0	0	0	0	0	0	0	0	0	0	0	0
Ice Maker \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2	2	1	1	1	1	1	1	1	1	2	2	16
Hot Water Heater/Permits \$600	\$1,200	\$1,200	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$1,200	\$1,200	\$9,600
	0	0	0	0	0	0	0	0	0	0	0	0	0
Dryer \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	0	0	0	0	0	0	0	0	0	0
Washer \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	3	2	3	3	2	3	3	2	3	3	2	3	32
Carpet \$2,766	\$8,298	\$5,532	\$8,298	\$8,298	\$5,532	\$8,298	\$8,298	\$5,532	\$8,298	\$8,298	\$5,532	\$8,298	\$88,512
	3	2	3	3	2	3	3	2	3	3	2	3	32
Vinyl \$1,600	\$4,800	\$3,200	\$4,800	\$4,800	\$3,200	\$4,800	\$4,800	\$3,200	\$4,800	\$4,800	\$3,200	\$4,800	\$51,200
													\$0
Rangehood \$60		\$60			\$60			\$60			\$60		\$240
													\$0
Heater Replacement			\$4,250			\$4,250			\$4,250			\$4,250	\$17,000
													\$0
													\$0
													\$0
													\$0
													\$0
Total Apartment Interiors	\$16,948	\$12,192	\$20,148	\$15,898	\$12,042	\$20,148	\$15,898	\$11,592	\$20,148	\$15,898	\$12,192	\$21,198	\$194,302
2018 Projected	\$5,858	\$2,612	\$16,643	\$6,706	\$12,199	\$13,758	\$694	\$14,975	\$14,975	\$15,085	\$14,975	\$14,975	\$133,455

Comments

Includes funds to replace 4 rangehoods, 4 heaters (95% energy efficient with permit and line test fee) 36 full units carpet/vinyl. Roughly 1 units per month Refrigerator, Dishwasher, Stove, Garbage Disposal, Water Heaters and Permit fees

ABRAMS PARK
2019 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
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1500-0950 Computer Hardware

													\$0
													\$0
Computer			\$2,000						\$2,000				\$4,000
													\$0
													\$0
													\$0
													\$0
													\$0
Total Computer Hardware	\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$2,000	\$0	\$0	\$0	\$4,000
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Purchase of computer hardware and monitors for office use

1500-0390 Building Improvements - Other

													\$0
Roof Replacement								\$175,000		\$175,000	\$175,000	\$175,000	\$700,000
													\$0
Windows/Sliding Doors on Clark Court		\$75,000											\$75,000
													\$0
													\$0
													\$0
													\$0
Total Building Improvements - Other	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$175,000	\$175,000	\$175,000	\$175,000	\$775,000
2018 Projected	\$0	\$0	\$0	\$0	\$4,135	\$0	\$0	\$0	\$325,000	\$325,000	\$325,000	\$325,000	\$1,304,135

Comments

Roof Replacements on Carpenter and Wilson Courts; Windows/Sliding Doors on Clark Court

1500-1560 Other Capital

													\$0
CM Fee on Roof Replacement								\$10,500		\$10,500	\$10,500	\$10,500	\$42,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,500	\$10,500	\$10,500	\$10,500	\$42,000
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,500	\$19,500	\$19,500	\$19,500	\$78,000

Comments

ABRAMS PARK
2019 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
Management Fee for Roof Replacement Project													

1500-1200 Landscape

													\$0
Landscape Irrigation Upgrades/Repairs			\$10,000										\$10,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Landscape	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Continued upgrades to irrigtaion equipment

TOTAL CAPITAL ASSETS	\$16,948	\$87,192	\$32,148	\$15,898	\$12,042	\$20,148	\$15,898	\$11,592	\$207,648	\$201,398	\$197,692	\$206,698	\$1,025,302
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ABRAMS PARK
2019 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

3000-0470 Distributions 1													
													\$0
	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220
													\$0
													\$0
													\$0
													\$0
Total Distributions 1	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220
2018 Projected	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220

Comments

Monthly Distributions to the City of Marina reflect last years actuals

TOTAL RETAINED EARNINGS	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220
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ABRAMS PARK
2019 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
1400-0180 Other Current Assets													
													\$0
Replacement Reserve Reimbursement	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$1,025,292)
													\$0
													\$0
												(\$10)	(\$10)
													\$0
Total Other Current Assets	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,441)	(\$85,451)	(\$1,025,302)
2018 Projected	(\$126,282)	(\$126,282)	(\$126,282)	(\$126,282)	(\$126,282)	(\$126,282)	(\$126,282)	(\$126,282)	(\$126,282)	(\$126,282)	(\$126,282)	(\$126,292)	(\$1,515,394)
Comments													
TOTAL OTHER CURRENT ASSETS													
1400-0190 Tax Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL TAX ESCROW													

ABRAMS PARK
2019 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 Total
1400-0200 Insurance Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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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
2018 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
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ABRAMS PARK
2019 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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1400-0240 Capital Reserve													
													\$0
	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340
												\$3	\$3
													\$0
													\$0
Total Capital Reserve	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,448	\$545,343
2018 Projected	\$39,997	\$47,871	\$35,457	\$36,229	\$47,377	\$52,247	\$10,737	\$63,800	\$63,800	\$63,800	\$63,800	\$63,801	\$588,916

Comments

Annual Contribution to the Reserve Fund account. A total of \$2811.05 can be withheld each month

TOTAL CAPITAL RESERVE	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,448	\$545,343
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ABRAMS PARK
2019 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

2300-0020 Mortgage Note Payable #2													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Note Payable #2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

2300-0060 Note Payable Principal Payment													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Note Payable Principal Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2019 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	2019 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
2018 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
2018 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ALLIANCE
RESIDENTIAL COMPANY

Alliance Residential Budget Template
Standard Chart of Accounts

Project	Detail	2018 - 2019
Patios/Decks	Safety Upgrades	
Windows / Sliding Glass Doors	*Replace Windows/Sliding Doors	\$ 75,000
Paving/Sidewalks	Asphalt repair, seal coat	
	Concrete Repairs	
General site improvements	Playground replacement/removal	
	Landscape and irrigation	\$ 10,000
	Fence repairs / slat replacement	
Roof	Repairs/*Replacement	\$ 700,000
Exterior Paint	Full Community Paint	
Exterior Lighting	Additional Pathway Lighting	
Maintenance Vehicle	Purchase New	
Computers	Purchase New	\$ 4,000
Exterior Unit Doors	Steel Front/Back Doors	
Construction Management Fee	6% Fee on Construction Projects (See * for applicable items)	\$ 42,000
Carpet	replacement (assume 5 year life) Represents 40 homes	\$ 88,512
Vinyl	replacement (assume 10 year life) Represents 40 homes	\$ 51,200
Refrigerators	replacement (assume 15 year life) Represents 8 units	\$ 15,600
Dishwasher	replacement (assume 10 year life) Represents 20 units	\$ 4,200
Range/Rangehood	replacement (assume 15 year life) Represents 24 units	\$ 6,990
Disposal	replacement (assume 5 year life) Represents 12 units	\$ 1,200
HVAC Furnace	replacement (assume 20 year life) Represents 3 units	\$ 17,000
Water Heaters	replacement (assume 15 year life) Represents 8 units	\$ 9,600
Total Capital Expenses 2017/2018		\$ 1,025,302
Anticipated Capital Replacement Reserve Fund Balance 7/1/18		\$ 573,817
Capital Replacement Reserve Fund Balance after 2018/2019 Expenses		\$ (451,485)
Annual Addition to Capital Replacement Reserve Fund with Targeted 3.0% increase		\$ 545,334
Capital Replacement Reserve Fund Balance on 6/30/19		\$ 93,849

Attachment F

ABRAMS PARK - REVISED PHYSICAL NEEDS ASSESSMENT (Look Forward - Alliance Residential Recommendation)							4/24/2018
Project	Detail	Committed/Completed	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023
		2017 - 2018					
Patios/Decks							
Dry Rot Repairs	Dry Rot on Windows, Eaves, Siding				\$ 40,000		
Windows / Sliding Glass Doors	*Replace Windows/Sliding Doors		\$ 75,000	\$ 150,000	\$ 550,000		
Paving/Sidewalks	Asphalt repair, seal coat						
	Concrete Repairs						
General site improvements	Playground replacement/removal					\$ 200,000	
	Landscape and irrigation		\$ 10,000		\$ 10,000		
	Fence repairs / slat replacement			\$ 5,000			
Roof	Repairs/*Replacement	\$ 1,100,000	\$ 700,000				\$ 3,500
Exterior Paint	Full Community Paint						
Exterior Lighting	Additional Pathway Lighting						
Maintenance Vehicle	Purchase New			\$ 15,000			
Computers	Purchase New		\$ 4,000			\$ 2,000	
Exterior Unit Doors	Steel Front/Back Doors						
Construction Management Fee	6% Fee on Construction Projects (see * for applicable items)	\$ 66,000	\$ 42,000		\$ 33,000	\$ -	\$ -
Carpet	replacement (assume 5 year life) Represents 40 homes	\$ 99,600	\$ 88,512	\$ 80,960	\$ 80,960	\$ 80,960	\$ 80,960
Vinyl	replacement (assume 10 year life) Represents 40 homes	\$ 57,600	\$ 51,200	\$ 44,800	\$ 44,800	\$ 44,800	\$ 44,800
Refrigerators	replacement (assume 15 year life) Represents 8 units	\$ 7,800	\$ 15,600	\$ 13,800	\$ 13,800	\$ 13,800	\$ 13,800
Dishwasher	replacement (assume 10 year life) Represents 20 units	\$ 4,240	\$ 4,200	\$ 7,360	\$ 7,360	\$ 7,360	\$ 7,360
Range/Ranghood	replacement (assume 15 year life) Represents 24 units	\$ 5,400	\$ 6,990	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
Disposal	replacement (assume 5 year life) Represents 12 units	\$ 1,500	\$ 1,200	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
HVAC Furnace	replacement (assume 20 year life) Represents 3 units	\$ 7,200	\$ 17,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Water Heaters	replacement (assume 15 year life) Represents 8 units	\$ 4,000	\$ 9,600	\$ 10,800	\$ 10,800	\$ 10,800	\$ 10,800
Capitla Expenses (uninflated)		\$ 1,353,340	\$ 1,025,302	\$ 352,520	\$ 815,520	\$ 384,520	\$ 186,020
Inflation Factor		0.00%	0.00%	2.50%	2.50%	2.50%	2.50%
Capital Expenses (Inflated)		\$ 1,353,340	\$ 1,025,302	\$ 361,333	\$ 835,908	\$ 394,133	\$ 190,671
Total Projected Replacement Reserve Funds			\$ 545,334	\$ 545,334	\$ 545,334	\$ 545,334	\$ 545,334
Replacement Reserve Fund Balance on 7/1/18		\$ 573,817					
			\$/Unit/Year (Average)				
Replacement Reserve Capability		\$ 545,334	\$ 2,811.00				
Physical Needs Over the Term:		\$ 2,807,347	\$ 2,411.81				
Holdbacks and Reserve Summary with Proposed Rental Increase							
<i>Replacement Reserve Fund AFTER Annual Addition, BEFORE Annual Expenses</i>			\$ 1,119,151	\$ 639,183	\$ 823,184	\$ 532,610	\$ 683,811
<i>Replacement Reserve Fund AFTER Annual Addition, AFTER Annual Expenses</i>			\$ 93,849	\$ 277,850	\$ (12,724)	\$ 138,477	\$ 493,141

August 3, 2017

Item No. **8f(2)**

Honorable Mayor and Members
Marina City Council

City Council Meeting of the
August 8, 2018

Chair and Board Members of
Abrams B Non-Profit Corporation

Corporation Board Meeting
August 8, 2018

**CITY COUNCIL AND ABRAMS B NON-PROFIT CORPORATION BOARD
CONSIDER ADOPTING RESOLUTION NO. 2018-, AND 2018- (NPC),
APPROVING ABRAMS B HOUSING AREA BUDGET FOR FY 2018-19
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. 2018- and Resolution No. 2018- (NPC), approving the Abrams B Housing Area Budget for FY 2018-19, and;
2. Authorizing Finance Director to make appropriate accounting and budgetary entries.

BACKGROUND:

The Abrams B Housing Area was built in the 1980's as military housing for families assigned to the former military reservation. At the regularly scheduled meeting of August 11, 2006, the City Council approved Resolution No. 2006-199, creating the Abrams B Non-Profit Corporation (NPC). In October 2006, the Redevelopment Agency conveyed the property to the City and then leased the property to the NPC.

At the regularly scheduled meeting of October 16, 2007, the City Council adopted Resolution No. 2007-249, and the NPC Board adopted Resolution 2007-01 (NPC), approving a contract with the Alliance Residential Company (Alliance) to manage the property beginning January 1, 2008.

The Management Agreement requires Alliance to submit to the City in January a proposed budget for the following fiscal year beginning July 1. After review by tenants, the budget is considered by the City Council for approval.

At a regular meeting of June 2, 2010, the City Council adopted Resolution No. 2010-87 approving long term formulas for calculating and establishing market rents at Abrams Park. The market rents for move-in tenants are calculated at the time of move-in according to local market surveys. According to the formula in Resolution No. 2010-87, the annual rent increases for existing market-rent tenants is the smaller of either (a) three percent (3%) or (b) the February-to-February annual increase in the Department of Labor's Consumer Price Index All Items, for All Urban Consumers-All expenses (CPI-U), for San Francisco-Oakland-San Jose, provided that the increased rent for in-place tenants does not exceed the market rent charged to move-in tenants.

ANALYSIS:

City staff, Councilmembers O'Connell and Morton, and the Tenant Association 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 Abrams Park (**EXHIBIT A**) for FY 2018/19 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. The average percentage for the previous year (February to February – 3.6%).

The City's owner distribution is the same as last year, \$420,000. This includes funding for city staff support for Abrams Park which includes assistance with the affordable housing program, developing a long-term capital improvement program, and help with developing ideas for potential development and expansion of the property.

FISCAL IMPACT:

Should the City Council and Corporation Board elect to approve this request for the FY 2018-2019 Budget, the owner distribution as proposed will be \$420,000.

CONCLUSION:

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

Respectfully submitted,

Layne Long
City Manager
City of Marina