

RESOLUTION NO. 2019-100
RESOLUTION NO. 2019-03 (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 2019-2020 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 2019/20 budget; and

WHEREAS, City staff, Councilmembers O'Connell and Morton, and Tenant's Association representative Paula Pelot have met several times with Alliance Management staff over the past several months in preparation of this 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, Alliance Communities Inc. submitted a budget letter describing highlights of the proposed Abrams B Housing Area FY 2019/20 Budget; and

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

WHEREAS, the proposed 3% increase is based on the rent formula adopted by the City Council on June 2, 2010 which provides that annual increases 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%); and

WHEREAS, the City's owner distribution is the same as last year, \$1,532,220. This includes funding for the Bond repayment, city staff support for Abrams Park which includes assistance with the affordable housing program, developing a long-term capital improvement program, and help with developing ideas for potential development and expansion of the property; and

WHEREAS, City staff has reviewed the Alliance Management Budget Memorandum and the attached budget for Abrams Park (EXHIBIT A) for FY 2019/20 and recommends approval of the proposed budget and the indicated rent increase; and

WHEREAS, the City Council and Abrams B Non-Profit Corporation held a study session on September 16, 2019, and provided staff with direction as to desired changes to final draft Budget; and

WHEREAS, on October 1, 2019 the City Council of Marina and the Board of the Abrams B Non-Profit Corporation reviewed and considered the proposed budgets.

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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 2019-20, and;
2. Authorize the Finance Director to make appropriate accounting and budgetary entries.

PASSED AND ADOPTED, by the City Council of the City of Marina and the Corporation Board of the Abrams B Non-Profit Corporation at a regular meeting duly held on the 1st day of October 2019, by the following vote:

AYES: COUNCIL MEMBERS: Berkley, Urrutia, O'Connell, Morton, Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk



September 17, 2019

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

Re: Abrams Park FY 2019/ 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:** Termite treatment was executed on Wilson Court and Carpenter Court. Window Replacement bids are being collected and cost estimates have been added to the 2019/2020 budget. Lastly, two parking spaces, one ADA and one regular space, were added outside the leasing office to provide ADA access along with landscape and lighting enhancements surrounding the space at a cost of \$85,895.
- 2) **Landscaping/Asphalt Repairs:** Additional landscape irrigation controllers were replaced throughout the community to provide more stable watering. Tree trimming was completed in May of 2019 throughout the property.
- 3) **Units of Long Term Residents:** Several long-term residents have gone through the process to refresh their flooring, paint, and appliances. These services are extended to long-term residents upon notification or inspection indicating replacement is necessary based on age or condition.
- 4) **Green Initiatives:** In addition to the Marina Coast Water District's and other utility conservation programs, Alliance purchases and installs water or energy saving devices as replacement fixtures as needed. PG&E continues to work directly with income eligible residents to weatherize their homes at no cost to the resident or the community.

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

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 of three percent (3%) or the Department of Labor's Consumer Price Index for San Francisco-Oakland-San Jose, All Items, for All Urban Consumers (referred to as CPI-U) Average percentage for the previous year (February to February) to be applied to the next fiscal year, provided that the increased rent for in-place tenants does not exceed the market rent charged to move-in residents.

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

In-Place Market Rate Rents for Targeted Units			
Unit Size	Current Rent Range FY18/19	Proposed FY19/20 Rent	Change 9/1/19
Section 8 – Two BR	N/A	N/A	N/A
Two Bedroom	\$1,294 - \$1,450	\$1,333 - \$1,494	\$39 - \$44
Section 8 – Four BR*	\$1,776 - \$2,300	\$1,829 - \$2,369	\$53 - \$69
Four Bedroom	\$1,883 - \$2,375	\$1,939 - \$2,403	\$28 - \$56

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) and HUD Income Limits Guidelines. As shown in **Attachment A**, the proposed Budget results in a 3.6% increase in Total Income (\$122,792).

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 are outlined in the attached Market Survey dated 3.30.19 (**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 - \$2,900

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

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

Unit Bedroom Size	Fair Market Rent	Utility Allowance	Adjusted Rental Amount
Two Bedroom	\$1,748.00	\$200.26	\$1,547.74
Four Bedroom	\$2,603.00	\$200.26	\$2,402.74

A number of in-place market renters in Abrams Park homes are leasing below the averaged Fair Market Rent. The Fair Market Rates above include allowance for some utilities, which are currently paid directly by Abrams Park residents in addition to their monthly rental amount. The two-bedroom average in-place market rent at Abrams Park is \$1,497.12 (effectively \$1697.38), while the average four-bedroom units at Abrams Park rent at \$2,109.82 (effectively \$2,310.08.)

Affordable Rents

Affordable rental rates are derived from median income schedules published by governmental agencies. Rental rates at Preston Park are based upon 50% and 60% and 80% of the median income for Monterey County. The U.S. Department of Housing and Urban Development calculates the maximum household income by family size in Monterey County, generally once a year. As of the date of this memo the rental rates are based upon families at 50% and 60% and 80% of the Monterey County median income for 2019. 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 FY18/19	Proposed FY19/20 Rent	Change 9/1/19
Two Bedroom VL - L	\$760 - \$948	\$809 - \$1,012	\$49 - \$64
Four Bedroom VL - L	\$923 - \$1,166	\$975 - \$1,236	\$52 - \$70

The above table does reflect increases in the 80% Rental Rate category as that is being implemented this year. The 80% rental rate for a Two Bedroom is \$1,416 and a Four Bedroom is \$1,650.

Maximum Household Income Limits for 2019 as published in April 2019.

Income Category	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person	Nine Person
50% Very Low	\$39,950	\$40,450	\$44,900	\$48,500	\$52,100	\$55,700	\$59,300	62,900
60% Low/Lower	\$43,150	\$48,550	\$53,900	\$58,200	\$62,550	\$66,850	\$71,200	\$ 75,500
80% Low	\$57,500	\$64,700	\$71,850	\$77,600	\$83,350	\$89,100	\$94,850	100,600

Expenses

Expenses as outlined in **Attachment D** include Operating Expense projections and relevant changes from the FY 2018/19 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 2019/20 are 10.4% higher than the Estimated Actuals for FY 2018/19 (\$116,449), in most part due to anticipated increases in Payroll, Utility, Marketing, Non-Routine Maintenance and Insurance costs. Alliance seeks to maximize cost savings, e.g. lower utilities expenses through installation of water/energy saving devices, while contending with cost increases.

Owner Distributions

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

Capital Expenses

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

Recommended capital projects include:

- 1) **Roof Replacement - \$700,000**
Replacement would continue full tear off at Carpenter Court and Wilson Court
- 2) **Window/Sliding Door Replacement - \$320,000**
Replacement on Clark Court, Ingman Court and Harvey Court.
- 3) **Duct Cleaning - \$95,000**
Cleaning of HVAC ducts and dryer vent cleaning for all units
- 4) **Toilet, Showerhead, Aerator Retrofit - \$82,720.00**
Replacement of toilets to upgraded low flow in all units, including water efficient upgrades.
- 5) **Parking Improvements - \$200,000**
To include the additional spots, painting, signage and permits to start the proposed parking plan.

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 per unit during this fiscal year. Please note the replacement reserve only conceptualizes typical replacements. It does not contemplate or allow for unknown expenses which are typical, particularly as a building continues to age.

In reviewing the physical needs of the property, and in conjunction with recommendations from the City of Marina Building Department, Alliance recommends the maximum reserve withholding per unit per year going forward. This withholding would ensure that the asset holds

adequate reserves to perform necessary replacements and repairs to protect the useful life of the buildings (**Attachment F**).

We will continue to look for new ways to improve our services over the coming year and remain committed to meeting the objectives set by the City of Marina. Please feel free to contact me at (831) 384-0119 should you have additional questions or concerns.

Regards,

Victor Vo-Khuong
Business Manager

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

Attachments:

- A. FY 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

2019/2020 Budget – Targeted Increase

Revenue	Approved Budget FY 2018/2019	Estimated Actuals FY 2018/2019	Proposed FY 2019/2020		Variance of Approved Budget From 2018/2019 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2018/2019 Estimated Actuals	%	Comments		2019/2020 Proposed Budget vs. 2018/2019 Approved Budget	%
GROSS MARKET POTENTIAL	\$3,289,259	\$3,371,176	\$3,494,577	I	\$81,917	2.43%	Increase due to approved rental increase and achieving a higher Market Rent for new move ins. Vacancy Loss in line with budget.	I	\$123,401	3.66%	Increase due to targeted rental increase and achieving Market Rents upon turnover. Occupancy budgeted at 98.80%.	I	\$205,318	6.24%
OTHER INCOME	\$35,124	\$33,772	\$33,164	D	(\$1,352)	-4.00%	Collection of Cleaning/Damage Fees decreased due to lower turn over volume than expected.	D	(\$608)	-1.80%	Decrease due to lower projection of Pet Fees.	D	(\$1,960)	-5.58%
MISCELLANEOUS INCOME	\$600	\$12,763	\$12,762	I	\$12,163	95.30%	Reflects Interest Income not accounted for in 2018/2019 budget.	D	(\$1)	-0.01%	2019/2020 budget based on 2018/2019 actuals.	I	\$12,162	2027.00%
TOTAL INCOME	\$3,324,983	\$3,417,711	\$3,540,503	I	\$92,728	2.71%	Increase in Total Income due to targeted rental increase and achieving a higher Market Rent for new move ins. Also contributing was higher than anticipated Interest Income.	I	\$122,792	2.18%	Increase due to targeted rental increase and achieving Market Rents upon turnover. Occupancy budgeted at 98.80%.	I	\$215,520	6.48%
NET INCOME	\$2,007,564	\$2,297,147	\$2,303,491	I	\$289,583	12.61%	Increase due to Total Income detailed above as well as being under budgeted projections in Payroll, Marketing, Administrative, Maintenance and Non-Routine Maintenance Expense categories.	I	\$6,344	0.28%	Slight increase in Net Income. Proposed increase in Total Income offsets proposed increases in expense categories.	I	\$295,927	14.74%

I -- DESIGNATES INCREASE

D -- DESIGNATES DECREASE

MARKET SURVEY

Shoreline Apartments

Updated: August 22, 2019

ATTACHMENT B

PROPERTY INFORMATION						LEASE ACTIVITY	
Comp 6:	Shoreline Apartments	Number of Units:	84	Status:	Stabilized	# of Traffic:	
Address:	3124 Lake Dr.	Construction Type:	Garden	Year Built:	1973	Gross Leases:	
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:		Cancels:	
Website:		Occupancy %:	97.0%	Lease Start Date:		Denials:	
Telephone:	831-384-9573	Leased %:	100.0%	Opening Date:		Net Leases:	0
Owner:	n/a	Rent Optimizer (Y/N):	No	Stabilization:		Closing Ratio:	
Management:	Greystar	Type of Rent Optimizer:		Last Sale Date:		for week ending:	7/31

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

COMMENTS	
Concessions:	
Property Narrative:	

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

UNIT MIX AND RENTS																
Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent (w/o premiums)	High Rent (with premiums)	Average Base Rent	Avg. PSF	Adjustment (Utilities, Garage, etc)	Adj. Rent	Adj. Rent PSF	Monthly Prorated	Upfront	Lease Term	Eff. Rent	Eff. Rent PSF
1X1		72	86%	720	\$2,015	\$2,295	\$2,155	\$2.99		\$2,155	\$2.99	\$0	\$0	0		
2X1		2	2%	850	\$2,480	\$2,490	\$2,485	\$2.92		\$2,485	\$2.92	\$0	\$0	0		
2X2		10	12%	880	\$2,480	\$2,490	\$2,485	\$2.82		\$2,485	\$2.82	\$0	\$0	0		
Total / Average		84	100%	742	\$2,081	\$2,323	\$2,202	\$2.97	\$0	\$2,202	\$2.97	\$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

Calculation of Affordable Unit FY 19/20 Rent Levels

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

HUD AMI Level	Number of Persons								
	1	2	3	4	5	6	7	8	9
Very Low (50% AMI)	31,450	35,950	40,450	44,900	48,500	52,100	55,700	59,300	62,900
Low/Lower (60% AMI)	37,750	43,150	48,550	53,900	58,200	62,550	66,850	71,200	\$ 75,500
Low (80% AMI)	50,300	57,500	64,700	71,850	77,600	83,350	89,100	94,850	100,600

¹ Source is HUD Median Income for Monterey County 2018 at <https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn>

Family Size Adjustments: Once the final 4-person income limit has been established, income limits for other family sizes are calculated by applying a percentage adjustment to the final 4-person VLIL. Calculation of income limits for other family sizes is straight-forward. The 1-person family income limit is 70% of the 4-person income limit. The 2-person family income limit is 80% of the 4-person income limit, the 3-person family income limit is 90% of the 4-person income limit, the 5-person income limit is 108% of the 4-person income limit, the 6-person family income limit is 116% of the 4-person income limit, the 7-person family income limit is 124% of the 4-person income limit, and the 8-person family income limit is 132% of the 4-person income limit. For family sizes larger than 8 persons, the income limit can be calculated by adding an additional eight (8) percent per person to the next lower limit. For example a 9-person family income limit is 140% (132% + 8%), and so on. The resulting low-income limit calculation for other family sizes are then rounded up to the nearest \$50 to produce the Final VLIL.

(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)	\$ 1,011	\$ 1,303	\$1,168
Low/Lower (60% AMI)	\$ 1,214	\$ 1,564	\$1,401
Low (80% AMI)	\$ 1,618	\$ 2,084	\$1,868

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

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

⁴ Calculated as 3BD AMI @ 50%, 60% and 80% for 4.5 persons x 30% and then divided by 12 months (Preston Park Only)

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

	2BD		4BD		3BD (Preston Only)	
	19/20	18/19	19/20	18/19	19/20	18/19
Very Low (50% AMI)	\$ 1,011	\$ 940	\$ 1,303	\$ 1,211	\$1,168	\$1,086
Less Utilities	\$ (202)	\$ (180)	\$ (328)	\$ (288)	\$ (264)	\$ (233)
Monthly Rent Net of Utilities	\$ 809	\$ 760	\$ 975	\$ 923	\$ 904	\$ 853
Low/Lower (60% AMI)	\$ 1,214	\$ 1,128	\$ 1,564	\$ 1,454	\$1,401	\$1,303
Less Utilities	\$ (202)	\$ (180)	\$ (328)	\$ (288)	\$ (264)	\$ (233)
Monthly Rent Net of Utilities	\$ 1,012	\$ 948	\$ 1,236	\$ 1,166	\$ 1,137	\$ 1,070
Low/Lower (80% AMI)	\$ 1,618	\$ 1,504	\$ 2,084	\$ 1,938	\$1,868	\$1,737
Less Utilities	\$ (202)	\$ (180)	\$ (328)	\$ (288)	\$ (264)	\$ (233)
Monthly Rent Net of Utilities	\$ 1,416	\$ 1,324	\$ 1,756	\$ 1,650	\$ 1,604	\$ 1,504

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

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

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

Abrams Park Budget Memo Attachment D - Highlights of Operating Expenses

<u>Operating Expenses</u>	Approved Budget FY 2018/2019	Estimated Actuals FY 2018/2019	Proposed FY 2019/2020		Variance of Approved Budget From 2018/2019 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2018/2019 Estimated Actuals	%	Comments		2019/2020 Proposed Budget vs. 2018/2019 Approved Budget	%
PAYROLL	\$403,129	\$364,866	\$373,434	D	(\$38,263)	-10.49%	Decrease due to open positions in 2018/2019 (1 compliance, 1 sales, 1 porter and 2 maintenance techs). These positions were filled in March and April of 2019.	I	\$8,568	2.29%	Increase due to open positions in 2018/2019 (1 compliance, 1 sales, 1 porter and 2 maintenance techs). These positions were filled in March and April of 2019.	D	(\$29,695)	-7.37%
LANDSCAPING	\$46,300	\$51,888	\$55,780	I	\$5,588	10.77%	Increase due to higher than anticipated irrigation repairs.	I	\$3,892	6.98%	Increase to allow for the anticipated maintenance contract vendor increase and higher irrigation repairs.	I	\$9,480	20.48%
UTILITIES	\$129,255	\$129,905	\$139,682	I	\$650	0.50%	Negligible difference	I	\$9,777	7.00%	2019/2020 budget based upon 2018/2019 actuals with an approximate 5-10% increase in rates.	I	\$10,427	8.07%
REDECORATING	\$104,941	\$92,687	\$97,035	D	(\$12,254)	-13.22%	Decrease due to a higher number of turns completed by site staff and lower than anticipated apartment turnover.	I	\$4,348	4.48%	2019/2020 budget based upon 2018/2019 actuals with a slight increase in rates.	D	(\$7,906)	-7.53%
MAINTENANCE	\$96,082	\$78,165	\$82,927	D	(\$17,917)	-22.92%	Decrease due to lower than anticipated costs for Small Equipment, Electrical, HVAC and Misc. Supplies.	I	\$4,762	5.74%	2019/2020 budget based upon 2018/2019 actuals with a slight increase in rates and the purchase of one dehumidifier/blower.	D	(\$13,155)	-13.69%
MARKETING	\$9,735	\$8,931	\$8,955	D	(\$804)	-9.00%	Decrease due to lower than anticipated costs for Signage.	I	\$24	0.27%	2019/2020 budget based upon 2018/2019 actuals with added funds for marketing collateral and small resident events.	I	(\$780)	-8.01%
ADMINISTRATIVE	\$70,602	\$68,972	\$73,510	D	(\$1,630)	-2.36%	Decrease due to less than anticipated legal fees.	I	\$4,538	6.17%	2019/2020 budget based upon 2018/2019 actuals with a slight increase in rates.	I	\$2,908	4.12%
INSURANCE & TAXES	\$152,400	\$149,704	\$201,122	D	(\$2,696)	-1.80%	Reflects lower rates than anticipated.	I	\$51,418	25.57%	Increase to account due to increased Insurance premium.	I	\$48,722	0.00%
NON-ROUTINE MAINTENANCE	\$151,850	\$90,220	\$116,054	D	(\$61,630)	-68.31%	Positive variance as major unit incidents were less frequent than projected.	I	\$25,834	22.26%	Increase due to the following projects: trip hazard removal @ \$20,244 and dryer vent cleaning @ \$8,160.	D	(\$35,796)	-23.57%
MANAGEMENT FEES	\$83,125	\$85,226	\$88,513	I	\$2,101	2.47%	Increase due to higher than anticipated Total Income.	I	\$3,287	3.71%	Increase due to increase in Total Income.	I	\$5,388	6.48%
TOTAL OPERATING EXPENSES	\$1,247,419	\$1,120,564	\$1,237,012	D	(\$126,855)	-11.32%	Decrease due to lower than expected costs in expense categories detailed above.	I	\$116,448	9.41%	Increase due to expense category increases detailed above.	D	(\$10,407)	-0.83%

I -- DESIGNATES INCREASE

D -- DESIGNATES DECREASE

ABRAMS PARK
2020 STANDARD BUDGET
CONSOLIDATION & SIGN-OFF

Description	2020 Total	2019 Projected	Variance	Variance %
Physical Occupancy	98.80 %	98.88 %		
Economic Occupancy	97.64 %	97.55 %		

Gross Potential Mkt Rent	\$3,578,936	\$3,455,861	\$123,075	3.6%
Loss to Lease	(\$5,632)	(\$7,053)	\$1,421	20.1%
Gain to Lease	\$0	\$6	(\$5)	-93.0%
Affordable Housing	\$0	\$0	\$0	0.0%
Vacancy Loss	(\$43,015)	(\$38,690)	(\$4,326)	-11.2%
Vacancy Loss Collected	\$0	\$0	\$0	0.0%
Non Rev Producing Units	(\$14,816)	(\$38,948)	\$24,131	62.0%
Models	\$0	\$0	\$0	0.0%
Employee Units	(\$20,895)	\$0	(\$20,895)	-100.0%
Office, Laundry, Maintenance Units	\$0	\$0	\$0	0.0%
Courtesy Office Units	\$0	\$0	\$0	0.0%
Guest Housing	\$0	\$0	\$0	0.0%
Guest Housing Expense	\$0	\$0	\$0	0.0%
Rental Concessions	\$0	\$0	\$0	0.0%
Recurring Concessions	\$0	\$0	\$0	0.0%
Other Concessions	\$0	\$0	\$0	0.0%
Free Rent	\$0	\$0	\$0	0.0%
Referral Rent Credit	\$0	\$0	\$0	0.0%
Previously Collected Rent	\$0	\$0	\$0	0.0%
Future Rent Collected	\$0	\$0	\$0	0.0%
Delinquent Rent	\$0	\$0	\$0	0.0%
Net Delinquency	\$0	\$0	\$0	0.0%
Other Month Rent/Past Due	\$0	\$0	\$0	0.0%
Other Month Rent/Past Due - Affordable	\$0	\$0	\$0	0.0%
Rent Adjustments	\$0	\$0	\$0	0.0%
Rent Adjustments - Affordable	\$0	\$0	\$0	0.0%
Prior Year Income Accrual Adj	\$0	\$0	\$0	0.0%
Rents Collected by Prior Mgmt	\$0	\$0	\$0	0.0%
Less: Writeoffs	\$0	\$0	\$0	0.0%
Write Off Rent Recovery	\$0	\$0	\$0	0.0%
Bad Debt Expense	\$0	\$0	\$0	0.0%
Base Rent	\$0	\$0	\$0	0.0%
Base Rent - Section 8	\$0	\$0	\$0	0.0%
Base Rent - Commercial	\$0	\$0	\$0	0.0%
Base Rent - CPI Increase	\$0	\$0	\$0	0.0%
Other Income	\$33,164	\$33,772	(\$608)	-1.8%
Miscellaneous Income	\$12,762	\$12,763	(\$1)	0.0%
Retail Income	\$0	\$0	\$0	0.0%
Corporate Apt Income	\$0	\$0	\$0	0.0%
Corporate Expenses	\$0	\$0	\$0	0.0%
Utility Reimbursement	\$0	\$0	\$0	0.0%
TOTAL INCOME	\$3,540,503	\$3,417,711	\$122,792	3.6%

Description	2020 Total	2019 Projected	Variance	Variance %
Payroll	\$373,434	\$364,866	(\$8,568)	-2.3%
Landscaping	\$55,780	\$51,888	(\$3,892)	-7.5%
Utility Expense	\$139,682	\$129,905	(\$9,777)	-7.5%
Marketing	\$8,955	\$8,931	(\$24)	-0.3%
Administrative	\$73,410	\$68,872	(\$4,538)	-6.6%
Maintenance	\$82,927	\$78,165	(\$4,762)	-6.1%
Redecorating	\$97,035	\$92,687	(\$4,348)	-4.7%
Retail Expense	\$0	\$0	\$0	0.0%
Management Fees	\$88,513	\$85,226	(\$3,286)	-3.9%
Insurance	\$153,195	\$102,041	(\$51,154)	-50.1%
Taxes	\$47,928	\$47,663	(\$265)	-0.6%
Professional Services	\$100	\$100	\$0	0.0%
Non-Routine Maintenance	\$116,054	\$90,220	(\$25,834)	-28.6%
TOTAL OPERATING EXP	\$1,237,013	\$1,120,564	(\$116,449)	-10.4%
NET OPERATING INCOME	\$2,303,491	\$2,297,147	\$6,343	0.3%
Partnership Income	\$0	\$0	\$0	0.0%
Partnership Expense	\$0	\$0	\$0	0.0%
Debt Services	\$0	\$0	\$0	0.0%
Non-Routine Improvements	\$0	\$0	\$0	0.0%
Non-Routine Capital Expense	\$0	\$0	\$0	0.0%
Depreciation Expense	\$0	\$0	\$0	0.0%
Amortization	\$0	\$0	\$0	0.0%
Extraordinary Items	\$0	\$0	\$0	0.0%
NET INCOME	\$2,303,491	\$2,297,147	\$6,343	0.3%
Retained Earnings	\$1,532,220	\$1,532,220	\$0	0.0%
Other Current Assets	(\$1,710,080)	\$0	\$1,710,080	100.0%
Tax Escrow	\$0	\$0	\$0	0.0%
Insurance Escrow	\$0	\$0	\$0	0.0%
Interest Escrow	\$0	\$0	\$0	0.0%
Mortgage Insurance Prem Reserve	\$0	\$0	\$0	0.0%
Replacement Reserve	\$545,340	\$545,340	\$0	0.0%
Capital Assets	\$1,710,080	\$1,001,860	(\$708,220)	-70.7%
WIP	\$0	\$0	\$0	0.0%
Long Term Liabilities	\$0	\$0	\$0	0.0%
NET CASH FLOW	\$225,930	(\$782,273)	\$1,008,204	128.9%

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

*No cost to community

Approvals

Owner _____ Date _____

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

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2019 Projected
INCOME																	
GROSS POTENTIAL MARKET RENT																	
4100-0010	Gross Potential Mkt Rent	\$292,352	\$292,352	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$3,578,936	\$18,448	\$13.30	\$3,455,861
4100-0030	Loss to Lease	\$0	\$0	(\$950)	(\$862)	(\$773)	(\$692)	(\$604)	(\$509)	(\$407)	(\$305)	(\$264)	(\$264)	(\$5,632)	(\$29)	(\$0.02)	(\$7,053)
4100-0040	Gain to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$6
4100-0050	Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
	ACTUAL POTENTIAL RENT	\$292,352	\$292,352	\$298,473	\$298,561	\$298,650	\$298,731	\$298,819	\$298,914	\$299,016	\$299,118	\$299,159	\$299,159	\$3,573,304	\$18,419	\$13.28	\$3,448,814
	Average Potential Rent	\$1,507	\$1,507	\$1,539	\$1,539	\$1,539	\$1,540	\$1,540	\$1,541	\$1,541	\$1,542	\$1,542	\$1,542	\$18,419			\$17,777
	Average Potential Rent per sq ft	\$1.09	\$1.09	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11	\$1.11	\$13.28			\$12.82
4100-0060	Vacancy Loss	(\$3,767)	(\$4,521)	(\$3,859)	(\$3,087)	(\$3,859)	(\$3,859)	(\$3,087)	(\$3,859)	(\$3,859)	(\$3,087)	(\$3,087)	(\$3,087)	(\$43,015)	(\$222)	(\$0.16)	(\$38,690)
4100-0080	Non Rev Producing Units	(\$1,217)	(\$1,217)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$14,816)	(\$76)	(\$0.06)	(\$38,948)
	TOTAL GROSS POTENTIAL MARKET RENT	\$285,669	\$284,916	\$291,626	\$292,487	\$291,803	\$291,884	\$292,744	\$292,067	\$292,169	\$293,043	\$293,084	\$293,084	\$3,494,577	\$18,013	\$12.99	\$3,371,177
	Average Effective Rent	\$1,496	\$1,492	\$1,519	\$1,523	\$1,528	\$1,520	\$1,525	\$1,529	\$1,522	\$1,526	\$1,526	\$1,526	\$18,201			\$17,650
	Average Effective Rent per sq ft	\$1.08	\$1.08	\$1.10	\$1.10	\$1.10	\$1.10	\$1.10	\$1.10	\$1.10	\$1.10	\$1.10	\$1.10	\$13.13			\$12.73
	Physical Occupancy	98.71 %	98.45 %	98.71 %	98.97 %	98.71 %	98.71 %	98.97 %	98.71 %	98.71 %	98.97 %	98.97 %	98.97 %	98.80 %			98.88 %
	Economic Occupancy	97.71 %	97.46 %	97.40 %	97.68 %	97.46 %	97.48 %	97.77 %	97.54 %	97.58 %	97.87 %	97.88 %	97.88 %	97.64 %			97.55 %
OTHER INCOME																	
4200-0060	Application Fees	\$480	\$528	\$480	\$432	\$384	\$432	\$384	\$384	\$480	\$432	\$528	\$480	\$5,424	\$28	\$0.02	\$5,371
4200-0180	Damage Fees	\$1,520	\$1,520	\$1,140	\$1,140	\$1,140	\$950	\$950	\$1,140	\$1,140	\$1,140	\$1,520	\$1,330	\$14,630	\$75	\$0.05	\$14,227
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	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800	\$9	\$0.01	\$2,873
4200-0360	NSF	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600	\$3	\$0.00	\$600
4200-0370	Late Fees	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$9,960	\$51	\$0.04	\$9,950
	TOTAL OTHER INCOME	\$3,030	\$3,078	\$2,650	\$2,602	\$2,804	\$2,412	\$2,364	\$2,804	\$2,650	\$2,602	\$3,328	\$2,840	\$33,164	\$171	\$0.12	\$33,772
MISCELLANEOUS INCOME																	
4300-0060	Interest Income	\$333	\$291	\$206	\$1,336	\$1,317	\$1,377	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$12,762	\$66	\$0.05	\$12,763
	TOTAL MISCELLANEOUS INCOME	\$333	\$291	\$206	\$1,336	\$1,317	\$1,377	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$12,762	\$66	\$0.05	\$12,763
	TOTAL INCOME	\$289,032	\$288,285	\$294,482	\$296,425	\$295,924	\$295,673	\$296,425	\$296,188	\$296,136	\$296,962	\$297,729	\$297,241	\$3,540,503	\$18,250	\$13.16	\$3,417,711
OPERATING EXPENSES																	
PAYROLL																	
ADMINISTRATIVE PAYROLL																	
5100-1010	Regional Manager	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$614	\$614	\$7,185	\$37	\$0.03	\$7,105
5100-1020	Senior Manager	\$2,834	\$2,834	\$2,834	\$2,834	\$2,834	\$2,834	\$2,834	\$2,834	\$2,834	\$2,834	\$2,919	\$2,919	\$34,182	\$176	\$0.13	\$30,369
5100-1040	Assistant Manager	\$2,329	\$2,329	\$2,329	\$2,329	\$2,329	\$2,329	\$2,329	\$2,329	\$2,329	\$2,329	\$2,399	\$2,399	\$28,088	\$145	\$0.10	\$24,201
5100-1100	Other Admin Payroll	\$0	\$0	\$563	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,383	\$1,383	\$12,727	\$66	\$0.05	\$9,461
	TOTAL ADMINISTRATIVE PAYROLL	\$5,759	\$5,759	\$6,322	\$7,102	\$7,102	\$7,102	\$7,102	\$7,102	\$7,102	\$7,102	\$7,315	\$7,315	\$82,183	\$424	\$0.31	\$71,137
LEASING PAYROLL																	
5100-2010	Leasing Manager	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,499	\$1,499	\$17,555	\$90	\$0.07	\$0
5100-2020	Leasing Consultant	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,383	\$1,383	\$16,192	\$83	\$0.06	\$22,910
	TOTAL LEASING PAYROLL	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798	\$2,882	\$2,882	\$33,747	\$174	\$0.13	\$22,910
MAINTENANCE PAYROLL																	
5100-3010	Director of Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$12,640
5100-3020	Sr. Maintenance Manager	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965	\$2,024	\$2,024	\$23,700	\$122	\$0.09	\$22,388
5100-3030	Maintenance Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$367
5100-3040	Asst. Maintenance Manager	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,499	\$1,499	\$17,555	\$90	\$0.07	\$19,456
5100-3050	Maintenance Person	\$6,659	\$6,659	\$6,659	\$6,659	\$6,659	\$6,659	\$6,659	\$6,659	\$6,659	\$6,659	\$6,858	\$6,858	\$80,302	\$414	\$0.30	\$72,724

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2019 Projected
5100-3070	Other Maintenance Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$5,689
	TOTAL MAINTENANCE PAYROLL	\$10,079	\$10,079	\$10,079	\$10,079	\$10,079	\$10,079	\$10,079	\$10,079	\$10,079	\$10,079	\$10,382	\$10,382	\$121,557	\$627	\$0.45	\$133,263
	GROUNDS PAYROLL																
5100-5010	Porter/Groundskeeper	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,074	\$2,074	\$24,288	\$125	\$0.09	\$9,400
	TOTAL GROUNDS PAYROLL	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,074	\$2,074	\$24,288	\$125	\$0.09	\$9,400
	OVERTIME																
5200-0010	Administrative	\$445	\$445	\$487	\$546	\$546	\$546	\$546	\$546	\$546	\$546	\$562	\$562	\$6,322	\$33	\$0.02	\$6,274
5200-0020	Leasing	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$275	\$275	\$3,224	\$17	\$0.01	\$3,768
5200-0030	Maintenance	\$1,451	\$1,451	\$1,451	\$1,451	\$1,451	\$1,451	\$1,451	\$1,451	\$1,451	\$1,451	\$1,494	\$1,494	\$17,495	\$90	\$0.07	\$12,344
5200-0050	Grounds	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$99	\$99	\$1,160	\$6	\$0.00	\$1,691
	TOTAL OVERTIME	\$2,259	\$2,259	\$2,302	\$2,360	\$2,360	\$2,360	\$2,360	\$2,360	\$2,360	\$2,360	\$2,431	\$2,431	\$28,202	\$145	\$0.10	\$24,077
	BONUS																
5250-0040	Administrative - Other	\$0	\$0	(\$291)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$291)	(\$582)	(\$3)	(\$0.00)	(\$291)
5250-0320	Garage - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$4,842
5250-0330	Other Bonuses	\$0	\$0	\$291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291	\$582	\$3	\$0.00	\$291
	TOTAL BONUS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$4,842
	CHECK PROCESSING FEES																
5400-0010	Ck Processing - Administrative	\$101	\$151	\$112	\$123	\$123	\$123	\$123	\$185	\$123	\$123	\$123	\$123	\$1,534	\$8	\$0.01	\$711
5400-0020	Ck Processing - Leasing	\$45	\$67	\$45	\$45	\$45	\$45	\$45	\$67	\$45	\$45	\$45	\$45	\$582	\$3	\$0.00	\$470
5400-0030	Ck Processing - Maintenance	\$157	\$235	\$157	\$157	\$157	\$157	\$157	\$235	\$157	\$157	\$157	\$157	\$2,038	\$11	\$0.01	\$2,414
5400-0050	Ck Processing - Grounds	\$45	\$67	\$45	\$45	\$45	\$45	\$45	\$67	\$45	\$45	\$45	\$45	\$582	\$3	\$0.00	\$224
	TOTAL CHECK PROCESSING FEES	\$347	\$521	\$358	\$370	\$370	\$370	\$370	\$554	\$370	\$370	\$370	\$370	\$4,738	\$24	\$0.02	\$3,819
	PAYROLL TAXES																
5450-0010	Administrative - FICA	\$441	\$441	\$461	\$543	\$543	\$543	\$543	\$543	\$543	\$543	\$560	\$537	\$6,242	\$32	\$0.02	\$5,711
5450-0020	Administrative - FUTA	\$46	\$46	\$39	\$16	\$16	\$16	\$16	\$13	\$5	\$5	\$5	\$3	\$224	\$1	\$0.00	\$58
5450-0030	Administrative - SUTA	\$357	\$357	\$299	\$121	\$120	\$120	\$120	\$103	\$37	\$37	\$38	\$27	\$1,736	\$9	\$0.01	\$552
5450-0040	Leasing - FICA	\$214	\$214	\$214	\$214	\$214	\$214	\$214	\$214	\$214	\$214	\$220	\$220	\$2,582	\$13	\$0.01	\$1,891
5450-0050	Leasing - FUTA	\$22	\$22	\$22	\$22	\$20	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$112	\$1	\$0.00	\$6
5450-0060	Leasing - SUTA	\$173	\$173	\$173	\$173	\$156	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$868	\$4	\$0.00	\$63
5450-0070	Maintenance - FICA	\$865	\$865	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$891	\$891	\$10,452	\$54	\$0.04	\$10,232
5450-0080	Maintenance - FUTA	\$81	\$81	\$81	\$74	\$62	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$392	\$2	\$0.00	\$69
5450-0090	Maintenance - SUTA	\$625	\$625	\$625	\$572	\$481	\$111	\$0	\$0	\$0	\$0	\$0	\$0	\$3,038	\$16	\$0.01	\$745
5450-0130	Grounds - FICA	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$159	\$159	\$1,858	\$10	\$0.01	\$722
5450-0140	Grounds - FUTA	\$16	\$16	\$16	\$16	\$16	\$16	\$13	\$3	\$0	\$0	\$0	\$0	\$112	\$1	\$0.00	\$0
5450-0150	Grounds - SUTA	\$125	\$125	\$125	\$125	\$125	\$125	\$99	\$20	\$0	\$0	\$0	\$0	\$868	\$4	\$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	\$3,119	\$3,119	\$3,099	\$2,898	\$2,775	\$2,201	\$2,026	\$1,918	\$1,821	\$1,821	\$1,872	\$1,860	\$28,529	\$147	\$0.11	\$20,072
	INSURANCE BENEFITS																
5500-0010	Administrative	\$664	\$664	\$670	\$570	\$670	\$670	\$670	\$670	\$670	\$670	\$672	\$672	\$7,933	\$41	\$0.03	\$5,570
5500-0020	Leasing	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$2,960	\$15	\$0.01	\$3,053
5500-0030	Maintenance	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$231	\$231	\$2,737	\$14	\$0.01	\$17,726
5500-0050	Grounds	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$605	\$605	\$7,255	\$37	\$0.03	\$758
	TOTAL INSURANCE BENEFITS	\$1,742	\$1,742	\$1,748	\$1,649	\$1,749	\$1,749	\$1,749	\$1,749	\$1,749	\$1,749	\$1,756	\$1,756	\$20,885	\$108	\$0.08	\$27,107
	401K CONTRIBUTION																
5550-0010	Administrative	\$49	\$49	\$52	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$62	\$61	\$696	\$4	\$0.00	\$705
5550-0020	Leasing	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$287	\$1	\$0.00	\$182
5550-0030	Maintenance	\$86	\$86	\$86	\$86	\$86	\$86	\$86	\$86	\$86	\$86	\$88	\$88	\$1,033	\$5	\$0.00	\$1,324
5550-0050	Grounds	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$18	\$18	\$206	\$1	\$0.00	\$111
	TOTAL 401K CONTRIBUTION	\$176	\$176	\$179	\$187	\$187	\$187	\$187	\$187	\$187	\$187	\$193	\$191	\$2,222	\$11	\$0.01	\$2,321

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2019 Projected
WORKERS COMPENSATION																	
5600-0010	Administrative	\$397	\$397	\$416	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$505	\$485	\$5,630	\$29	\$0.02	\$5,345
5600-0020	Leasing	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$199	\$199	\$2,329	\$12	\$0.01	\$1,706
5600-0030	Maintenance	\$813	\$813	\$816	\$816	\$816	\$816	\$816	\$816	\$816	\$816	\$837	\$837	\$9,829	\$51	\$0.04	\$8,897
5600-0050	Grounds	\$139	\$139	\$139	\$139	\$139	\$139	\$139	\$139	\$139	\$139	\$143	\$143	\$1,676	\$9	\$0.01	\$665
TOTAL WORKERS COMPENSATION		\$1,542	\$1,542	\$1,564	\$1,638	\$1,638	\$1,638	\$1,638	\$1,638	\$1,638	\$1,638	\$1,684	\$1,664	\$19,464	\$100	\$0.07	\$16,614
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	\$27,990
5650-0040	New Hire Expense - Admin	\$0	\$485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$485	\$0	\$0	\$970	\$5	\$0.00	\$555
5650-0050	New Hire Expense - Maint	\$0	\$0	\$510	\$0	\$0	\$0	\$0	\$0	\$510	\$0	\$0	\$0	\$1,020	\$5	\$0.00	\$510
5650-0060	New Hire Expense - Other	\$0	\$0	(\$310)	\$0	\$0	\$0	\$0	\$0	(\$310)	\$0	\$250	\$0	(\$370)	(\$2)	(\$0.00)	\$250
TOTAL PAYROLL OTHER		\$0	\$1,485	\$200	\$1,000	\$1,000	\$0	\$0	\$1,000	\$200	\$1,485	\$1,250	\$0	\$7,620	\$39	\$0.03	\$29,305
TOTAL PAYROLL		\$29,836	\$31,495	\$30,664	\$32,094	\$32,071	\$30,498	\$30,323	\$31,399	\$30,317	\$31,602	\$32,208	\$30,924	\$373,434	\$1,925	\$1.39	\$364,866
LANDSCAPING																	
6000-0010	Landscape Contract	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$44,400	\$229	\$0.17	\$40,652
6000-0080	Other Landscaping	\$0	\$850	\$0	\$525	\$350	\$525	\$525	\$850	\$0	\$525	\$330	\$0	\$4,480	\$23	\$0.02	\$4,472
6000-0130	Irrigation/Sprinkler Repairs	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$6,900	\$36	\$0.03	\$6,764
TOTAL LANDSCAPING		\$4,275	\$5,125	\$4,275	\$4,800	\$4,625	\$4,800	\$4,800	\$5,125	\$4,275	\$4,800	\$4,605	\$4,275	\$55,780	\$288	\$0.21	\$51,888
UTILITY EXPENSE																	
6100-0010	Electricity	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$5,650	\$29	\$0.02	\$5,381
6100-0040	Electricity - Vacant	\$75	\$90	\$75	\$60	\$75	\$75	\$60	\$75	\$75	\$60	\$60	\$60	\$840	\$4	\$0.00	\$804
6100-0080	Gas	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$145	\$1	\$0.00	\$138
6100-0110	Gas - Vacant	\$21	\$26	\$21	\$17	\$21	\$21	\$17	\$21	\$21	\$17	\$17	\$17	\$238	\$1	\$0.00	\$228
6100-0150	Water	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$72,904	\$376	\$0.27	\$66,276
6100-0220	Sewer	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$57,925	\$299	\$0.22	\$55,167
6100-0280	Trash Removal	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$1,980	\$10	\$0.01	\$1,911
TOTAL UTILITY EXPENSE		\$11,647	\$11,666	\$11,647	\$11,627	\$11,647	\$11,647	\$11,627	\$11,647	\$11,647	\$11,627	\$11,627	\$11,627	\$139,682	\$720	\$0.52	\$129,905
MARKETING																	
6300-0010	Advertising-Print	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$1,680	\$9	\$0.01	\$1,656
6300-0060	Marketing - Radio	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250	\$1	\$0.00	\$250
6300-0220	Dues, Memberships & Sub.	\$0	\$0	\$0	\$0	\$545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$545	\$3	\$0.00	\$545
6300-0230	Resident Functions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
6300-0290	Billboards/Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
6300-0340	Marketing Promotions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
6300-0342	Alliance Resident Works	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480	\$33	\$0.02	\$6,480
TOTAL MARKETING		\$680	\$680	\$680	\$680	\$1,225	\$680	\$930	\$680	\$680	\$680	\$680	\$680	\$8,955	\$46	\$0.03	\$8,931
ADMINISTRATIVE																	
6400-0010	Telephone	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$19,212	\$99	\$0.07	\$18,660
6400-0040	Answering Service	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$744	\$4	\$0.00	\$715
6400-0070	Office Supplies	\$370	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$2,405	\$12	\$0.01	\$2,361
6400-0080	Office Equipment	\$735	\$100	\$100	\$735	\$100	\$100	\$735	\$100	\$100	\$735	\$100	\$100	\$3,740	\$19	\$0.01	\$3,594
6400-0120	Postage	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$2,430	\$13	\$0.01	\$2,338
6400-0170	Printing	\$0	\$0	\$105	\$0	\$0	\$45	\$0	\$0	\$105	\$0	\$0	\$45	\$300	\$2	\$0.00	\$299
6400-0190	Forms	\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115	\$1	\$0.00	\$115
6400-0200	Licenses	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$1,000	\$5	\$0.00	\$979
6400-0202	Kingsley Survey	\$99	\$0	\$0	\$99	\$0	\$0	\$199	\$0	\$0	\$99	\$0	\$0	\$496	\$3	\$0.00	\$496
6400-0230	Training & Education	\$60	\$60	\$160	\$60	\$60	\$1,410	\$60	\$60	\$160	\$60	\$60	\$60	\$2,270	\$12	\$0.01	\$2,210
6400-0250	Eviction/Legal Fees	\$650	\$2,325	\$650	\$650	\$650	\$650	\$650	\$2,325	\$650	\$650	\$650	\$650	\$11,150	\$57	\$0.04	\$8,742
6400-0270	Credit Check	\$450	\$484	\$450	\$416	\$382	\$416	\$382	\$382	\$450	\$416	\$484	\$450	\$5,162	\$27	\$0.02	\$5,016
6400-0310	Bank Charges/Credit Card Fees	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480	\$33	\$0.02	\$6,251
6400-0312	Yardi CHECKscan	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$800	\$4	\$0.00	\$775

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2019 Projected
6400-0320	Employee Recognition	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$300	\$2	\$0.00	\$300
6400-0360	Travel & Entertainment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,185	\$6	\$0.00	\$1,185
6400-0440	Administrative Other	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$948	\$5	\$0.00	\$908
6400-0480	Computer Software	\$447	\$850	\$360	\$457	\$360	\$360	\$492	\$860	\$360	\$457	\$360	\$360	\$5,723	\$30	\$0.02	\$5,578
6400-0482	Yardi Maintenance Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$4,200	\$22	\$0.02	\$4,000
6400-0484	Yardi PAYscan	\$200	\$200	\$200	\$200	\$200	\$200	\$204	\$200	\$200	\$200	\$200	\$200	\$2,404	\$12	\$0.01	\$2,400
6400-0488	Cloud Based Budget Solution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$800	\$4	\$0.00	\$800
6400-0800	Uniforms - Administrative	(\$0)	\$450	\$25	(\$0)	(\$0)	(\$0)	\$450	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	\$922	\$5	\$0.00	\$598
6400-0805	Uniforms- Leasing	(\$0)	\$300	\$25	(\$0)	(\$0)	(\$0)	\$650	(\$347)	(\$0)	(\$0)	(\$0)	(\$0)	\$625	\$3	\$0.00	\$553
TOTAL ADMINISTRATIVE		\$5,458	\$7,401	\$4,957	\$5,249	\$4,384	\$6,063	\$11,869	\$7,397	\$4,907	\$5,694	\$4,486	\$5,547	\$73,410	\$378	\$0.27	\$68,872

MAINTENANCE

6500-0010	Building & Structure	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$4,524	\$23	\$0.02	\$4,312
6500-0360	Electrical	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$15,240	\$79	\$0.06	\$14,886
6500-0400	Plumbing	\$1,236	\$1,736	\$1,236	\$1,236	\$1,736	\$1,236	\$1,236	\$1,736	\$1,236	\$1,236	\$1,736	\$1,236	\$16,838	\$87	\$0.06	\$16,036
6500-0430	HVAC	\$0	\$700	\$250	\$100	\$800	\$250	\$100	\$800	\$250	\$100	\$700	\$150	\$4,200	\$22	\$0.02	\$4,106
6500-0600	Misc. Supplies	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$3,720	\$19	\$0.01	\$3,561
6500-0610	Housekeeping	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$3,180	\$16	\$0.01	\$3,045
6500-0680	Small Equipment	\$250	\$0	\$1,500	\$250	\$0	\$0	\$250	\$0	\$500	\$250	\$0	\$0	\$3,000	\$15	\$0.01	\$1,466
6500-0690	Pest Control	\$475	\$550	\$475	\$475	\$550	\$475	\$475	\$550	\$475	\$475	\$550	\$475	\$6,000	\$31	\$0.02	\$5,740
6500-1010	Windows	\$700	\$300	\$700	\$700	\$300	\$700	\$700	\$300	\$700	\$700	\$300	\$600	\$6,700	\$35	\$0.02	\$6,451
6500-1040	Keys	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$4,356	\$22	\$0.02	\$4,155
6500-1060	Fire Extinguisher, 1st Aid	\$0	(\$11)	\$0	\$0	\$1,375	(\$11)	\$0	\$0	\$2,000	(\$11)	\$200	\$0	\$3,542	\$18	\$0.01	\$3,462
6500-1110	Alarm Expense	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$800	\$4	\$0.00	\$800
6500-1270	Maintenance Other	\$400	\$1,400	\$400	\$400	\$1,400	\$400	\$400	\$1,400	\$400	\$400	\$1,400	\$400	\$8,800	\$45	\$0.03	\$8,361
6500-1460	Safety Tool Equip/Rep/Sup	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280	\$1	\$0.00	\$280
6500-1550	Uniforms - Maintenance	\$15	\$744	(\$233)	\$15	\$0	\$0	\$759	(\$183)	\$0	\$15	\$0	\$0	\$1,133	\$6	\$0.00	\$1,325
6500-1560	Uniforms- Grounds	\$0	\$93	\$232	\$15	\$0	\$0	\$93	\$182	\$0	\$0	\$0	\$0	\$615	\$3	\$0.00	\$180
TOTAL MAINTENANCE		\$5,861	\$8,097	\$7,146	\$5,976	\$8,746	\$5,635	\$6,798	\$7,651	\$8,146	\$5,950	\$7,471	\$5,446	\$82,927	\$427	\$0.31	\$78,165

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	\$9,509
6600-0040	Redec-Painting Supplies	\$1,562	\$1,562	\$1,071	\$1,071	\$1,071	\$826	\$826	\$1,071	\$1,071	\$1,071	\$1,562	\$1,317	\$14,083	\$73	\$0.05	\$13,328
6600-0050	Redec-Painting Contract	\$4,331	\$4,331	\$3,248	\$3,248	\$3,248	\$2,707	\$2,707	\$3,248	\$3,248	\$3,248	\$4,331	\$3,789	\$41,684	\$215	\$0.15	\$39,613
6600-0070	Redec-Rehab	\$1,100	\$1,500	\$1,100	\$1,100	\$1,500	\$1,100	\$1,100	\$1,500	\$1,100	\$1,100	\$1,500	\$1,100	\$14,800	\$76	\$0.06	\$14,239
6600-0080	Redec-Drapes/Blinds	\$570	\$570	\$396	\$396	\$396	\$309	\$309	\$396	\$396	\$396	\$570	\$483	\$5,188	\$27	\$0.02	\$5,116
6600-0110	Redec-Carpet/Tile	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$4,140	\$21	\$0.02	\$3,944
6600-0120	Redec-Carpet Repair	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$4,380	\$23	\$0.02	\$4,180
6600-0130	Redec-Carpet Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2)	(\$0)	(\$0)	(\$0.00)	(\$1)
6600-0180	Redec-Appliance Repair	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$2,892	\$15	\$0.01	\$2,759
TOTAL REDECORATING		\$9,539	\$9,939	\$7,536	\$7,536	\$7,936	\$6,534	\$6,534	\$7,936	\$7,536	\$7,536	\$9,939	\$8,536	\$97,035	\$500	\$0.36	\$92,687

MANAGEMENT FEES

7000-0010	Management Fees - #1	\$7,226	\$7,207	\$7,362	\$7,411	\$7,398	\$7,392	\$7,411	\$7,405	\$7,403	\$7,424	\$7,443	\$7,431	\$88,513	\$456	\$0.33	\$85,226
TOTAL MANAGEMENT FEES		\$7,226	\$7,207	\$7,362	\$7,411	\$7,398	\$7,392	\$7,411	\$7,405	\$7,403	\$7,424	\$7,443	\$7,431	\$88,513	\$456	\$0.33	\$85,226

INSURANCE

7100-0010	Property Insurance	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$150,195	\$774	\$0.56	\$102,041
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		\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$15,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$153,195	\$790	\$0.57	\$102,041

TAXES

7200-0010	Real Estate Taxes	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$47,928	\$247	\$0.18	\$47,663
TOTAL TAXES		\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$47,928	\$247	\$0.18	\$47,663

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

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2019 Projected
NON-ROUTINE MAINTENANCE																	
7400-0150	Building & Structures	\$0	\$6,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,650	\$34	\$0.02	\$2,806
7400-0450	Paving & Landscape	\$0	\$0	\$0	\$5,000	\$0	\$20,244	\$0	\$10,000	\$0	\$0	\$0	\$0	\$35,244	\$182	\$0.13	\$10,875
7400-0840	Other Non-Routine Service	\$3,000	\$3,000	\$3,000	\$11,160	\$13,000	\$8,000	\$3,000	\$18,000	\$3,000	\$3,000	\$3,000	\$3,000	\$74,160	\$382	\$0.28	\$76,539
TOTAL NON-ROUTINE MAINTENANCE		\$3,000	\$9,650	\$3,000	\$16,160	\$13,000	\$28,244	\$3,000	\$28,000	\$3,000	\$3,000	\$3,000	\$3,000	\$116,054	\$598	\$0.43	\$90,220
TOTAL OPERATING EXP																	
		\$94,032	\$107,770	\$93,777	\$108,044	\$107,542	\$118,003	\$102,803	\$123,850	\$94,422	\$94,824	\$97,971	\$93,977	\$1,237,013	\$6,376	\$4.60	\$1,120,564
NET OPERATING INCOME		\$195,000	\$180,515	\$200,705	\$188,381	\$188,382	\$177,670	\$193,623	\$172,339	\$201,715	\$202,139	\$199,758	\$203,264	\$2,303,491	\$11,874	\$8.56	\$2,297,147
NON-OPERATING EXPENSES																	
NET INCOME		\$195,000	\$180,515	\$200,705	\$188,381	\$188,382	\$177,670	\$193,623	\$172,339	\$201,715	\$202,139	\$199,758	\$203,264	\$2,303,491	\$11,874	\$8.56	\$2,297,147
CAPITAL ASSETS																	
1500-0390	Building Improvements - Other	\$0	\$0	\$200,000	\$95,000	\$0	\$5,000	\$0	\$437,470	\$175,000	\$140,250	\$175,000	\$175,000	\$1,402,720	\$7,231	\$5.21	\$813,181
1500-0950	Computer Hardware	\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$2,000	\$0	\$0	\$0	\$4,000	\$21	\$0.01	\$2,000
1500-1200	Landscape	\$0	\$0	\$10,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$103	\$0.07	\$0
1500-1250	Apartment Interiors	\$17,368	\$12,442	\$20,383	\$16,108	\$12,302	\$20,383	\$16,108	\$11,742	\$20,383	\$16,108	\$12,442	\$21,643	\$197,412	\$1,018	\$0.73	\$186,679
1500-1560	Other Capital	\$0	\$0	\$12,000	\$5,700	\$0	\$0	\$0	\$26,248	\$10,500	\$10,500	\$10,500	\$10,500	\$85,948	\$443	\$0.32	\$0
TOTAL CAPITAL ASSETS		\$17,368	\$12,442	\$244,383	\$126,808	\$12,302	\$25,383	\$16,108	\$475,460	\$207,883	\$166,858	\$197,942	\$207,143	\$1,710,080	\$8,815	\$6.36	\$1,001,860
RETAINED EARNINGS																	
3000-0470	Distributions 1	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220	\$7,898	\$5.70	\$1,532,220
TOTAL RETAINED EARNINGS		\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220	\$7,898	\$5.70	\$1,532,220
REPLACEMENT RESERVE																	
1400-0240	Capital Reserve	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340	\$2,811	\$2.03	\$545,340
TOTAL REPLACEMENT RESERVE		\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340	\$2,811	\$2.03	\$545,340
NET CASH FLOW		\$147,009	\$137,450	(\$74,301)	\$30,950	\$145,457	\$121,664	\$146,891	(\$333,745)	(\$36,791)	\$4,657	(\$28,807)	(\$34,502)	\$225,930	\$1,165	\$0.84	(\$782,273)

ABRAMS PARK
2020 STANDARD BUDGET
SUMMARY BUDGET



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	Per Unit	2019 Projected
INCOME															
GROSS POTENTIAL MARKET RENT	\$285,669	\$284,916	\$291,626	\$292,487	\$291,803	\$291,884	\$292,744	\$292,067	\$292,169	\$293,043	\$293,084	\$293,084	\$3,494,577	\$18,013	\$3,371,177
OTHER INCOME	\$3,030	\$3,078	\$2,650	\$2,602	\$2,804	\$2,412	\$2,364	\$2,804	\$2,650	\$2,602	\$3,328	\$2,840	\$33,164	\$171	\$33,772
MISCELLANEOUS INCOME	\$333	\$291	\$206	\$1,336	\$1,317	\$1,377	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$12,762	\$66	\$12,763
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	\$289,032	\$288,285	\$294,482	\$296,425	\$295,924	\$295,673	\$296,425	\$296,188	\$296,136	\$296,962	\$297,729	\$297,241	\$3,540,503	\$18,250	\$3,417,711
OPERATING EXPENSES															
PAYROLL	\$29,836	\$31,495	\$30,664	\$32,094	\$32,071	\$30,498	\$30,323	\$31,399	\$30,317	\$31,602	\$32,208	\$30,924	\$373,434	\$1,925	\$364,866
LANDSCAPING	\$4,275	\$5,125	\$4,275	\$4,800	\$4,625	\$4,800	\$4,800	\$5,125	\$4,275	\$4,800	\$4,605	\$4,275	\$55,780	\$288	\$51,888
UTILITY EXPENSE	\$11,647	\$11,666	\$11,647	\$11,627	\$11,647	\$11,647	\$11,627	\$11,647	\$11,647	\$11,627	\$11,627	\$11,627	\$139,682	\$720	\$129,905
MARKETING	\$680	\$680	\$680	\$680	\$1,225	\$680	\$930	\$680	\$680	\$680	\$680	\$680	\$8,955	\$46	\$8,931
ADMINISTRATIVE	\$5,458	\$7,401	\$4,957	\$5,249	\$4,384	\$6,063	\$11,869	\$7,397	\$4,907	\$5,694	\$4,486	\$5,547	\$73,410	\$378	\$68,872
MAINTENANCE	\$5,861	\$8,097	\$7,146	\$5,976	\$8,746	\$5,635	\$6,798	\$7,651	\$8,146	\$5,950	\$7,471	\$5,446	\$82,927	\$427	\$78,165
REDECORATING	\$9,539	\$9,939	\$7,536	\$7,536	\$7,936	\$6,534	\$6,534	\$7,936	\$7,536	\$7,536	\$9,939	\$8,536	\$97,035	\$500	\$92,687
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$7,226	\$7,207	\$7,362	\$7,411	\$7,398	\$7,392	\$7,411	\$7,405	\$7,403	\$7,424	\$7,443	\$7,431	\$88,513	\$456	\$85,226
INSURANCE	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$15,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$153,195	\$790	\$102,041
TAXES	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$47,928	\$247	\$47,663
PROFESSIONAL SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100	\$1	\$100
NON-ROUTINE MAINTENANCE	\$3,000	\$9,650	\$3,000	\$16,160	\$13,000	\$28,244	\$3,000	\$28,000	\$3,000	\$3,000	\$3,000	\$3,000	\$116,054	\$598	\$90,220
TOTAL OPERATING EXP	\$94,032	\$107,770	\$93,777	\$108,044	\$107,542	\$118,003	\$102,803	\$123,850	\$94,422	\$94,824	\$97,971	\$93,977	\$1,237,013	\$6,376	\$1,120,564
NET OPERATING INCOME	\$195,000	\$180,515	\$200,705	\$188,381	\$188,382	\$177,670	\$193,623	\$172,339	\$201,715	\$202,139	\$199,758	\$203,264	\$2,303,491		\$2,297,147
NON-OPERATING EXPENSES															
PARTNERSHIP INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
PARTNERSHIP EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
DEBT SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NON-ROUTINE IMPROVEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NON-ROUTINE CAPITAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
DEPRECIATION EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
EXTRAORDINARY ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NET INCOME	\$195,000	\$180,515	\$200,705	\$188,381	\$188,382	\$177,670	\$193,623	\$172,339	\$201,715	\$202,139	\$199,758	\$203,264	\$2,303,491		\$2,297,147
CAPITAL ASSETS															
CAPITAL ASSETS	\$17,368	\$12,442	\$244,383	\$126,808	\$12,302	\$25,383	\$16,108	\$475,460	\$207,883	\$166,858	\$197,942	\$207,143	\$1,710,080		\$1,001,860
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	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$1,710,080)		\$0
TAX ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
INTEREST ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
REPLACEMENT RESERVE	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340		\$545,340
WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
LONG TERM LIABILITIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
NET CASH FLOW	\$147,009	\$137,450	(\$74,301)	\$30,950	\$145,457	\$121,664	\$146,891	(\$333,745)	(\$36,791)	\$4,657	(\$28,807)	(\$34,502)	\$225,930		(\$782,273)

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
INCOME					
GROSS POTENTIAL MARKET RENT					
4100-0010	Gross Potential Mkt Rent	\$3,578,936	\$3,455,861	\$123,075	3.6%
4100-0030	Loss to Lease	(\$5,632)	(\$7,053)	\$1,421	20.1%
4100-0040	Gain to Lease	\$0	\$6	(\$5)	-93.0%
4100-0050	Affordable Housing	\$0	\$0	\$0	0.0%
ACTUAL POTENTIAL RENT		\$3,573,304	\$3,448,814	\$124,490	3.6%
Average Potential Rent		\$18,419	\$17,777		
Average Potential Rent per sq ft		\$13.28	\$12.82		

4100-0060	Vacancy Loss	(\$43,015)	(\$38,690)	(\$4,326)	-11.2%
4100-0070	Vacancy Loss Collected	\$0	\$0	\$0	0.0%
4100-0080	Non Rev Producing Units	(\$14,816)	(\$38,948)	\$24,131	62.0%
4100-0090	Models	\$0	\$0	\$0	0.0%
4100-0100	Employee Units	(\$20,895)	\$0	(\$20,895)	-100.0%
4100-0110	Office, Laundry, Maintenance Units	\$0	\$0	\$0	0.0%
4100-0120	Courtesy Office Units	\$0	\$0	\$0	0.0%
4100-0130	Guest Housing	\$0	\$0	\$0	0.0%
4100-0140	Guest Housing Expense	\$0	\$0	\$0	0.0%
4100-0150	Rental Concessions	\$0	\$0	\$0	0.0%
4100-0160	Recurring Concessions	\$0	\$0	\$0	0.0%
4100-0170	Other Concessions	\$0	\$0	\$0	0.0%
4100-0180	Free Rent	\$0	\$0	\$0	0.0%
4100-0190	Referral Rent Credit	\$0	\$0	\$0	0.0%
4100-0200	Previously Collected Rent	\$0	\$0	\$0	0.0%
4100-0210	Future Rent Collected	\$0	\$0	\$0	0.0%
4100-0220	Delinquent Rent	\$0	\$0	\$0	0.0%
4100-0230	Net Delinquency	\$0	\$0	\$0	0.0%
4100-0240	Other Month Rent/Past Due	\$0	\$0	\$0	0.0%
4100-0250	Other Month Rent/Past Due - Affordable	\$0	\$0	\$0	0.0%
4100-0260	Rent Adjustments	\$0	\$0	\$0	0.0%
4100-0270	Rent Adjustments - Affordable	\$0	\$0	\$0	0.0%
4100-0280	Prior Year Income Accrual Adj	\$0	\$0	\$0	0.0%
4100-0290	Rents Collected by Prior Mgmt	\$0	\$0	\$0	0.0%
4100-0300	Less: Writeoffs	\$0	\$0	\$0	0.0%
4100-0310	Write Off Rent Recovery	\$0	\$0	\$0	0.0%
4100-0320	Bad Debt Expense	\$0	\$0	\$0	0.0%
4100-0330	Base Rent	\$0	\$0	\$0	0.0%
4100-0340	Base Rent - Section 8	\$0	\$0	\$0	0.0%
4100-0350	Base Rent - Commercial	\$0	\$0	\$0	0.0%
4100-0360	Base Rent - CPI Increase	\$0	\$0	\$0	0.0%
TOTAL GROSS POTENTIAL MARKET RENT		\$3,494,577	\$3,371,177	\$123,401	3.7%

OTHER INCOME					
4200-0010	Laundry	\$0	\$0	\$0	0.0%
4200-0020	Washer/Dryer Income	\$0	\$0	\$0	0.0%
4200-0030	Washer/Dryer Expense	\$0	\$0	\$0	0.0%
4200-0040	Other Appliance Rental	\$0	\$0	\$0	0.0%
4200-0050	Resident Fees	\$0	\$0	\$0	0.0%
4200-0060	Application Fees	\$5,424	\$5,371	\$53	1.0%
4200-0070	Credit Report Fees	\$0	\$0	\$0	0.0%
4200-0080	Credit Report Expenses	\$0	\$0	\$0	0.0%
4200-0090	Lease Reservation Fee	\$0	\$0	\$0	0.0%
4200-0100	Carport Income	\$0	\$0	\$0	0.0%
4200-0110	Garage Income	\$0	\$0	\$0	0.0%
4200-0120	Parking/Garage Non-Tenant	\$0	\$0	\$0	0.0%
4200-0130	Parking Garage Revenue	\$0	\$0	\$0	0.0%
4200-0140	Parking Expense (Contra Rev)	\$0	\$0	\$0	0.0%
4200-0150	Slip Income	\$0	\$0	\$0	0.0%
4200-0160	Storage Income	\$0	\$0	\$0	0.0%
4200-0170	Storage Concession	\$0	\$0	\$0	0.0%
4200-0180	Damage Fees	\$14,630	\$14,227	\$403	2.8%
4200-0190	Cleaning Fees	\$0	\$0	\$0	0.0%
4200-0200	Phone System Income	\$0	\$0	\$0	0.0%

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
REDECORATING					
6600-0010	Redec-General Cleaning	\$9,869	\$9,509	(\$359)	-3.8%
6600-0020	Redec-Cleaning Supplies	\$0	\$0	\$0	0.0%
6600-0030	Trash Removal	\$0	\$0	\$0	0.0%
6600-0040	Redec-Painting Supplies	\$14,083	\$13,328	(\$755)	-5.7%
6600-0050	Redec-Painting Contract	\$41,684	\$39,613	(\$2,071)	-5.2%
6600-0060	Redec-Paint & Décor	\$0	\$0	\$0	0.0%
6600-0070	Redec-Rehab	\$14,800	\$14,239	(\$561)	-3.9%
6600-0080	Redec-Drapes/Blinds	\$5,188	\$5,116	(\$72)	-1.4%
6600-0090	Redec-Window Coverings	\$0	\$0	\$0	0.0%
6600-0100	Redec-Window Cleaning	\$0	\$0	\$0	0.0%
6600-0110	Redec-Carpet/Tile	\$4,140	\$3,944	(\$196)	-5.0%
6600-0120	Redec-Carpet Repair	\$4,380	\$4,180	(\$200)	-4.8%
6600-0130	Redec-Carpet Cleaning	(\$0)	(\$1)	(\$1)	-71.0%
6600-0140	Redec-Carpet Replacement	\$0	\$0	\$0	0.0%
6600-0150	Redec-Vinyl Repair	\$0	\$0	\$0	0.0%
6600-0160	Redec-Vinyl Replacement	\$0	\$0	\$0	0.0%
6600-0170	Redec-Bathroom	\$0	\$0	\$0	0.0%
6600-0180	Redec-Appliance Repair	\$2,892	\$2,759	(\$133)	-4.8%
6600-0190	Redec-Kitchen	\$0	\$0	\$0	0.0%
6600-0200	Redec-Plumbing	\$0	\$0	\$0	0.0%
6600-0210	Redec-Resurfacing	\$0	\$0	\$0	0.0%
6600-0220	Redec-Lighting	\$0	\$0	\$0	0.0%
6600-0230	Redec-Doors/Cabinets	\$0	\$0	\$0	0.0%
6600-0240	Redec-Countertops	\$0	\$0	\$0	0.0%
6600-0250	Redec-Wall Coverings	\$0	\$0	\$0	0.0%
6600-0260	Redec-Vacant Unit Prep	\$0	\$0	\$0	0.0%
6600-0270	Redec-Vacant Utilities	\$0	\$0	\$0	0.0%
6600-0280	Redec-Carpenter Contract	\$0	\$0	\$0	0.0%
6600-0290	Redec-Janitorial Contract	\$0	\$0	\$0	0.0%
6600-0300	Redec-Handyman Contract	\$0	\$0	\$0	0.0%
6600-0310	Redec-Other	\$0	\$0	\$0	0.0%
TOTAL REDECORATING		\$97,035	\$92,687	(\$4,348)	-4.7%

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

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
4200-0210	Phone System Expense	\$0	\$0	\$0	0.0%
4200-0220	Internet Access	\$0	\$0	\$0	0.0%
4200-0230	Termination Fees	\$750	\$750	\$0	0.0%
4200-0240	Lease Cancellations	\$0	\$0	\$0	0.0%
4200-0250	Failure to Occupy	\$0	\$0	\$0	0.0%
4200-0260	Redecoration Fees	\$0	\$0	\$0	0.0%
4200-0270	MTM Premium	\$0	\$0	\$0	0.0%
4200-0280	Short Term Lease Premium	\$0	\$0	\$0	0.0%
4200-0290	Move In Fee	\$0	\$0	\$0	0.0%
4200-0300	Transfer Fees	\$0	\$0	\$0	0.0%
4200-0310	Furniture Rental	\$0	\$0	\$0	0.0%
4200-0330	Amenities Income	\$0	\$0	\$0	0.0%
4200-0340	Pet Fees	\$1,800	\$2,873	(\$1,073)	-37.4%
4200-0350	Initial Pet Fees	\$0	\$0	\$0	0.0%
4200-0360	NSF	\$600	\$600	\$0	0.0%
4200-0370	Late Fees	\$9,960	\$9,950	\$10	0.1%
4200-0380	Administrative Fees	\$0	\$0	\$0	0.0%
4200-0390	Addl Keys/Cards	\$0	\$0	\$0	0.0%
4200-0400	Forfeited Security Deposit	\$0	\$0	\$0	0.0%
4200-0410	Deposit Fee	\$0	\$0	\$0	0.0%
4200-0420	Other Forfeited Deposits	\$0	\$0	\$0	0.0%
4200-0430	Legal Expense Recovery	\$0	\$0	\$0	0.0%
4200-0440	Alarm Income	\$0	\$0	\$0	0.0%
4200-0450	SMART Revenue	\$0	\$0	\$0	0.0%
4200-0460	Tenant Work Orders	\$0	\$0	\$0	0.0%
4200-0470	Yard Revenue	\$0	\$0	\$0	0.0%
4200-0480	Antenna Income	\$0	\$0	\$0	0.0%
4200-0490	Guest Suite Income	\$0	\$0	\$0	0.0%
4200-0500	HVAC	\$0	\$0	\$0	0.0%
4200-0540	Sundry Resident Charges	\$0	\$0	\$0	0.0%
4200-0550	Maid Service	\$0	\$0	\$0	0.0%
4200-0560	Maintenance Income	\$0	\$0	\$0	0.0%
4200-0570	Renovation Income	\$0	\$0	\$0	0.0%
4200-0580	Police Fee Reimbursement	\$0	\$0	\$0	0.0%
4200-0590	Property Tax Reimbursement	\$0	\$0	\$0	0.0%
4200-0600	Write Off Other Income	\$0	\$0	\$0	0.0%
TOTAL OTHER INCOME		\$33,164	\$33,772	(\$608)	-1.8%

MISCELLANEOUS INCOME					
4300-0010	Miscellaneous Income	\$0	\$0	\$0	0.0%
4300-0020	Miscellaneous Apt Income	\$0	\$0	\$0	0.0%
4300-0030	Clubhouse Income	\$0	\$0	\$0	0.0%
4300-0040	Vending Income	\$0	\$0	\$0	0.0%
4300-0060	Interest Income	\$12,762	\$12,763	(\$1)	0.0%
4300-0070	Interest Income - Security Deposits	\$0	\$0	\$0	0.0%
4300-0080	Interest Income - Escrow	\$0	\$0	\$0	0.0%

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
MANAGEMENT FEES					
7000-0010	Management Fees - #1	\$88,513	\$85,226	(\$3,286)	-3.9%
7000-0020	Management Fees - #2	\$0	\$0	\$0	0.0%
7000-0030	Management Fees - #3	\$0	\$0	\$0	0.0%
7000-0040	Incentive Mgt Fees	\$0	\$0	\$0	0.0%
7000-0050	Asset Management Fees - #1	\$0	\$0	\$0	0.0%
7000-0060	Asset Management Fees - #2	\$0	\$0	\$0	0.0%
7000-0070	Management Fees - Other	\$0	\$0	\$0	0.0%
TOTAL MANAGEMENT FEES		\$88,513	\$85,226	(\$3,286)	-3.9%
INSURANCE					
7100-0010	Property Insurance	\$150,195	\$102,041	(\$48,154)	-47.2%
7100-0020	General Liability Insurance	\$0	\$0	\$0	0.0%
7100-0030	Excess Liability Insurance	\$0	\$0	\$0	0.0%
7100-0040	Casualty Loss Insurance	\$0	\$0	\$0	0.0%
7100-0050	Boiler Insurance	\$0	\$0	\$0	0.0%
7100-0060	Earthquake Insurance	\$0	\$0	\$0	0.0%
7100-0070	Auto Insurance	\$0	\$0	\$0	0.0%
7100-0080	Home Insurance	\$0	\$0	\$0	0.0%
7100-0090	Other Insurance	\$0	\$0	\$0	0.0%
7100-0100	Insurance Claims	\$0	\$0	\$0	0.0%
7100-0110	Insurance Deductible	\$3,000	\$0	(\$3,000)	-100.0%
TOTAL INSURANCE		\$153,195	\$102,041	(\$51,154)	-50.1%
TAXES					
7200-0010	Real Estate Taxes	\$47,928	\$47,663	(\$265)	-0.6%
7200-0020	Real Estate Taxes - Prior Year	\$0	\$0	\$0	0.0%
7200-0030	Real Estate Taxes - Undeveloped Land	\$0	\$0	\$0	0.0%
7200-0040	Real Estate Taxes - Service Base	\$0	\$0	\$0	0.0%
7200-0050	Real Estate Taxes - Service Savings Fee	\$0	\$0	\$0	0.0%
7200-0060	Real Estate Taxes - Appeal	\$0	\$0	\$0	0.0%
7200-0070	Real Estate Taxes - Refunds	\$0	\$0	\$0	0.0%
7200-0080	Personal Property Taxes	\$0	\$0	\$0	0.0%
7200-0090	Supplemental Taxes	\$0	\$0	\$0	0.0%
7200-0100	Taxes Other	\$0	\$0	\$0	0.0%
7200-0110	Taxes - Inspection Fees/Permits	\$0	\$0	\$0	0.0%
7200-0120	Taxes - License & Fees - Other	\$0	\$0	\$0	0.0%
7200-0130	Taxes - Trust Fees	\$0	\$0	\$0	0.0%
7200-0140	Federal Income Taxes	\$0	\$0	\$0	0.0%
7200-0150	State Income Taxes	\$0	\$0	\$0	0.0%
7200-0160	Franchise Taxes	\$0	\$0	\$0	0.0%
7200-0170	Sales Tax Expense	\$0	\$0	\$0	0.0%
7200-0180	Business License Tax	\$0	\$0	\$0	0.0%
7200-0190	City Business Tax	\$0	\$0	\$0	0.0%

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
4300-0090	Interest Income - Misc	\$0	\$0	\$0	0.0%
4300-0100	Interest Income - Investment	\$0	\$0	\$0	0.0%
4300-0110	Cable Income	\$0	\$0	\$0	0.0%
4300-0120	Cable Expense	\$0	\$0	\$0	0.0%
4300-0130	Collection Income	\$0	\$0	\$0	0.0%
4300-0140	Commission	\$0	\$0	\$0	0.0%
4300-0150	Bad Debt Income	\$0	\$0	\$0	0.0%
4300-0160	Bad Debt Expense - Other Income	\$0	\$0	\$0	0.0%
4300-0170	Bad Debt Income Turnover	\$0	\$0	\$0	0.0%
4300-0180	Bad Debt Expense Turnover	\$0	\$0	\$0	0.0%
4300-0190	Ground Rent	\$0	\$0	\$0	0.0%
4300-0200	University House Rent	\$0	\$0	\$0	0.0%
4300-0210	Homeowners Dues	\$0	\$0	\$0	0.0%
4300-0220	Homeowners Fees	\$0	\$0	\$0	0.0%
4300-0230	Investment Income	\$0	\$0	\$0	0.0%
4300-0240	Escalations-Insurance	\$0	\$0	\$0	0.0%
4300-0250	Escalations - Operating Expense	\$0	\$0	\$0	0.0%
4300-0260	Escalations - CAM	\$0	\$0	\$0	0.0%
4300-0270	Escalations - Property Tax	\$0	\$0	\$0	0.0%
4300-0280	Escalations - Other	\$0	\$0	\$0	0.0%
4300-0290	Unallocated Income	\$0	\$0	\$0	0.0%
4300-0300	Sales Proceeds	\$0	\$0	\$0	0.0%
4300-0310	Gain/Loss on Sale	\$0	\$0	\$0	0.0%
4300-0320	Rebate Income	\$0	\$0	\$0	0.0%
4300-0330	Percent Rents	\$0	\$0	\$0	0.0%
4300-0340	Other Misc. Income	\$0	\$0	\$0	0.0%
4300-0350	Participation Interest - Investment Income	\$0	\$0	\$0	0.0%
4300-0360	Food & Beverage Income	\$0	\$0	\$0	0.0%
4300-0370	Base Rent Abatement (Contra Rev)	\$0	\$0	\$0	0.0%
4300-0380	CPI Rent Adjustments	\$0	\$0	\$0	0.0%
4300-0390	Defer Mkt Rent Revenue Acq Lease	\$0	\$0	\$0	0.0%
4300-0400	Straight Line Adj of Rent	\$0	\$0	\$0	0.0%
4300-0410	MI - Discount Income	\$0	\$0	\$0	0.0%
4300-0420	Non-Rent Concessions	\$0	\$0	\$0	0.0%
4300-0430	Rent Refunds	\$0	\$0	\$0	0.0%
4300-0440	Sign Rental Income	\$0	\$0	\$0	0.0%
4300-0450	Tenant Billed Water Income	\$0	\$0	\$0	0.0%
4300-0460	Tenant Improvement Amortization	\$0	\$0	\$0	0.0%
4300-0470	Turnover Billings	\$0	\$0	\$0	0.0%
4300-0480	Reimburs. Profession. Fee	\$0	\$0	\$0	0.0%
4300-0490	Payroll Reimbursement	\$0	\$0	\$0	0.0%
4300-0500	Resid. - common area rent	\$0	\$0	\$0	0.0%
4300-0510	Resid.-Rent board fee rec	\$0	\$0	\$0	0.0%
4300-0520	Resid. - tenant reimburse	\$0	\$0	\$0	0.0%
4300-0530	Concierge Revenue	\$0	\$0	\$0	0.0%
4300-0540	Advertising Service - Non-customary	\$0	\$0	\$0	0.0%
4300-0550	Mortgage interest income	\$0	\$0	\$0	0.0%
4300-0560	Condo Gross Sales Revenue	\$0	\$0	\$0	0.0%
4300-0570	Condo Cost Of Sales	\$0	\$0	\$0	0.0%
4300-0580	Fines Income	\$0	\$0	\$0	0.0%
4300-0590	Recoveries - Operating Expense	\$0	\$0	\$0	0.0%
4300-0600	Insurance Income from Tenants	\$0	\$0	\$0	0.0%
4300-0610	Recoveries - Insurance	\$0	\$0	\$0	0.0%
4300-0620	Realized Gain or Loss	\$0	\$0	\$0	0.0%
4300-0630	Accelerated Rent	\$0	\$0	\$0	0.0%
4300-0640	Tax Recovery - Actual	\$0	\$0	\$0	0.0%
4300-0650	Recovery of Expenses - Actual	\$0	\$0	\$0	0.0%
4300-0660	Tax Recovery - Estimated	\$0	\$0	\$0	0.0%
4300-0670	Recovery of Expenses - Estimated	\$0	\$0	\$0	0.0%
TOTAL MISCELLANEOUS INCOME		\$12,762	\$12,763	(\$1)	0.0%

RETAIL INCOME

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
7200-0200	City Parking Tax	\$0	\$0	\$0	0.0%
TOTAL TAXES		\$47,928	\$47,663	(\$265)	-0.6%
PROFESSIONAL SERVICES					
7300-0010	Accounting Fees	\$0	\$0	\$0	0.0%
7300-0020	Partnership Accounting	\$0	\$0	\$0	0.0%
7300-0030	Audit Fees	\$0	\$0	\$0	0.0%
7300-0040	Partnership Legal Fees	\$0	\$0	\$0	0.0%
7300-0050	Eviction Legal Fees	\$0	\$0	\$0	0.0%
7300-0060	Other Legal Fees	\$0	\$0	\$0	0.0%
7300-0070	Tax Consulting Fees	\$0	\$0	\$0	0.0%
7300-0080	Tax Filing Fees	\$0	\$0	\$0	0.0%
7300-0090	Appraisal Fees	\$0	\$0	\$0	0.0%
7300-0100	Employment Recruiting	\$0	\$0	\$0	0.0%
7300-0110	Loan Servicing Fees	\$0	\$0	\$0	0.0%
7300-0120	Professional Serv. Other	\$100	\$100	\$0	0.0%
7300-0130	Apt. Assoc. Dues & Fees	\$0	\$0	\$0	0.0%
7300-0140	Police Fee	\$0	\$0	\$0	0.0%
7300-0150	Franchise Fees	\$0	\$0	\$0	0.0%
7300-0160	Special Assessments	\$0	\$0	\$0	0.0%
7300-0170	Miscellaneous Professional Fees	\$0	\$0	\$0	0.0%
7300-0180	Organizational Costs	\$0	\$0	\$0	0.0%
7300-0190	Dead Deal Costs	\$0	\$0	\$0	0.0%
7300-0200	Pursuit Costs - General	\$0	\$0	\$0	0.0%
7300-0210	Pursuit Costs - M & E	\$0	\$0	\$0	0.0%
7300-0220	Green Consulting Fees	\$0	\$0	\$0	0.0%
7300-0230	Consultant-Operations	\$0	\$0	\$0	0.0%
7300-0240	Consultant-Code	\$0	\$0	\$0	0.0%
7300-0250	Consultant-Financial	\$0	\$0	\$0	0.0%
7300-0260	Consultant-Space Plan	\$0	\$0	\$0	0.0%
7300-0270	Consultant-Other	\$0	\$0	\$0	0.0%
7300-0280	Consultant-Engineers	\$0	\$0	\$0	0.0%
TOTAL PROFESSIONAL SERVICES		\$100	\$100	\$0	0.0%
NON-ROUTINE MAINTENANCE					
7400-0010	Appliances	\$0	\$0	\$0	0.0%
7400-0030	Bathroom Remodeling	\$0	\$0	\$0	0.0%
7400-0040	Bathroom Resurfacing	\$0	\$0	\$0	0.0%
7400-0050	Glass/Mirror Replacement	\$0	\$0	\$0	0.0%
7400-0060	Carpeting	\$0	\$0	\$0	0.0%
7400-0070	Vinyl	\$0	\$0	\$0	0.0%
7400-0080	Apartment Interiors	\$0	\$0	\$0	0.0%
7400-0090	Plumbing - Interior	\$0	\$0	\$0	0.0%
7400-0100	Interiors - Other	\$0	\$0	\$0	0.0%
7400-0110	Corp/Guest Suite	\$0	\$0	\$0	0.0%
7400-0120	Amenities	\$0	\$0	\$0	0.0%
7400-0130	Engineer/Design	\$0	\$0	\$0	0.0%
7400-0140	Professional Fees	\$0	\$0	\$0	0.0%
7400-0150	Building & Structures	\$6,650	\$2,806	(\$3,844)	-137.0%
7400-0160	Infrastructure Upgrade	\$0	\$0	\$0	0.0%
7400-0170	Exterior	\$0	\$0	\$0	0.0%
7400-0180	Chimneys	\$0	\$0	\$0	0.0%
7400-0190	Carports	\$0	\$0	\$0	0.0%
7400-0200	Common Area	\$0	\$0	\$0	0.0%
7400-0210	Computer Hardware/Software	\$0	\$0	\$0	0.0%
7400-0230	Drapes/Blinds	\$0	\$0	\$0	0.0%
7400-0240	Electrical	\$0	\$0	\$0	0.0%
7400-0250	Clubhouse & Fitness Center	\$0	\$0	\$0	0.0%
7400-0260	Exercise Room Equipment	\$0	\$0	\$0	0.0%
7400-0270	Equipment	\$0	\$0	\$0	0.0%
7400-0280	Exterior	\$0	\$0	\$0	0.0%
7400-0290	HVAC	\$0	\$0	\$0	0.0%

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
4400-0010	Retail Rental Income	\$0	\$0	\$0	0.0%
4400-0020	Deferred Retail Rent	\$0	\$0	\$0	0.0%
4400-0030	Retail 2nd Space	\$0	\$0	\$0	0.0%
4400-0040	Rent Concession - Retail	\$0	\$0	\$0	0.0%
4400-0050	Retail Vacancy	\$0	\$0	\$0	0.0%
4400-0060	Percentage Rent	\$0	\$0	\$0	0.0%
4400-0070	Retail Garage Income	\$0	\$0	\$0	0.0%
4400-0080	Retail Income CAM	\$0	\$0	\$0	0.0%
4400-0090	Retail Income Tax	\$0	\$0	\$0	0.0%
4400-0100	Retail Income Insurance	\$0	\$0	\$0	0.0%
TOTAL RETAIL INCOME		\$0	\$0	\$0	0.0%

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

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

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

TOTAL INCOME	\$3,540,503	\$3,417,711	\$122,792	3.6%
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OPERATING EXPENSES					
PAYROLL					
ADMINISTRATIVE PAYROLL					
5100-1010	Regional Manager	\$7,185	\$7,105	(\$80)	-1.1%
5100-1020	Senior Manager	\$34,182	\$30,369	(\$3,813)	-12.6%
5100-1030	Manager	\$0	\$0	\$0	0.0%
5100-1040	Assistant Manager	\$28,088	\$24,201	(\$3,887)	-16.1%
5100-1050	Activity Director	\$0	\$0	\$0	0.0%
5100-1060	Assistant Activity Director	\$0	\$0	\$0	0.0%
5100-1070	Bookkeeper	\$0	\$0	\$0	0.0%
5100-1080	Concierge	\$0	\$0	\$0	0.0%
5100-1090	Lifeguard	\$0	\$0	\$0	0.0%
5100-1100	Other Admin Payroll	\$12,727	\$9,461	(\$3,266)	-34.5%
TOTAL ADMINISTRATIVE PAYROLL		\$82,183	\$71,137	(\$11,046)	-15.5%

LEASING PAYROLL					
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Alliance Residential Budget Template
Standard Chart of Accounts

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
7400-0300	Water Heater Replacement	\$0	\$0	\$0	0.0%
7400-0310	Garage	\$0	\$0	\$0	0.0%
7400-0320	Furniture & Fixtures	\$0	\$0	\$0	0.0%
7400-0330	Furniture & Office Equipment	\$0	\$0	\$0	0.0%
7400-0340	Office Furniture	\$0	\$0	\$0	0.0%
7400-0350	Laundry	\$0	\$0	\$0	0.0%
7400-0360	Signage	\$0	\$0	\$0	0.0%
7400-0370	Heavy Equip/Tools	\$0	\$0	\$0	0.0%
7400-0380	Interior Painting	\$0	\$0	\$0	0.0%
7400-0390	Emergency Repairs & Remediation	\$0	\$0	\$0	0.0%
7400-0400	Kitchen Remodeling	\$0	\$0	\$0	0.0%
7400-0410	Hardware Fixture/Supplies	\$0	\$0	\$0	0.0%
7400-0420	Landscaping	\$0	\$0	\$0	0.0%
7400-0430	Landscaping - Trees	\$0	\$0	\$0	0.0%
7400-0440	Landscaping - Rocks	\$0	\$0	\$0	0.0%
7400-0450	Paving & Landscape	\$35,244	\$10,875	(\$24,369)	-224.1%
7400-0460	Survey/Seepage Consulting	\$0	\$0	\$0	0.0%
7400-0470	Tree Trimming Seasonal	\$0	\$0	\$0	0.0%
7400-0480	Carpentry Work	\$0	\$0	\$0	0.0%
7400-0490	Carpentry-Other	\$0	\$0	\$0	0.0%
7400-0500	Deck & Staircases	\$0	\$0	\$0	0.0%
7400-0510	Lighting Fixtures	\$0	\$0	\$0	0.0%
7400-0520	Flooring-Tile	\$0	\$0	\$0	0.0%
7400-0530	Flooring- Carpet	\$0	\$0	\$0	0.0%
7400-0540	Flooring- Other	\$0	\$0	\$0	0.0%
7400-0550	Linolium	\$0	\$0	\$0	0.0%
7400-0560	Painting	\$0	\$0	\$0	0.0%
7400-0570	Molding	\$0	\$0	\$0	0.0%
7400-0580	Masonry	\$0	\$0	\$0	0.0%
7400-0590	Windows	\$0	\$0	\$0	0.0%
7400-0600	Screen Replacement	\$0	\$0	\$0	0.0%
7400-0610	Doors	\$0	\$0	\$0	0.0%
7400-0620	Parking Lot	\$0	\$0	\$0	0.0%
7400-0630	Paving	\$0	\$0	\$0	0.0%
7400-0640	Plumbing	\$0	\$0	\$0	0.0%
7400-0650	Pool Furniture	\$0	\$0	\$0	0.0%
7400-0660	Pool/Spa	\$0	\$0	\$0	0.0%
7400-0670	Pool	\$0	\$0	\$0	0.0%
7400-0680	Fountains	\$0	\$0	\$0	0.0%
7400-0690	Gutters & Downspouts	\$0	\$0	\$0	0.0%
7400-0700	Roofs	\$0	\$0	\$0	0.0%
7400-0710	Elevators	\$0	\$0	\$0	0.0%
7400-0720	Land Fencing	\$0	\$0	\$0	0.0%
7400-0730	Motor Vehicles	\$0	\$0	\$0	0.0%
7400-0740	Seasonal Décor	\$0	\$0	\$0	0.0%
7400-0750	Promotional Videos	\$0	\$0	\$0	0.0%
7400-0760	Capital Expenditures	\$0	\$0	\$0	0.0%
7400-0770	Life Safety	\$0	\$0	\$0	0.0%
7400-0780	Fire Repairs	\$0	\$0	\$0	0.0%
7400-0790	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	0.0%
7400-0800	Miscellaneous	\$0	\$0	\$0	0.0%
7400-0810	Security Systems	\$0	\$0	\$0	0.0%
7400-0830	Owner's Rehab	\$0	\$0	\$0	0.0%
7400-0840	Other Non-Routine Service	\$74,160	\$76,539	\$2,379	3.1%
7400-0850	Other Capital Expenditure	\$0	\$0	\$0	0.0%
7400-0860	Association Land	\$0	\$0	\$0	0.0%
7400-0870	Non Routine - Ins. Deductible	\$0	\$0	\$0	0.0%
7400-0880	Prior Year Incentive Fee	\$0	\$0	\$0	0.0%
7400-0890	Other Capital Replacement	\$0	\$0	\$0	0.0%
TOTAL NON-ROUTINE MAINTENANCE		\$116,054	\$90,220	(\$25,834)	-28.6%

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
5100-2010	Leasing Manager	\$17,555	\$0	(\$17,555)	-100.0%
5100-2020	Leasing Consultant	\$16,192	\$22,910	\$6,719	29.3%
5100-2030	Other Leasing Payroll	\$0	\$0	\$0	0.0%
TOTAL LEASING PAYROLL		\$33,747	\$22,910	(\$10,837)	-47.3%

MAINTENANCE PAYROLL

5100-3010	Director of Facilities	\$0	\$12,640	\$12,640	100.0%
5100-3020	Sr. Maintenance Manager	\$23,700	\$22,388	(\$1,312)	-5.9%
5100-3030	Maintenance Manager	\$0	\$367	\$367	100.0%
5100-3040	Asst. Maintenance Manager	\$17,555	\$19,456	\$1,900	9.8%
5100-3050	Maintenance Person	\$80,302	\$72,724	(\$7,579)	-10.4%
5100-3060	Painter-In-House	\$0	\$0	\$0	0.0%
5100-3070	Other Maintenance Payroll	\$0	\$5,689	\$5,689	100.0%
TOTAL MAINTENANCE PAYROLL		\$121,557	\$133,263	\$11,706	8.8%

CLEANING PAYROLL

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

GROUNDS PAYROLL

5100-5010	Porter/Groundskeeper	\$24,288	\$9,400	(\$14,888)	-158.4%
5100-5020	Other Grounds Payroll	\$0	\$0	\$0	0.0%
TOTAL GROUNDS PAYROLL		\$24,288	\$9,400	(\$14,888)	-158.4%

MARKETING PAYROLL

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

SECURITY PAYROLL

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

GARAGE STAFF PAYROLL

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

OVERTIME

5200-0010	Administrative	\$6,322	\$6,274	(\$48)	-0.8%
5200-0020	Leasing	\$3,224	\$3,768	\$544	14.4%
5200-0030	Maintenance	\$17,495	\$12,344	(\$5,151)	-41.7%
5200-0040	Cleaning	\$0	\$0	\$0	0.0%
5200-0050	Grounds	\$1,160	\$1,691	\$531	31.4%
5200-0060	Marketing	\$0	\$0	\$0	0.0%
5200-0070	Security	\$0	\$0	\$0	0.0%
5200-0080	Garage	\$0	\$0	\$0	0.0%
5200-0090	Other Overtime	\$0	\$0	\$0	0.0%
TOTAL OVERTIME		\$28,202	\$24,077	(\$4,124)	-17.1%

BONUS

5250-0010	Administrative - Monthly	\$0	\$0	\$0	0.0%
5250-0020	Administrative - Commissions	\$0	\$0	\$0	0.0%
5250-0030	Administrative - Quarterly	\$0	\$0	\$0	0.0%
5250-0040	Administrative - Other	(\$582)	(\$291)	\$291	100.0%
5250-0050	Leasing - Monthly	\$0	\$0	\$0	0.0%
5250-0060	Leasing - Commissions	\$0	\$0	\$0	0.0%
5250-0070	Leasing - Quarterly	\$0	\$0	\$0	0.0%
5250-0080	Leasing - Other	\$0	\$0	\$0	0.0%
5250-0090	Maintenance - Monthly	\$0	\$0	\$0	0.0%
5250-0100	Maintenance - Commissions	\$0	\$0	\$0	0.0%
5250-0110	Maintenance - Quarterly	\$0	\$0	\$0	0.0%

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
TOTAL OPERATING EXP		\$1,237,013	\$1,120,564		
NET OPERATING INCOME		\$2,303,491	\$2,297,147		

NON-OPERATING EXPENSES

PARTNERSHIP INCOME

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

PARTNERSHIP EXPENSE

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

DEBT SERVICES

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

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
5250-0120	Maintenance - Other	\$0	\$0	\$0	0.0%
5250-0130	Cleaning - Monthly	\$0	\$0	\$0	0.0%
5250-0140	Cleaning - Commissions	\$0	\$0	\$0	0.0%
5250-0150	Cleaning - Quarterly	\$0	\$0	\$0	0.0%
5250-0160	Cleaning - Other	\$0	\$0	\$0	0.0%
5250-0170	Grounds - Monthly	\$0	\$0	\$0	0.0%
5250-0180	Grounds - Commissions	\$0	\$0	\$0	0.0%
5250-0190	Grounds - Quarterly	\$0	\$0	\$0	0.0%
5250-0200	Grounds - Other	\$0	\$0	\$0	0.0%
5250-0210	Marketing - Monthly	\$0	\$0	\$0	0.0%
5250-0220	Marketing - Commissions	\$0	\$0	\$0	0.0%
5250-0230	Marketing - Quarterly	\$0	\$0	\$0	0.0%
5250-0240	Marketing - Other	\$0	\$0	\$0	0.0%
5250-0250	Security - Monthly	\$0	\$0	\$0	0.0%
5250-0260	Security - Commissions	\$0	\$0	\$0	0.0%
5250-0270	Security - Quarterly	\$0	\$0	\$0	0.0%
5250-0280	Security - Other	\$0	\$0	\$0	0.0%
5250-0290	Garage - Monthly	\$0	\$0	\$0	0.0%
5250-0300	Garage - Commissions	\$0	\$0	\$0	0.0%
5250-0310	Garage - Quarterly	\$0	\$0	\$0	0.0%
5250-0320	Garage - Other	\$0	\$4,842	\$4,842	100.0%
5250-0330	Other Bonuses	\$582	\$291	(\$291)	-100.0%
TOTAL BONUS		\$0	\$4,842	\$4,842	100.0%

HOUSING

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

CHECK PROCESSING FEES

5400-0010	Ck Processing - Administrative	\$1,534	\$711	(\$823)	-115.8%
5400-0020	Ck Processing - Leasing	\$582	\$470	(\$112)	-23.8%
5400-0030	Ck Processing - Maintenance	\$2,038	\$2,414	\$375	15.5%
5400-0040	Ck Processing - Cleaning	\$0	\$0	\$0	0.0%
5400-0050	Ck Processing - Grounds	\$582	\$224	(\$358)	-160.0%
5400-0060	Ck Processing - Marketing	\$0	\$0	\$0	0.0%
5400-0070	Ck Processing - Security	\$0	\$0	\$0	0.0%
5400-0080	Ck Processing - Garage	\$0	\$0	\$0	0.0%
5400-0090	Other Check Processing	\$0	\$0	\$0	0.0%
TOTAL CHECK PROCESSING FEES		\$4,738	\$3,819	(\$919)	-24.1%

PAYROLL TAXES

5450-0010	Administrative - FICA	\$6,242	\$5,711	(\$531)	-9.3%
5450-0020	Administrative - FUTA	\$224	\$58	(\$166)	-283.6%
5450-0030	Administrative - SUTA	\$1,736	\$552	(\$1,184)	-214.4%
5450-0040	Leasing - FICA	\$2,582	\$1,891	(\$691)	-36.5%
5450-0050	Leasing - FUTA	\$112	\$6	(\$106)	-1817.8%
5450-0060	Leasing - SUTA	\$868	\$63	(\$805)	-1278.2%
5450-0070	Maintenance - FICA	\$10,452	\$10,232	(\$220)	-2.2%
5450-0080	Maintenance - FUTA	\$392	\$69	(\$323)	-467.1%
5450-0090	Maintenance - SUTA	\$3,038	\$745	(\$2,293)	-308.0%
5450-0100	Cleaning - FICA	\$0	\$0	\$0	0.0%
5450-0110	Cleaning - FUTA	\$0	\$0	\$0	0.0%

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
NON-ROUTINE IMPROVEMENTS					
8400-0010	Appliances	\$0	\$0	\$0	0.0%
8400-0020	Bathroom Remodeling	\$0	\$0	\$0	0.0%
8400-0030	Bathroom Resurfacing	\$0	\$0	\$0	0.0%
8400-0040	Glass/Mirror Replacement	\$0	\$0	\$0	0.0%
8400-0050	Carpeting	\$0	\$0	\$0	0.0%
8400-0060	Vinyl Replacement	\$0	\$0	\$0	0.0%
8400-0070	Apartment Interiors	\$0	\$0	\$0	0.0%
8400-0080	Doors & Hardware	\$0	\$0	\$0	0.0%
8400-0090	Interiors - Other	\$0	\$0	\$0	0.0%
8400-0100	Model	\$0	\$0	\$0	0.0%
8400-0110	Amenities	\$0	\$0	\$0	0.0%
8400-0120	Construction Relate Exp	\$0	\$0	\$0	0.0%
8400-0130	Professional Fees	\$0	\$0	\$0	0.0%
8400-0140	Chimneys	\$0	\$0	\$0	0.0%
8400-0150	Carports	\$0	\$0	\$0	0.0%
8400-0160	Common Area	\$0	\$0	\$0	0.0%
8400-0170	Computer Hardware/Software	\$0	\$0	\$0	0.0%
8400-0180	Drapes/Blinds	\$0	\$0	\$0	0.0%
8400-0190	Electrical	\$0	\$0	\$0	0.0%
8400-0200	Exercise Room Equipment	\$0	\$0	\$0	0.0%
8400-0210	Equipment	\$0	\$0	\$0	0.0%
8400-0220	HVAC	\$0	\$0	\$0	0.0%
8400-0230	Garage	\$0	\$0	\$0	0.0%
8400-0240	Furniture & Fixtures	\$0	\$0	\$0	0.0%
8400-0250	Furniture & Office Equipment	\$0	\$0	\$0	0.0%
8400-0260	Laundry	\$0	\$0	\$0	0.0%
8400-0270	Signage	\$0	\$0	\$0	0.0%
8400-0280	Monument	\$0	\$0	\$0	0.0%
8400-0290	Heavy Equip/Tools	\$0	\$0	\$0	0.0%
8400-0300	Interior Painting	\$0	\$0	\$0	0.0%
8400-0310	Emergency Repairs & Remediation	\$0	\$0	\$0	0.0%
8400-0320	Kitchen Remodeling	\$0	\$0	\$0	0.0%
8400-0330	Hardware Fixture/Supplies	\$0	\$0	\$0	0.0%
8400-0340	Landscaping - Trees	\$0	\$0	\$0	0.0%
8400-0350	Landscaping - Rocks	\$0	\$0	\$0	0.0%
8400-0360	Paving & Landscape	\$0	\$0	\$0	0.0%
8400-0370	Tree Trimming Seasonal	\$0	\$0	\$0	0.0%
8400-0380	Carpentry-Other	\$0	\$0	\$0	0.0%
8400-0390	Deck & Staircases	\$0	\$0	\$0	0.0%
8400-0400	Exterior Lighting	\$0	\$0	\$0	0.0%
8400-0410	Lighting Fixtures	\$0	\$0	\$0	0.0%
8400-0420	Flooring-Tile	\$0	\$0	\$0	0.0%
8400-0430	Flooring- Other	\$0	\$0	\$0	0.0%
8400-0440	Linolium	\$0	\$0	\$0	0.0%
8400-0450	Painting	\$0	\$0	\$0	0.0%
8400-0460	Molding	\$0	\$0	\$0	0.0%
8400-0470	Carpentry Work	\$0	\$0	\$0	0.0%
8400-0480	Masonry	\$0	\$0	\$0	0.0%
8400-0490	Windows	\$0	\$0	\$0	0.0%
8400-0500	Screen Replacement	\$0	\$0	\$0	0.0%
8400-0510	Closet Doors	\$0	\$0	\$0	0.0%
8400-0520	Parking Lot	\$0	\$0	\$0	0.0%
8400-0530	Paving	\$0	\$0	\$0	0.0%
8400-0540	Pool Furniture	\$0	\$0	\$0	0.0%
8400-0550	Pool	\$0	\$0	\$0	0.0%
8400-0560	Gutters & Downspouts	\$0	\$0	\$0	0.0%
8400-0570	Roofs	\$0	\$0	\$0	0.0%
8400-0580	Elevators	\$0	\$0	\$0	0.0%
8400-0590	Land Fencing	\$0	\$0	\$0	0.0%
8400-0600	Golf Cart	\$0	\$0	\$0	0.0%

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
5450-0120	Cleaning - SUTA	\$0	\$0	\$0	0.0%
5450-0130	Grounds - FICA	\$1,858	\$722	(\$1,136)	-157.2%
5450-0140	Grounds - FUTA	\$112	\$0	(\$112)	-100.0%
5450-0150	Grounds - SUTA	\$868	\$0	(\$868)	-100.0%
5450-0160	Marketing - FICA	\$0	\$0	\$0	0.0%
5450-0170	Marketing - FUTA	\$0	\$0	\$0	0.0%
5450-0180	Marketing - SUTA	\$0	\$0	\$0	0.0%
5450-0190	Security - FICA	\$0	\$0	\$0	0.0%
5450-0200	Security - FUTA	\$0	\$0	\$0	0.0%
5450-0210	Security - SUTA	\$0	\$0	\$0	0.0%
5450-0220	Garage - FICA	\$0	\$0	\$0	0.0%
5450-0230	Garage - FUTA	\$0	\$0	\$0	0.0%
5450-0240	Garage - SUTA	\$0	\$0	\$0	0.0%
5450-0250	Other Payroll Taxes	\$45	\$22	(\$22)	-100.0%
TOTAL PAYROLL TAXES		\$28,529	\$20,072	(\$8,457)	-42.1%

INSURANCE BENEFITS					
5500-0010	Administrative	\$7,933	\$5,570	(\$2,363)	-42.4%
5500-0020	Leasing	\$2,960	\$3,053	\$93	3.0%
5500-0030	Maintenance	\$2,737	\$17,726	\$14,989	84.6%
5500-0040	Cleaning	\$0	\$0	\$0	0.0%
5500-0050	Grounds	\$7,255	\$758	(\$6,498)	-857.7%
5500-0060	Marketing	\$0	\$0	\$0	0.0%
5500-0070	Security	\$0	\$0	\$0	0.0%
5500-0080	Garage	\$0	\$0	\$0	0.0%
5500-0090	Other Insurance Benefits	\$0	\$0	\$0	0.0%
5500-0100	Insurance Plan Costs	\$0	\$0	\$0	0.0%
TOTAL INSURANCE BENEFITS		\$20,885	\$27,107	\$6,222	23.0%

401K CONTRIBUTION					
5550-0010	Administrative	\$696	\$705	\$9	1.2%
5550-0020	Leasing	\$287	\$182	(\$105)	-58.0%
5550-0030	Maintenance	\$1,033	\$1,324	\$290	21.9%
5550-0040	Cleaning	\$0	\$0	\$0	0.0%
5550-0050	Grounds	\$206	\$111	(\$95)	-86.0%
5550-0060	Marketing	\$0	\$0	\$0	0.0%
5550-0070	Security	\$0	\$0	\$0	0.0%
5550-0080	Garage	\$0	\$0	\$0	0.0%
5550-0090	Other 401K Contribution	\$0	\$0	\$0	0.0%
5550-0100	401K Administration Costs	\$0	\$0	\$0	0.0%
TOTAL 401K CONTRIBUTION		\$2,222	\$2,321	\$98	4.2%

WORKERS COMPENSATION					
5600-0010	Administrative	\$5,630	\$5,345	(\$286)	-5.3%
5600-0020	Leasing	\$2,329	\$1,706	(\$622)	-36.5%
5600-0030	Maintenance	\$9,829	\$8,897	(\$932)	-10.5%
5600-0040	Cleaning	\$0	\$0	\$0	0.0%
5600-0050	Grounds	\$1,676	\$665	(\$1,010)	-151.9%
5600-0060	Marketing	\$0	\$0	\$0	0.0%
5600-0070	Security	\$0	\$0	\$0	0.0%
5600-0080	Garage	\$0	\$0	\$0	0.0%
5600-0090	Other Workmens Compensation	\$0	\$0	\$0	0.0%
TOTAL WORKERS COMPENSATION		\$19,464	\$16,614	(\$2,850)	-17.2%

PAYROLL OTHER					
5650-0010	Temporary Labor - Admin	\$6,000	\$27,990	\$21,990	78.6%
5650-0020	Temporary Labor - Leasing	\$0	\$0	\$0	0.0%
5650-0030	Temporary Labor - Maint	\$0	\$0	\$0	0.0%
5650-0040	New Hire Expense - Admin	\$970	\$555	(\$415)	-74.8%
5650-0050	New Hire Expense - Maint	\$1,020	\$510	(\$510)	-100.0%
5650-0060	New Hire Expense - Other	(\$370)	\$250	\$620	248.0%

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
8400-0610	Seasonal Décor	\$0	\$0	\$0	0.0%
8400-0620	Promotional Videos	\$0	\$0	\$0	0.0%
8400-0630	Capital Expenditures	\$0	\$0	\$0	0.0%
8400-0640	Life Safety	\$0	\$0	\$0	0.0%
8400-0650	Fire Repairs	\$0	\$0	\$0	0.0%
8400-0660	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	0.0%
8400-0670	Miscellaneous	\$0	\$0	\$0	0.0%
8400-0680	Security Systems	\$0	\$0	\$0	0.0%
8400-0690	Other Non-Routine Service	\$0	\$0	\$0	0.0%
8400-0700	Other Capital Expenditure	\$0	\$0	\$0	0.0%
8400-0710	Association Land	\$0	\$0	\$0	0.0%
8400-0720	Non Routine - Ins. Deductible	\$0	\$0	\$0	0.0%
8400-0730	Prior Year Incentive Fee	\$0	\$0	\$0	0.0%
TOTAL NON-ROUTINE IMPROVEMENTS		\$0	\$0	\$0	0.0%

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

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
5650-0070	Other Payroll - Admin	\$0	\$0	\$0	0.0%
5650-0080	Other Payroll - Maint	\$0	\$0	\$0	0.0%
5650-0090	Employee Gifts	\$0	\$0	\$0	0.0%
5650-0100	Corner Store Payroll Expense	\$0	\$0	\$0	0.0%
5650-0110	Employee Relocation	\$0	\$0	\$0	0.0%
5650-0120	Utility Allowance - Admin	\$0	\$0	\$0	0.0%
5650-0130	Utility Allowance - Leasing	\$0	\$0	\$0	0.0%
5650-0140	Utility Allowance - Maint	\$0	\$0	\$0	0.0%
5650-0150	Education Reimbursement	\$0	\$0	\$0	0.0%
TOTAL PAYROLL OTHER		\$7,620	\$29,305	\$21,685	74.0%

TOTAL PAYROLL	\$373,434	\$364,866
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LANDSCAPING

6000-0010	Landscape Contract	\$44,400	\$40,652	(\$3,748)	-9.2%
6000-0020	Flowers	\$0	\$0	\$0	0.0%
6000-0030	Mulch	\$0	\$0	\$0	0.0%
6000-0040	Landscape Supplies	\$0	\$0	\$0	0.0%
6000-0050	Plants & Plant Maintenance	\$0	\$0	\$0	0.0%
6000-0060	Replacement Plants	\$0	\$0	\$0	0.0%
6000-0070	Landscape Equipment	\$0	\$0	\$0	0.0%
6000-0080	Other Landscaping	\$4,480	\$4,472	(\$8)	-0.2%
6000-0090	Snow Removal	\$0	\$0	\$0	0.0%
6000-0100	Contract Common Area Cleaning	\$0	\$0	\$0	0.0%
6000-0110	Other Contracted Services	\$0	\$0	\$0	0.0%
6000-0120	Landscaping Repairs	\$0	\$0	\$0	0.0%
6000-0130	Irrigation/Sprinkler Repairs	\$6,900	\$6,764	(\$136)	-2.0%
6000-0140	Pool Contract/Supplies	\$0	\$0	\$0	0.0%
6000-0150	Pool/Jacuzzi Repairs	\$0	\$0	\$0	0.0%
6000-0160	Lake Supplies	\$0	\$0	\$0	0.0%
TOTAL LANDSCAPING		\$55,780	\$51,888	(\$3,892)	-7.5%

UTILITY EXPENSE

6100-0010	Electricity	\$5,650	\$5,381	(\$269)	-5.0%
6100-0020	Electricity - Resident Submeter	\$0	\$0	\$0	0.0%
6100-0030	Electricity - Model	\$0	\$0	\$0	0.0%
6100-0040	Electricity - Vacant	\$840	\$804	(\$36)	-4.5%
6100-0050	Electricity - Office	\$0	\$0	\$0	0.0%
6100-0060	Electricity - Hot Water Heater	\$0	\$0	\$0	0.0%
6100-0080	Gas	\$145	\$138	(\$7)	-4.7%
6100-0090	Gas - Resident Submitter	\$0	\$0	\$0	0.0%
6100-0100	Gas - Model	\$0	\$0	\$0	0.0%
6100-0110	Gas - Vacant	\$238	\$228	(\$10)	-4.3%
6100-0120	Gas - Pool & Spa	\$0	\$0	\$0	0.0%
6100-0140	Oil	\$0	\$0	\$0	0.0%
6100-0150	Water	\$72,904	\$66,276	(\$6,627)	-10.0%
6100-0160	Water - Resident Submeter	\$0	\$0	\$0	0.0%
6100-0170	Water - Vacant	\$0	\$0	\$0	0.0%
6100-0180	Water - Irrigation	\$0	\$0	\$0	0.0%
6100-0200	Water - Chilled Water	\$0	\$0	\$0	0.0%
6100-0210	Water - Steam Exp	\$0	\$0	\$0	0.0%
6100-0220	Sewer	\$57,925	\$55,167	(\$2,759)	-5.0%
6100-0230	Sewer - Resident Submeter	\$0	\$0	\$0	0.0%
6100-0240	Sewer - Taxes	\$0	\$0	\$0	0.0%
6100-0250	Sewer - Vacant	\$0	\$0	\$0	0.0%
6100-0270	Utility - A/C Servicing	\$0	\$0	\$0	0.0%
6100-0280	Trash Removal	\$1,980	\$1,911	(\$69)	-3.6%
6100-0290	Trash Recycling	\$0	\$0	\$0	0.0%
6100-0300	Trash Amenity Expense	\$0	\$0	\$0	0.0%
6100-0310	Cable Expense	\$0	\$0	\$0	0.0%

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
8500-0480	Clubhouse & Fitness Center	\$0	\$0	\$0	0.0%
8500-0490	Exercise Room Equipment	\$0	\$0	\$0	0.0%
8500-0500	Equipment	\$0	\$0	\$0	0.0%
8500-0520	HVAC	\$0	\$0	\$0	0.0%
8500-0540	Garage	\$0	\$0	\$0	0.0%
8500-0550	Furniture & Fixtures	\$0	\$0	\$0	0.0%
8500-0560	Furniture & Office Equipment	\$0	\$0	\$0	0.0%
8500-0570	Office Furniture	\$0	\$0	\$0	0.0%
8500-0580	Laundry	\$0	\$0	\$0	0.0%
8500-0590	Laundry Retrofit	\$0	\$0	\$0	0.0%
8500-0600	Signage	\$0	\$0	\$0	0.0%
8500-0610	Heavy Equip/Tools	\$0	\$0	\$0	0.0%
8500-0620	Interior Painting	\$0	\$0	\$0	0.0%
8500-0630	Emergency Repairs & Remediation	\$0	\$0	\$0	0.0%
8500-0640	Kitchen Remodeling	\$0	\$0	\$0	0.0%
8500-0650	Cabinets	\$0	\$0	\$0	0.0%
8500-0660	Countertops	\$0	\$0	\$0	0.0%
8500-0670	Dishwashers	\$0	\$0	\$0	0.0%
8500-0680	Compactor Installation	\$0	\$0	\$0	0.0%
8500-0690	Disposals	\$0	\$0	\$0	0.0%
8500-0700	Microwaves	\$0	\$0	\$0	0.0%
8500-0710	Ovens	\$0	\$0	\$0	0.0%
8500-0720	Ranges	\$0	\$0	\$0	0.0%
8500-0730	Hoods	\$0	\$0	\$0	0.0%
8500-0740	Refrigerators	\$0	\$0	\$0	0.0%
8500-0750	Hardware Fixture/Supplies	\$0	\$0	\$0	0.0%
8500-0760	Landscaping	\$0	\$0	\$0	0.0%
8500-0770	Landscaping - Trees	\$0	\$0	\$0	0.0%
8500-0780	Landscaping - Rocks	\$0	\$0	\$0	0.0%
8500-0790	Paving & Landscape	\$0	\$0	\$0	0.0%
8500-0800	Drainage	\$0	\$0	\$0	0.0%
8500-0810	Walkways	\$0	\$0	\$0	0.0%
8500-0820	Tree Trimming Seasonal	\$0	\$0	\$0	0.0%
8500-0830	Miscellaneous Land	\$0	\$0	\$0	0.0%
8500-0840	Carpentry Work	\$0	\$0	\$0	0.0%
8500-0850	Carpentry-Other	\$0	\$0	\$0	0.0%
8500-0860	Deck & Staircases	\$0	\$0	\$0	0.0%
8500-0870	Lighting Fixtures	\$0	\$0	\$0	0.0%
8500-0880	Flooring-Tile	\$0	\$0	\$0	0.0%
8500-0890	Flooring- Carpet	\$0	\$0	\$0	0.0%
8500-0900	Flooring- Other	\$0	\$0	\$0	0.0%
8500-0910	Linolium	\$0	\$0	\$0	0.0%
8500-0920	Painting	\$0	\$0	\$0	0.0%
8500-0930	Painting & Staining	\$0	\$0	\$0	0.0%
8500-0940	Molding	\$0	\$0	\$0	0.0%
8500-0950	Masonry	\$0	\$0	\$0	0.0%
8500-0960	Windows	\$0	\$0	\$0	0.0%
8500-0970	Screen Replacement	\$0	\$0	\$0	0.0%
8500-0980	Doors	\$0	\$0	\$0	0.0%
8500-0990	Parking Lot	\$0	\$0	\$0	0.0%
8500-1000	Paving	\$0	\$0	\$0	0.0%
8500-1010	Asphalt Repair	\$0	\$0	\$0	0.0%
8500-1020	Plumbing	\$0	\$0	\$0	0.0%
8500-1030	Pool Furniture	\$0	\$0	\$0	0.0%
8500-1040	Pool/Spa	\$0	\$0	\$0	0.0%
8500-1050	Pool	\$0	\$0	\$0	0.0%
8500-1060	Tennis Courts	\$0	\$0	\$0	0.0%
8500-1070	Fountains	\$0	\$0	\$0	0.0%
8500-1080	Gutters & Downspouts	\$0	\$0	\$0	0.0%
8500-1090	Roofs	\$0	\$0	\$0	0.0%

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
6100-0320	Utilities - Corporate Apartment	\$0	\$0	\$0	0.0%
6100-0330	Illuminar Electric - Occupied	\$0	\$0	\$0	0.0%
6100-0340	Green Consumption Track Costs	\$0	\$0	\$0	0.0%
6100-0350	Reimbursed Electricity	\$0	\$0	\$0	0.0%
6100-0360	Reimbursed Gas	\$0	\$0	\$0	0.0%
6100-0370	Reimbursed Utilities	\$0	\$0	\$0	0.0%
6100-0375	Reimbursed Water	\$0	\$0	\$0	0.0%
6100-0380	Reimbursed Sewer	\$0	\$0	\$0	0.0%
6100-0390	Reimbursed Trash Removal	\$0	\$0	\$0	0.0%
6100-0400	Reimbursed Vacant Recovery	\$0	\$0	\$0	0.0%
6100-0410	Reimbursed Electrical EV Station	\$0	\$0	\$0	0.0%
6100-0420	Illuminar Electric - Occupied Reimb	\$0	\$0	\$0	0.0%
6100-0430	Contract Utility Admin	\$0	\$0	\$0	0.0%
TOTAL UTILITY EXPENSE		\$139,682	\$129,905	(\$9,777)	-7.5%

MARKETING					
6300-0010	Advertising-Print	\$1,680	\$1,656	(\$24)	-1.4%
6300-0020	Advertising-Product. Exp.	\$0	\$0	\$0	0.0%
6300-0030	Apt. Magazines/Guides	\$0	\$0	\$0	0.0%
6300-0040	Business Cards	\$0	\$0	\$0	0.0%
6300-0050	Marketing - Internet	\$0	\$0	\$0	0.0%
6300-0060	Marketing - Radio	\$250	\$250	\$0	0.0%
6300-0070	Marketing Consultant	\$0	\$0	\$0	0.0%
6300-0080	Content/Branding	\$0	\$0	\$0	0.0%
6300-0090	Yellow Pages Ad	\$0	\$0	\$0	0.0%
6300-0100	Direct Mail	\$0	\$0	\$0	0.0%
6300-0110	Postage/Stationery/Miscellaneous	\$0	\$0	\$0	0.0%
6300-0120	Forms	\$0	\$0	\$0	0.0%
6300-0130	Brochures	\$0	\$0	\$0	0.0%
6300-0140	Building Brochures	\$0	\$0	\$0	0.0%
6300-0150	Collaterals	\$0	\$0	\$0	0.0%
6300-0160	Vaultware	\$0	\$0	\$0	0.0%
6300-0170	Lead Management	\$0	\$0	\$0	0.0%
6300-0180	Miracle Maker	\$0	\$0	\$0	0.0%
6300-0190	Lead2Lease	\$0	\$0	\$0	0.0%
6300-0200	LevelOne	\$0	\$0	\$0	0.0%
6300-0210	Advertising Other	\$0	\$0	\$0	0.0%
6300-0220	Dues, Memberships & Sub.	\$545	\$545	(\$0)	0.0%
6300-0230	Resident Functions	\$0	\$0	\$0	0.0%
6300-0240	Gifts/Tickets	\$0	\$0	\$0	0.0%
6300-0250	Marketing-Gift Certificates	\$0	\$0	\$0	0.0%
6300-0260	Marketing-Prizes/Awards Prem	\$0	\$0	\$0	0.0%
6300-0270	Special Events	\$0	\$0	\$0	0.0%
6300-0280	Marketing Supplies	\$0	\$0	\$0	0.0%
6300-0290	Billboards/Signs	\$0	\$0	\$0	0.0%
6300-0300	Temporary Signage	\$0	\$0	\$0	0.0%
6300-0310	Permanent Signage	\$0	\$0	\$0	0.0%
6300-0320	Banners/Flags	\$0	\$0	\$0	0.0%
6300-0330	Seasonal Decorations	\$0	\$0	\$0	0.0%
6300-0340	Marketing Promotions	\$0	\$0	\$0	0.0%
6300-0342	Alliance Resident Works	\$6,480	\$6,480	\$0	0.0%
6300-0344	Graphic Design	\$0	\$0	\$0	0.0%
6300-0346	PPC	\$0	\$0	\$0	0.0%
6300-0350	Promotional Supplies	\$0	\$0	\$0	0.0%
6300-0360	Promotions - Other	\$0	\$0	\$0	0.0%
6300-0370	Locator/Broker Fees	\$0	\$0	\$0	0.0%
6300-0380	Other Locator Fees	\$0	\$0	\$0	0.0%
6300-0390	Prospect Refreshments	\$0	\$0	\$0	0.0%
6300-0400	Resident Referrals	\$0	\$0	\$0	0.0%
6300-0410	Resident Move In Gifts	\$0	\$0	\$0	0.0%

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
8500-1100	Elevators	\$0	\$0	\$0	0.0%
8500-1110	Land Fencing	\$0	\$0	\$0	0.0%
8500-1120	Motor Vehicles	\$0	\$0	\$0	0.0%
8500-1130	Seasonal Décor	\$0	\$0	\$0	0.0%
8500-1140	Promotional Videos	\$0	\$0	\$0	0.0%
8500-1150	Capital Expenditures	\$0	\$0	\$0	0.0%
8500-1160	Life Safety	\$0	\$0	\$0	0.0%
8500-1170	Fire Repairs	\$0	\$0	\$0	0.0%
8500-1180	Fire Repairs - Insurance Reimb.	\$0	\$0	\$0	0.0%
8500-1190	Miscellaneous	\$0	\$0	\$0	0.0%
8500-1200	Security Systems	\$0	\$0	\$0	0.0%
8500-1220	Owner's Rehab	\$0	\$0	\$0	0.0%
8500-1230	Other Personal Property	\$0	\$0	\$0	0.0%
8500-1240	Other Non-Routine Service	\$0	\$0	\$0	0.0%
8500-1250	Other Capital Expenditure	\$0	\$0	\$0	0.0%
8500-1260	Association Land	\$0	\$0	\$0	0.0%
8500-1270	Non Routine - Ins. Deductible	\$0	\$0	\$0	0.0%
8500-1280	Prior Year Incentive Fee	\$0	\$0	\$0	0.0%
8500-1290	Other Capital Replacement	\$0	\$0	\$0	0.0%
8500-1300	Other Capital - Contra	\$0	\$0	\$0	0.0%
8500-1310	ADA	\$0	\$0	\$0	0.0%
8500-1320	LPS - Other	\$0	\$0	\$0	0.0%
8500-1330	Non - Recurring Maintenance	\$0	\$0	\$0	0.0%
8500-1340	Accrued Capital Asset	\$0	\$0	\$0	0.0%
8500-1350	Lease-Up Costs	\$0	\$0	\$0	0.0%
8500-1360	Construction Related Exp	\$0	\$0	\$0	0.0%
TOTAL NON-ROUTINE CAPITAL EXPENDITURES		\$0	\$0	\$0	0.0%

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

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

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
6300-0420	Resident Retention	\$0	\$0	\$0	0.0%
6300-0430	Community Newsletter	\$0	\$0	\$0	0.0%
6300-0440	Lease Renewal Program	\$0	\$0	\$0	0.0%
6300-0450	Special Programs	\$0	\$0	\$0	0.0%
6300-0460	Model Maintenance	\$0	\$0	\$0	0.0%
6300-0470	Model Rent	\$0	\$0	\$0	0.0%
6300-0480	Model Accessories	\$0	\$0	\$0	0.0%
6300-0490	Clubhouse Fees	\$0	\$0	\$0	0.0%
6300-0500	Condo Marketing Expense	\$0	\$0	\$0	0.0%
6300-0510	Furniture Rental	\$0	\$0	\$0	0.0%
6300-0520	Country Club	\$0	\$0	\$0	0.0%
6300-0530	Country Club - Property	\$0	\$0	\$0	0.0%
6300-0540	Other Mktg. - Non Adv.	\$0	\$0	\$0	0.0%
6300-0542	SEO Program	\$0	\$0	\$0	0.0%
6300-0544	Reputation Management	\$0	\$0	\$0	0.0%
6300-0550	Shopper Reports	\$0	\$0	\$0	0.0%
6300-0560	Employer Call Program	\$0	\$0	\$0	0.0%
6300-0570	Fitness program	\$0	\$0	\$0	0.0%
6300-0580	Fitness program - Property	\$0	\$0	\$0	0.0%
6300-0590	Activity Center	\$0	\$0	\$0	0.0%
6300-0600	Business Center	\$0	\$0	\$0	0.0%
6300-0610	Video Library	\$0	\$0	\$0	0.0%
6300-0620	Marketing Research	\$0	\$0	\$0	0.0%
6300-0630	Specialty Items	\$0	\$0	\$0	0.0%
TOTAL MARKETING		\$8,955	\$8,931	(\$24)	-0.3%

ADMINISTRATIVE					
6400-0010	Telephone	\$19,212	\$18,660	(\$552)	-3.0%
6400-0020	Cell Phone	\$0	\$0	\$0	0.0%
6400-0030	Pagers	\$0	\$0	\$0	0.0%
6400-0040	Answering Service	\$744	\$715	(\$29)	-4.1%
6400-0050	Internet Service	\$0	\$0	\$0	0.0%
6400-0060	Common Area TV	\$0	\$0	\$0	0.0%
6400-0070	Office Supplies	\$2,405	\$2,361	(\$44)	-1.8%
6400-0075	Misc Office Expense	\$0	\$0	\$0	0.0%
6400-0080	Office Equipment	\$3,740	\$3,594	(\$146)	-4.0%
6400-0090	Office Equipment Purchases	\$0	\$0	\$0	0.0%
6400-0100	Office & Equipment	\$0	\$0	\$0	0.0%
6400-0110	Office Cleaning	\$0	\$0	\$0	0.0%
6400-0120	Postage	\$2,430	\$2,338	(\$91)	-3.9%
6400-0130	Express Mail	\$0	\$0	\$0	0.0%
6400-0140	Misc Postage	\$0	\$0	\$0	0.0%
6400-0150	Furniture Rental	\$0	\$0	\$0	0.0%
6400-0160	Furniture Purchases	\$0	\$0	\$0	0.0%
6400-0170	Printing	\$300	\$299	(\$1)	-0.5%
6400-0180	Copier Expense	\$0	\$0	\$0	0.0%
6400-0190	Forms	\$115	\$115	\$0	0.0%
6400-0200	Licenses	\$1,000	\$979	(\$21)	-2.2%
6400-0202	Kingsley Survey	\$496	\$496	\$0	0.0%
6400-0210	Dues & Subscriptions	\$0	\$0	\$0	0.0%
6400-0220	Courtesy Patrol	\$0	\$0	\$0	0.0%
6400-0230	Training & Education	\$2,270	\$2,210	(\$60)	-2.7%
6400-0240	Training Travel	\$0	\$0	\$0	0.0%
6400-0250	Eviction/Legal Fees	\$11,150	\$8,742	(\$2,408)	-27.5%
6400-0260	Credit Bureau Fees	\$0	\$0	\$0	0.0%
6400-0270	Credit Check	\$5,162	\$5,016	(\$146)	-2.9%
6400-0280	Shopper Reports	\$0	\$0	\$0	0.0%
6400-0290	Recruitment - Mkt/Lease	\$0	\$0	\$0	0.0%
6400-0300	Recruitment - Maintenance	\$0	\$0	\$0	0.0%
6400-0310	Bank Charges/Credit Card Fees	\$6,480	\$6,251	(\$229)	-3.7%

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
8700-0040	Amortization - Leasing Costs	\$0	\$0	\$0	0.0%
8700-0050	Amortization - Deferred Other	\$0	\$0	\$0	0.0%
8700-0060	Amortization - Financing Cost	\$0	\$0	\$0	0.0%
8700-0080	Amortization - Organizational Costs	\$0	\$0	\$0	0.0%
8700-0090	Amortization - Start-Up Costs	\$0	\$0	\$0	0.0%
TOTAL AMORTIZATION		\$0	\$0	\$0	0.0%

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

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
6400-0312	Yardi CHECKscan	\$800	\$775		0.0%
6400-0320	Employee Recognition	\$300	\$300	\$0	0.0%
6400-0330	Employee Meetings	\$0	\$0	\$0	0.0%
6400-0340	Corporate Events	\$0	\$0	\$0	0.0%
6400-0350	Client Gifts	\$0	\$0	\$0	0.0%
6400-0360	Travel & Entertainment	\$1,185	\$1,185	\$0	0.0%
6400-0370	Airfare	\$0	\$0	\$0	0.0%
6400-0380	Lodging	\$0	\$0	\$0	0.0%
6400-0390	Rental Car	\$0	\$0	\$0	0.0%
6400-0400	Meals - Travel	\$0	\$0	\$0	0.0%
6400-0410	Meals - Non Travel	\$0	\$0	\$0	0.0%
6400-0420	Entertainment	\$0	\$0	\$0	0.0%
6400-0430	Other Travel	\$0	\$0	\$0	0.0%
6400-0440	Administrative Other	\$948	\$908	(\$40)	-4.4%
6400-0450	Charitable Contrib. Exp.	\$0	\$0	\$0	0.0%
6400-0460	Political Contributions	\$0	\$0	\$0	0.0%
6400-0470	Computer Expense	\$0	\$0	\$0	0.0%
6400-0480	Computer Software	\$5,723	\$5,578	(\$145)	-2.6%
6400-0482	Yardi Maintenance Agreement	\$4,200	\$4,000		0.0%
6400-0484	Yardi PAYscan	\$2,404	\$2,400		0.0%
6400-0486	LRO Revenue Management	\$0	\$0	\$0	0.0%
6400-0488	Cloud Based Budget Solution	\$800	\$800		0.0%
6400-0490	Computer Software Other	\$0	\$0	\$0	0.0%
6400-0500	Computer Supplies	\$0	\$0	\$0	0.0%
6400-0510	Computer Leasing	\$0	\$0	\$0	0.0%
6400-0520	Computer Networks	\$0	\$0	\$0	0.0%
6400-0530	Computer-Service Bureau	\$0	\$0	\$0	0.0%
6400-0540	Computer-Data Processing	\$0	\$0	\$0	0.0%
6400-0550	Computer-R&M	\$0	\$0	\$0	0.0%
6400-0560	Gov Licenses Fees/Permits	\$0	\$0	\$0	0.0%
6400-0570	Inspection Fees	\$0	\$0	\$0	0.0%
6400-0580	Green Property Licenses	\$0	\$0	\$0	0.0%
6400-0590	Apt Association Dues	\$0	\$0	\$0	0.0%
6400-0600	Temporary Help	\$0	\$0	\$0	0.0%
6400-0610	Homeowner's Assoc. Dues	\$0	\$0	\$0	0.0%
6400-0620	Office Rent	\$0	\$0	\$0	0.0%
6400-0630	Accounting Expense	\$0	\$0	\$0	0.0%
6400-0640	Mobility Plan	\$0	\$0	\$0	0.0%
6400-0650	Hauling & Storage	\$0	\$0	\$0	0.0%
6400-0660	Renter's Insurance	\$0	\$0	\$0	0.0%
6400-0670	Vehicle R&M	\$0	\$0	\$0	0.0%
6400-0680	Vehicle Rental	\$0	\$0	\$0	0.0%
6400-0690	Vehicle Ins & Licenses	\$0	\$0	\$0	0.0%
6400-0700	Interest - Car Loan	\$0	\$0	\$0	0.0%
6400-0710	Interest - Other	\$0	\$0	\$0	0.0%
6400-0720	Culture	\$0	\$0	\$0	0.0%
6400-0730	Leadership	\$0	\$0	\$0	0.0%
6400-0740	Maintenance Safety	\$0	\$0	\$0	0.0%
6400-0750	Sales	\$0	\$0	\$0	0.0%
6400-0760	Compliance	\$0	\$0	\$0	0.0%
6400-0770	Rent Control-Fees	\$0	\$0	\$0	0.0%
6400-0780	Office Mgmt: Reimb Exp	\$0	\$0	\$0	0.0%
6400-0790	Bad Debt Expense	\$0	\$0	\$0	0.0%
6400-0800	Uniforms - Administrative	\$922	\$598	(\$324)	-54.3%
6400-0805	Uniforms- Leasing	\$625	\$553	(\$72)	-13.0%
6400-0810	Uniforms- Marketing	\$0	\$0	\$0	0.0%
6400-0815	Other Uniforms	\$0	\$0	\$0	0.0%
TOTAL ADMINISTRATIVE		\$73,410	\$68,872	(\$4,538)	-6.6%

MAINTENANCE

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
8800-0550	Shared HOA	\$0	\$0	\$0	0.0%
8800-0560	Shared Miscellaneous	\$0	\$0	\$0	0.0%
8800-0570	Hedge Mark to market Loss	\$0	\$0	\$0	0.0%
8800-0580	Corner Store Income	\$0	\$0	\$0	0.0%
8800-0590	Corner Store Sales Tax	\$0	\$0	\$0	0.0%
8800-0600	Corner Store Mgmt Expense	\$0	\$0	\$0	0.0%
8800-0610	Corner Store Other Expense	\$0	\$0	\$0	0.0%
8800-0620	Prior Year Property Taxes	\$0	\$0	\$0	0.0%
8800-0630	Prior Year Adjustments	\$0	\$0	\$0	0.0%
TOTAL EXTRAORDINARY ITEMS		\$0	\$0	\$0	0.0%
NET INCOME		\$2,303,491	\$2,297,147		
CAPITAL ASSETS					
1500-0010	Land	\$0	\$0	\$0	0.0%
1500-0020	Land Additional Basis	\$0	\$0	\$0	0.0%
1500-0030	Land Acquisition	\$0	\$0	\$0	0.0%
1500-0040	Land Sale	\$0	\$0	\$0	0.0%
1500-0050	Land Improvement 1	\$0	\$0	\$0	0.0%
1500-0060	Land Improvement 2	\$0	\$0	\$0	0.0%
1500-0070	Land Improvement - Acquisition	\$0	\$0	\$0	0.0%
1500-0080	Land Improvement - Landscaping	\$0	\$0	\$0	0.0%
1500-0090	Retng Wall & Erosion Rep	\$0	\$0	\$0	0.0%
1500-0100	Fence Repair/Replacement	\$0	\$0	\$0	0.0%
1500-0110	Swimming Pool	\$0	\$0	\$0	0.0%
1500-0120	Pool Equipment	\$0	\$0	\$0	0.0%
1500-0130	Pool Furniture	\$0	\$0	\$0	0.0%
1500-0140	Pool Plastering	\$0	\$0	\$0	0.0%
1500-0150	Pool Coping	\$0	\$0	\$0	0.0%
1500-0160	Pool Decking	\$0	\$0	\$0	0.0%
1500-0170	Asphalt/Walkways	\$0	\$0	\$0	0.0%
1500-0180	Parking Lot	\$0	\$0	\$0	0.0%
1500-0190	Parking Lot Seal Coat	\$0	\$0	\$0	0.0%
1500-0210	Land Held for Investment	\$0	\$0	\$0	0.0%
1500-0220	Land Other	\$0	\$0	\$0	0.0%
1500-0230	Buildings	\$0	\$0	\$0	0.0%
1500-0240	Building Additional Basis	\$0	\$0	\$0	0.0%
1500-0250	Buildings - Acquisition	\$0	\$0	\$0	0.0%
1500-0260	Building - Acquisition Costs	\$0	\$0	\$0	0.0%
1500-0270	Buildings - Sale	\$0	\$0	\$0	0.0%
1500-0280	Bldgs-Exterior/Structure	\$0	\$0	\$0	0.0%
1500-0290	Bldgs-Parking Structure	\$0	\$0	\$0	0.0%
1500-0300	Bldgs-Roof	\$0	\$0	\$0	0.0%
1500-0310	Bldgs-HVAC	\$0	\$0	\$0	0.0%
1500-0320	Bldgs-Sustainability Initiative+A22	\$0	\$0	\$0	0.0%
1500-0330	Buildings-Apartment Units	\$0	\$0	\$0	0.0%
1500-0340	Bldgs-Apartment Units-Acq	\$0	\$0	\$0	0.0%
1500-0350	Bldgs Apartments Sale	\$0	\$0	\$0	0.0%
1500-0360	Buildings-Apartment Units-Common Areas	\$0	\$0	\$0	0.0%
1500-0370	Bldgs-Apartment CAM-Acq	\$0	\$0	\$0	0.0%
1500-0380	Bldg Apt CAM Sale	\$0	\$0	\$0	0.0%
1500-0390	Building Improvements - Other	\$1,402,720	\$813,181	(\$589,539)	-72.5%
1500-0400	Building Improvements - Non Rehab	\$0	\$0	\$0	0.0%
1500-0410	Building Improvements - Rehab	\$0	\$0	\$0	0.0%
1500-0420	Building Improvements - Reserve	\$0	\$0	\$0	0.0%
1500-0430	Building Improvements - Acq. Rehab	\$0	\$0	\$0	0.0%
1500-0440	Asbestos Abatement	\$0	\$0	\$0	0.0%
1500-0450	Bldg Improv - Fire Protect	\$0	\$0	\$0	0.0%
1500-0460	Building Improvement	\$0	\$0	\$0	0.0%
1500-0530	Electrical	\$0	\$0	\$0	0.0%

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
6500-0010	Building & Structure	\$4,524	\$4,312	(\$212)	-4.9%
6500-0020	Building & Maintenance	\$0	\$0	\$0	0.0%
6500-0030	Building & Maintenance Supplies	\$0	\$0	\$0	0.0%
6500-0040	Roof	\$0	\$0	\$0	0.0%
6500-0050	Gutter	\$0	\$0	\$0	0.0%
6500-0060	Lighting	\$0	\$0	\$0	0.0%
6500-0070	General Property	\$0	\$0	\$0	0.0%
6500-0080	General Property Supplies	\$0	\$0	\$0	0.0%
6500-0090	Corridors	\$0	\$0	\$0	0.0%
6500-0100	Exterior Supplies	\$0	\$0	\$0	0.0%
6500-0110	Amenities R&M	\$0	\$0	\$0	0.0%
6500-0120	Concrete Repair - Yacht	\$0	\$0	\$0	0.0%
6500-0130	Ceiling/Interior Walls	\$0	\$0	\$0	0.0%
6500-0140	Parking	\$0	\$0	\$0	0.0%
6500-0150	Garage	\$0	\$0	\$0	0.0%
6500-0160	Garage R & M	\$0	\$0	\$0	0.0%
6500-0170	Garage Management Fee	\$0	\$0	\$0	0.0%
6500-0180	Garage Taxes	\$0	\$0	\$0	0.0%
6500-0190	Garage Other	\$0	\$0	\$0	0.0%
6500-0200	Roadway	\$0	\$0	\$0	0.0%
6500-0210	Sidewalks	\$0	\$0	\$0	0.0%
6500-0220	Parking & Garage Cleaning	\$0	\$0	\$0	0.0%
6500-0230	Parking & Garage Stripping	\$0	\$0	\$0	0.0%
6500-0240	Parking & Garage Lighting	\$0	\$0	\$0	0.0%
6500-0250	Parking Lot Repair	\$0	\$0	\$0	0.0%
6500-0260	Interior Painting Contract	\$0	\$0	\$0	0.0%
6500-0270	Interior Painting	\$0	\$0	\$0	0.0%
6500-0280	Exterior Painting	\$0	\$0	\$0	0.0%
6500-0290	Exterior Painting Contract	\$0	\$0	\$0	0.0%
6500-0300	Exterior Painting Supplies	\$0	\$0	\$0	0.0%
6500-0310	Elevator Maintenance Contract	\$0	\$0	\$0	0.0%
6500-0320	Elevator Maintenance	\$0	\$0	\$0	0.0%
6500-0330	Elevator Telephone	\$0	\$0	\$0	0.0%
6500-0340	Elevator Inspection Fees	\$0	\$0	\$0	0.0%
6500-0350	Elevator Supplies	\$0	\$0	\$0	0.0%
6500-0360	Electrical	\$15,240	\$14,886	(\$354)	-2.4%
6500-0370	Electrical Contract	\$0	\$0	\$0	0.0%
6500-0380	Electrical Supplies	\$0	\$0	\$0	0.0%
6500-0390	Utility Metering	\$0	\$0	\$0	0.0%
6500-0400	Plumbing	\$16,838	\$16,036	(\$802)	-5.0%
6500-0410	Plumbing Supplies	\$0	\$0	\$0	0.0%
6500-0420	Plumbing Other	\$0	\$0	\$0	0.0%
6500-0430	HVAC	\$4,200	\$4,106	(\$94)	-2.3%
6500-0440	HVAC Supplies	\$0	\$0	\$0	0.0%
6500-0450	HVAC Maint. Contract	\$0	\$0	\$0	0.0%
6500-0460	HVAC R&M	\$0	\$0	\$0	0.0%
6500-0470	HVAC Other	\$0	\$0	\$0	0.0%
6500-0480	HVAC Suite	\$0	\$0	\$0	0.0%
6500-0490	Water Heater	\$0	\$0	\$0	0.0%
6500-0500	Water Extraction	\$0	\$0	\$0	0.0%
6500-0510	Water Damage - Carpentry	\$0	\$0	\$0	0.0%
6500-0520	Water Damage - Painting	\$0	\$0	\$0	0.0%
6500-0530	Building Music Services	\$0	\$0	\$0	0.0%
6500-0540	Ceiling Fans	\$0	\$0	\$0	0.0%
6500-0550	Tenant Decorations	\$0	\$0	\$0	0.0%
6500-0560	Vacant Unit	\$0	\$0	\$0	0.0%
6500-0570	Environmental Fees	\$0	\$0	\$0	0.0%
6500-0580	Signage	\$0	\$0	\$0	0.0%
6500-0590	Signage Supplies	\$0	\$0	\$0	0.0%
6500-0600	Misc. Supplies	\$3,720	\$3,561	(\$159)	-4.5%
6500-0610	Housekeeping	\$3,180	\$3,045	(\$135)	-4.4%
6500-0620	Cleaning Supplies	\$0	\$0	\$0	0.0%
6500-0630	Cleaning Supplies - Interior	\$0	\$0	\$0	0.0%
6500-0640	Power Wash / Steam Cleaning	\$0	\$0	\$0	0.0%
6500-0650	Window Washing	\$0	\$0	\$0	0.0%
6500-0660	Utility Vehicle Maintenance	\$0	\$0	\$0	0.0%

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
1500-0540	Exterior Replacement	\$0	\$0	\$0	0.0%
1500-0550	Signage	\$0	\$0	\$0	0.0%
1500-0560	Foundations & Slab	\$0	\$0	\$0	0.0%
1500-0570	Fire Protection/Life Safety	\$0	\$0	\$0	0.0%
1500-0580	Gutters & Downspouts	\$0	\$0	\$0	0.0%
1500-0590	HVAC	\$0	\$0	\$0	0.0%
1500-0600	Unit HVAC	\$0	\$0	\$0	0.0%
1500-0610	Insulation	\$0	\$0	\$0	0.0%
1500-0620	Painting & Staining	\$0	\$0	\$0	0.0%
1500-0630	Common Area Finishes	\$0	\$0	\$0	0.0%
1500-0640	Exterior Painting	\$0	\$0	\$0	0.0%
1500-0650	Mail Boxes	\$0	\$0	\$0	0.0%
1500-0660	Waterproofing	\$0	\$0	\$0	0.0%
1500-0670	Plumbing	\$0	\$0	\$0	0.0%
1500-0680	Roof	\$0	\$0	\$0	0.0%
1500-0690	Siding	\$0	\$0	\$0	0.0%
1500-0700	Stairs & Landings	\$0	\$0	\$0	0.0%
1500-0710	Windows	\$0	\$0	\$0	0.0%
1500-0720	Capital Improvements	\$0	\$0	\$0	0.0%
1500-0730	Exercise Equipment	\$0	\$0	\$0	0.0%
1500-0740	Clubhouse Renovation	\$0	\$0	\$0	0.0%
1500-0750	Interior Replacements	\$0	\$0	\$0	0.0%
1500-0760	Model Renovation	\$0	\$0	\$0	0.0%
1500-0770	Maintenance Equipment	\$0	\$0	\$0	0.0%
1500-0780	Office Equipment	\$0	\$0	\$0	0.0%
1500-0790	ADA	\$0	\$0	\$0	0.0%
1500-0800	Site Improvements	\$0	\$0	\$0	0.0%
1500-0810	Recreation Facilities - Other	\$0	\$0	\$0	0.0%
1500-0820	Security System	\$0	\$0	\$0	0.0%
1500-0830	Furniture & Fixtures	\$0	\$0	\$0	0.0%
1500-0840	Furniture (indoor)	\$0	\$0	\$0	0.0%
1500-0850	Furniture (Outdoor)	\$0	\$0	\$0	0.0%
1500-0860	FF&E - Acquisition	\$0	\$0	\$0	0.0%
1500-0870	FF&E - Sale	\$0	\$0	\$0	0.0%
1500-0880	FF&E - Apartment Units	\$0	\$0	\$0	0.0%
1500-0890	FF&E-Apartment Common Are	\$0	\$0	\$0	0.0%
1500-0900	FF&E-Other (Autos)	\$0	\$0	\$0	0.0%
1500-0910	FF&E - Non Rehab	\$0	\$0	\$0	0.0%
1500-0920	FF&E - Rehab	\$0	\$0	\$0	0.0%
1500-0930	Machinery & Equipment	\$0	\$0	\$0	0.0%
1500-0940	Leasehold Improvements	\$0	\$0	\$0	0.0%
1500-0950	Computer Hardware	\$4,000	\$2,000	(\$2,000)	-100.0%
1500-0960	Computer Equipment - Non Rehab	\$0	\$0	\$0	0.0%
1500-0970	Computer Equipment - Rehab	\$0	\$0	\$0	0.0%
1500-0980	Software	\$0	\$0	\$0	0.0%
1500-0990	Personal Property	\$0	\$0	\$0	0.0%
1500-1010	Non Depreciable Assets	\$0	\$0	\$0	0.0%
1500-1080	Capitalized Property Tax	\$0	\$0	\$0	0.0%
1500-1090	Intangible Asset	\$0	\$0	\$0	0.0%
1500-1100	T/E-Leasing Commissions	\$0	\$0	\$0	0.0%
1500-1110	T/E Legal	\$0	\$0	\$0	0.0%
1500-1120	Acquisition Cost	\$0	\$0	\$0	0.0%
1500-1130	Impairment	\$0	\$0	\$0	0.0%
1500-1140	Personal Property at Acquisition	\$0	\$0	\$0	0.0%
1500-1150	Asset Disposal	\$0	\$0	\$0	0.0%
1500-1160	Leasing Commission	\$0	\$0	\$0	0.0%
1500-1170	Special Improvements	\$0	\$0	\$0	0.0%
1500-1180	Retirement-Loan Cap Rate	\$0	\$0	\$0	0.0%
1500-1190	Autos/Trucks	\$0	\$0	\$0	0.0%
1500-1200	Landscape	\$20,000	\$0	(\$20,000)	-100.0%
1500-1210	Tenant Improvements - Misc.	\$0	\$0	\$0	0.0%
1500-1220	Improvements	\$0	\$0	\$0	0.0%
1500-1230	Improvements - Non Rehab	\$0	\$0	\$0	0.0%
1500-1240	Improvements - Rehab	\$0	\$0	\$0	0.0%
1500-1250	Apartment Interiors	\$197,412	\$186,679	(\$10,733)	-5.7%
1500-1260	Balconies & Decks	\$0	\$0	\$0	0.0%

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
6500-0670	Vehicle Supplies	\$0	\$0	\$0	0.0%
6500-0680	Small Equipment	\$3,000	\$1,466	(\$1,534)	-104.7%
6500-0690	Pest Control	\$6,000	\$5,740	(\$260)	-4.5%
6500-0700	Misc. Pest Control	\$0	\$0	\$0	0.0%
6500-0710	Swimming Pool	\$0	\$0	\$0	0.0%
6500-0720	Swimming Pool Supplies	\$0	\$0	\$0	0.0%
6500-0730	Swimming Pool Licenses	\$0	\$0	\$0	0.0%
6500-0740	Swimming Pool Contract	\$0	\$0	\$0	0.0%
6500-0750	Swimming Pool FF&E	\$0	\$0	\$0	0.0%
6500-0760	Fountain Repairs/Supplies	\$0	\$0	\$0	0.0%
6500-0770	Playground Maintenance	\$0	\$0	\$0	0.0%
6500-0780	Playground Maintenance Supplies	\$0	\$0	\$0	0.0%
6500-0790	Public Area R&M	\$0	\$0	\$0	0.0%
6500-0800	Tennis Courts	\$0	\$0	\$0	0.0%
6500-0810	Pond R&M	\$0	\$0	\$0	0.0%
6500-0820	Vandalism	\$0	\$0	\$0	0.0%
6500-0830	Grounds	\$0	\$0	\$0	0.0%
6500-0840	Courtesy Patrol	\$0	\$0	\$0	0.0%
6500-0850	Security Contract	\$0	\$0	\$0	0.0%
6500-0860	Security Monitoring Equipment	\$0	\$0	\$0	0.0%
6500-0870	Security R&M	\$0	\$0	\$0	0.0%
6500-0880	Security Fees & Permits	\$0	\$0	\$0	0.0%
6500-0890	Security Equipment	\$0	\$0	\$0	0.0%
6500-0900	Security Vehicle	\$0	\$0	\$0	0.0%
6500-0910	System Key Cards	\$0	\$0	\$0	0.0%
6500-0920	Security - Other	\$0	\$0	\$0	0.0%
6500-0930	Security Life Safety	\$0	\$0	\$0	0.0%
6500-0940	Misc. Security	\$0	\$0	\$0	0.0%
6500-0950	Contract Cable	\$0	\$0	\$0	0.0%
6500-0960	Contract Housing Allowance	\$0	\$0	\$0	0.0%
6500-0970	Maintenance Guarantee	\$0	\$0	\$0	0.0%
6500-0980	Mold Remediation	\$0	\$0	\$0	0.0%
6500-0990	Snow Removal/Parking Lot	\$0	\$0	\$0	0.0%
6500-1000	Misc. Snow Removal	\$0	\$0	\$0	0.0%
6500-1010	Windows	\$6,700	\$6,451	(\$249)	-3.9%
6500-1020	Drapes/Blinds	\$0	\$0	\$0	0.0%
6500-1030	Doors	\$0	\$0	\$0	0.0%
6500-1040	Keys	\$4,356	\$4,155	(\$201)	-4.8%
6500-1050	Locks	\$0	\$0	\$0	0.0%
6500-1060	Fire Extinguisher, 1st Aid	\$3,542	\$3,462	(\$79)	-2.3%
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	\$800	\$0	0.0%
6500-1120	Maint Travel & Mileage	\$0	\$0	\$0	0.0%
6500-1130	Computer Maintenance	\$0	\$0	\$0	0.0%
6500-1140	Clubroom R&M	\$0	\$0	\$0	0.0%
6500-1150	Laundry	\$0	\$0	\$0	0.0%
6500-1160	Plumbing Contract	\$0	\$0	\$0	0.0%
6500-1170	Tenant Services	\$0	\$0	\$0	0.0%
6500-1180	Service Desk	\$0	\$0	\$0	0.0%
6500-1190	Gate Repair	\$0	\$0	\$0	0.0%
6500-1200	Access Gate & Surveillance	\$0	\$0	\$0	0.0%
6500-1210	Lift Station Repair	\$0	\$0	\$0	0.0%
6500-1220	Interior Plant Maintenance	\$0	\$0	\$0	0.0%
6500-1230	Carpentry Contract	\$0	\$0	\$0	0.0%
6500-1240	Handyman Contract	\$0	\$0	\$0	0.0%
6500-1250	R&M Contract Fee	\$0	\$0	\$0	0.0%
6500-1260	Misc Contract Fee	\$0	\$0	\$0	0.0%
6500-1270	Maintenance Other	\$8,800	\$8,361	(\$439)	-5.3%
6500-1280	Maintenance-Rehab	\$0	\$0	\$0	0.0%
6500-1290	Unit Refurbishment	\$0	\$0	\$0	0.0%
6500-1300	Direct Rooms Ex+A2pense	\$0	\$0	\$0	0.0%
6500-1310	Direct Food & Beverage Expense	\$0	\$0	\$0	0.0%
6500-1320	Direct Telecommunications Exp	\$0	\$0	\$0	0.0%
6500-1330	FF&E Reserve Expense	\$0	\$0	\$0	0.0%

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
1500-1270	Blinds & Drapes	\$0	\$0	\$0	0.0%
1500-1280	Cabinets	\$0	\$0	\$0	0.0%
1500-1290	Countertops	\$0	\$0	\$0	0.0%
1500-1300	Doors & Hardware	\$0	\$0	\$0	0.0%
1500-1310	Dishwashers	\$0	\$0	\$0	0.0%
1500-1320	Disposals	\$0	\$0	\$0	0.0%
1500-1330	Microwaves	\$0	\$0	\$0	0.0%
1500-1340	Ovens	\$0	\$0	\$0	0.0%
1500-1350	Ranges	\$0	\$0	\$0	0.0%
1500-1360	Hoods	\$0	\$0	\$0	0.0%
1500-1370	Refrigerators	\$0	\$0	\$0	0.0%
1500-1380	Lighting Fixtures	\$0	\$0	\$0	0.0%
1500-1390	Reglazing Tub Repairs	\$0	\$0	\$0	0.0%
1500-1400	Washers/Dryers	\$0	\$0	\$0	0.0%
1500-1410	Water Heaters	\$0	\$0	\$0	0.0%
1500-1450	Other Appliances	\$0	\$0	\$0	0.0%
1500-1460	Unit Carpet Replacement	\$0	\$0	\$0	0.0%
1500-1470	Unit Vinyl Replacement	\$0	\$0	\$0	0.0%
1500-1480	Ceiling Fans	\$0	\$0	\$0	0.0%
1500-1490	Carpet/Plank - Rehab	\$0	\$0	\$0	0.0%
1500-1500	Vinyl - Rehab	\$0	\$0	\$0	0.0%
1500-1510	Other Flooring Rehab	\$0	\$0	\$0	0.0%
1500-1520	Appliance - Rehab	\$0	\$0	\$0	0.0%
1500-1530	Computers & Related Equipment	\$0	\$0	\$0	0.0%
1500-1540	Loan Costs - Operations	\$0	\$0	\$0	0.0%
1500-1550	Non Budget Capital Items	\$0	\$0	\$0	0.0%
1500-1560	Other Capital	\$85,948	\$0	(\$85,948)	-100.0%
1500-1570	Other Capital - Sale	\$0	\$0	\$0	0.0%
1500-1580	Loan Costs	\$0	\$0	\$0	0.0%
1500-1590	Other Capital, Value Add	\$0	\$0	\$0	0.0%
1500-1600	Deferred Financing Costs	\$0	\$0	\$0	0.0%
1500-1610	Loan Cap Rate	\$0	\$0	\$0	0.0%
1500-1620	Acquisition Costs	\$0	\$0	\$0	0.0%
1500-1630	Loan Disposal/Retirement	\$0	\$0	\$0	0.0%
1500-1640	Loan Hedge Premiums	\$0	\$0	\$0	0.0%
1500-1650	Franchise Fees	\$0	\$0	\$0	0.0%
1500-1660	Asset Acquisition Fee	\$0	\$0	\$0	0.0%
TOTAL CAPITAL ASSETS		\$1,710,080	\$1,001,860	(\$708,220)	-70.7%
RETAINED EARNINGS					
3000-0010	Contributions 1	\$0	\$0	\$0	0.0%
3000-0470	Distributions 1	\$1,532,220	\$1,532,220	\$0	0.0%
TOTAL RETAINED EARNINGS		\$1,532,220	\$1,532,220	\$0	0.0%
OTHER CURRENT ASSETS					
1400-0180	Other Current Assets	(\$1,710,080)	\$0	\$1,710,080	100.0%
TOTAL OTHER CURRENT ASSETS		(\$1,710,080)	\$0	\$1,710,080	100.0%
TAX ESCROW					
1400-0190	Tax Escrow	\$0	\$0	\$0	0.0%
TOTAL TAX ESCROW		\$0	\$0	\$0	0.0%
INSURANCE ESCROW					
1400-0200	Insurance Escrow	\$0	\$0	\$0	0.0%
TOTAL INSURANCE ESCROW		\$0	\$0	\$0	0.0%
INTEREST ESCROW					
1400-0210	Interest Escrow	\$0	\$0	\$0	0.0%
TOTAL INTEREST ESCROW		\$0	\$0	\$0	0.0%
MORTGAGE INSURANCE PREM RESERVE					
1400-0220	Mortgage Insurance Prem Reserve	\$0	\$0	\$0	0.0%
TOTAL MORTGAGE INSURANCE PREM RESERVE		\$0	\$0	\$0	0.0%
REPLACEMENT RESERVE					
1400-0240	Capital Reserve	\$545,340	\$545,340	\$0	0.0%
TOTAL REPLACEMENT RESERVE		\$545,340	\$545,340	\$0	0.0%

ABRAMS PARK
2020 STANDARD BUDGET
DETAIL COMPARISON



Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
6500-1340	Retail Common Allocation	\$0	\$0	\$0	0.0%
6500-1350	FLS Reg Tests & Repairs	\$0	\$0	\$0	0.0%
6500-1360	Appliances	\$0	\$0	\$0	0.0%
6500-1370	Appliance Supplies	\$0	\$0	\$0	0.0%
6500-1380	Countertop/Kitchen Repair	\$0	\$0	\$0	0.0%
6500-1390	Bathroom Repair	\$0	\$0	\$0	0.0%
6500-1400	Mirror Repairs	\$0	\$0	\$0	0.0%
6500-1410	Glass Repair	\$0	\$0	\$0	0.0%
6500-1420	Glass/Screen/Repair	\$0	\$0	\$0	0.0%
6500-1450	Misc. Rubbish Removal	\$0	\$0	\$0	0.0%
6500-1460	Safety Tool Equip/Rep/Sup	\$280	\$280	\$0	0.0%
6500-1470	Equipment	\$0	\$0	\$0	0.0%
6500-1480	Appliance Repair	\$0	\$0	\$0	0.0%
6500-1490	Carpet Repair	\$0	\$0	\$0	0.0%
6500-1500	Carpet Replacement	\$0	\$0	\$0	0.0%
6500-1510	Carpet Contract	\$0	\$0	\$0	0.0%
6500-1520	Vinyl/Tile	\$0	\$0	\$0	0.0%
6500-1530	Misc R&M - Interior	\$0	\$0	\$0	0.0%
6500-1540	Misc R&M - Exterior	\$0	\$0	\$0	0.0%
6500-1550	Uniforms - Maintenance	\$1,133	\$1,325	\$192	14.5%
6500-1555	Uniforms- Cleaning	\$0	\$0	\$0	0.0%
6500-1560	Uniforms- Grounds	\$615	\$180	(\$435)	-241.7%
6500-1565	Uniforms- Security	\$0	\$0	\$0	0.0%
6500-1570	Uniforms- Garage	\$0	\$0	\$0	0.0%
TOTAL MAINTENANCE		\$82,927	\$78,165	(\$4,762)	-6.1%

Acct #	Description	2020 Total	2019 Projected	Variance	Variance %
WIP					
1600-0010	WIP	\$0	\$0	\$0	0.0%
1600-0020	WIP - Contra Operating	\$0	\$0	\$0	0.0%
1600-0030	WIP - Redev Hard Cost	\$0	\$0	\$0	0.0%
1600-0040	WIP - Redev Soft Costs	\$0	\$0	\$0	0.0%
1600-0050	WIP - Acquisition Costs	\$0	\$0	\$0	0.0%
1600-0060	WIP - Sale Costs	\$0	\$0	\$0	0.0%
1600-0070	WIP - Period Interest	\$0	\$0	\$0	0.0%
1600-0080	WIP - Period Taxes	\$0	\$0	\$0	0.0%
1600-0090	WIP - Management Fees	\$0	\$0	\$0	0.0%
1600-0100	WIP - Redev Other	\$0	\$0	\$0	0.0%
1600-0110	Lobby/Leasing Office/Hallway Renovation	\$0	\$0	\$0	0.0%
1600-0120	Replace Trash Compactors w/Recycle Drawers	\$0	\$0	\$0	0.0%
1600-0130	Condo Ready	\$0	\$0	\$0	0.0%
1600-0150	Phase 1 of 3 Balcony Posts	\$0	\$0	\$0	0.0%
1600-0160	Cabinet Facings	\$0	\$0	\$0	0.0%
1600-0170	A/C Upgrade	\$0	\$0	\$0	0.0%
1600-0180	Landry hook up retrofit	\$0	\$0	\$0	0.0%
1600-0190	Upgrade floor units	\$0	\$0	\$0	0.0%
1600-0200	Reseal and Restripe parking lot	\$0	\$0	\$0	0.0%
1600-0210	Clubhouse Design	\$0	\$0	\$0	0.0%
1600-0220	Pool Deck Replacement	\$0	\$0	\$0	0.0%
1600-0230	Fitness Center Facelift	\$0	\$0	\$0	0.0%
1600-0240	Windows	\$0	\$0	\$0	0.0%
1600-0250	Fitness Ctr & Maintenance Shop Bldg	\$0	\$0	\$0	0.0%
1600-0251	Fitness Center	\$0	\$0	\$0	0.0%
1600-0252	Leasing Office Relocation	\$0	\$0	\$0	0.0%
1600-0253	Fitness Ctr & Equipment & Relocation	\$0	\$0	\$0	0.0%
1600-0260	Stainless Steel Appliances	\$0	\$0	\$0	0.0%
1600-0270	Cabinet Facings	\$0	\$0	\$0	0.0%
1600-0300	Exterior Wood Replacement	\$0	\$0	\$0	0.0%
1600-0310	Carport Roofs	\$0	\$0	\$0	0.0%
1600-0320	Spa Project	\$0	\$0	\$0	0.0%
TOTAL WIP		\$0	\$0	\$0	0.0%

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

NET CASH FLOW	\$225,930	(\$782,273)
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ABRAMS PARK
2020 STANDARD BUDGET
SUMMARY COMPARATIVES



Description	2020 Total	Per Unit	2019 Projected	Per Unit	2019 Budget	Per Unit	2018 Actuals	Per Unit	2020 Total vs. 2019 Projected		2020 Total vs. 2019 Budget		2019 Projected vs. 2018 Actuals	
									Variance	Variance %	Variance	Variance %	Variance	Variance %
Physical Occupancy	98.80%		98.88%		98.84%		98.10%							
Economic Occupancy	97.64%		97.55%		96.96%		96.78%							
INCOME														
GROSS POTENTIAL MARKET RENT	\$3,494,577	\$18,013	\$3,371,177	\$17,377	\$3,289,259	\$16,955	\$3,283,149	\$16,923	\$123,401	3.7%	\$205,318	6.2%	\$88,028	2.7%
OTHER INCOME	\$33,164	\$171	\$33,772	\$174	\$35,124	\$181	\$40,295	\$208	(\$608)	-1.8%	(\$1,960)	-5.6%	(\$6,523)	-16.2%
MISCELLANEOUS INCOME	\$12,762	\$66	\$12,763	\$66	\$600	\$3	\$4,650	\$24	(\$1)	0.0%	\$12,162	2027.0%	\$8,113	174.5%
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	\$3,540,503	\$18,250	\$3,417,711	\$17,617	\$3,324,983	\$17,139	\$3,328,094	\$17,155	\$122,792	3.6%	\$215,520	6.5%	\$89,618	2.7%
OPERATING EXPENSES														
PAYROLL	\$373,434	\$1,925	\$364,866	\$1,881	\$403,129	\$2,078	\$349,650	\$1,802	(\$8,568)	-2.3%	\$29,695	7.4%	(\$15,216)	-4.4%
LANDSCAPING	\$55,780	\$288	\$51,888	\$267	\$46,300	\$239	\$42,033	\$217	(\$3,892)	-7.5%	(\$9,480)	-20.5%	(\$9,855)	-23.4%
UTILITY EXPENSE	\$139,682	\$720	\$129,905	\$670	\$129,255	\$666	\$111,983	\$577	(\$9,777)	-7.5%	(\$10,427)	-8.1%	(\$17,923)	-16.0%
MARKETING	\$8,955	\$46	\$8,931	\$46	\$9,735	\$50	\$9,021	\$47	(\$24)	-0.3%	\$780	8.0%	\$91	1.0%
ADMINISTRATIVE	\$73,410	\$378	\$68,872	\$355	\$70,502	\$363	\$53,701	\$277	(\$4,538)	-6.6%	(\$2,908)	-4.1%	(\$15,171)	-28.3%
MAINTENANCE	\$82,927	\$427	\$78,165	\$403	\$96,082	\$495	\$73,610	\$379	(\$4,762)	-6.1%	\$13,155	13.7%	(\$4,555)	-6.2%
REDECORATING	\$97,035	\$500	\$92,687	\$478	\$104,941	\$541	\$93,821	\$484	(\$4,348)	-4.7%	\$7,906	7.5%	\$1,134	1.2%
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
MANAGEMENT FEES	\$88,513	\$456	\$85,226	\$439	\$83,125	\$428	\$83,382	\$430	(\$3,286)	-3.9%	(\$5,388)	-6.5%	(\$1,844)	-2.2%
INSURANCE	\$153,195	\$790	\$102,041	\$526	\$105,000	\$541	\$103,410	\$533	(\$51,154)	-50.1%	(\$48,195)	-45.9%	\$1,370	1.3%
TAXES	\$47,928	\$247	\$47,663	\$246	\$47,400	\$244	\$47,129	\$243	(\$265)	-0.6%	(\$528)	-1.1%	(\$535)	-1.1%
PROFESSIONAL SERVICES	\$100	\$1	\$100	\$1	\$100	\$1	\$595	\$3	\$0	0.0%	\$0	0.0%	\$495	83.2%
NON-ROUTINE MAINTENANCE	\$116,054	\$598	\$90,220	\$465	\$151,850	\$783	\$178,343	\$919	(\$25,834)	-28.6%	\$35,796	23.6%	\$88,123	49.4%
TOTAL OPERATING EXP	\$1,237,013	\$6,376	\$1,120,564	\$5,776	\$1,247,419	\$6,430	\$1,146,678	\$5,911	(\$116,449)	-10.4%	\$10,406	0.8%	\$26,114	2.3%
NET OPERATING INCOME	\$2,303,491	\$11,874	\$2,297,147	\$11,841	\$2,077,564	\$10,709	\$2,181,415	\$11,244	\$6,343	0.3%	\$225,927	10.9%	\$115,732	5.3%
NON-OPERATING EXPENSES														
PARTNERSHIP INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
PARTNERSHIP EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$21	\$0	0.0%	\$0	0.0%	\$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	\$2,303,491	\$11,874	\$2,297,147	\$11,841	\$2,077,564	\$10,709	\$2,177,415	\$11,224	\$6,343	0.3%	\$225,927	10.9%	\$119,732	5.5%
CAPITAL ASSETS														
RETAINED EARNINGS	\$1,532,220	\$7,898	\$1,532,220	\$7,898	\$1,532,220	\$7,898	\$1,532,220	\$7,898	\$0	0.0%	\$0	0.0%	\$0	0.0%
OTHER CURRENT ASSETS	(\$1,710,080)	(\$8,815)	\$0	\$0	(\$1,025,302)	(\$5,285)	(\$1,515,394)	(\$7,811)	\$1,710,080	100.0%	\$684,778	66.8%	(\$1,515,394)	-100.0%
TAX ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
INTEREST ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%
REPLACEMENT RESERVE	\$545,340	\$2,811	\$545,340	\$2,811	\$545,343	\$2,811	\$588,916	\$3,036	\$0	0.0%	\$3	0.0%	\$43,576	7.4%
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	\$225,930	\$1,165	(\$782,273)	(\$4,032)	\$1	\$0	\$56,279	\$290	\$1,008,204	128.9%	\$225,929	22592942.3%	(\$838,552)	-1490.0%

ABRAMS PARK
2020 STANDARD BUDGET
REFORECAST



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	2019 Budget	Variance	Var %
INCOME																			
RENTAL INCOME																			
4100-0010	Gross Potential Mkt Rent	\$289,320	\$288,990	\$288,849	\$287,385	\$290,945	\$291,581	\$292,047	\$283,598	\$283,598	\$283,598	\$283,598	\$292,352	\$3,455,861	\$17,814	\$12.85	\$3,392,537	\$63,324	1.9%
4100-0030	Loss to Lease	(\$944)	(\$1,164)	(\$450)	(\$500)	(\$112)	(\$500)	(\$250)	(\$1,576)	(\$979)	(\$458)	(\$119)	\$0	(\$7,053)	(\$36)	(\$0.03)	(\$18,915)	\$11,862	62.7%
4100-0040	Gain to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6	\$6	\$0	\$0.00	\$6	(\$0)	-4.5%
4100-0050	Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	\$0	0.0%
ACTUAL POTENTIAL RENT		\$288,376	\$287,826	\$288,399	\$286,885	\$290,833	\$291,081	\$291,797	\$282,022	\$282,618	\$283,140	\$283,479	\$292,358	\$3,448,814	\$17,777	\$12.82	\$3,373,628	\$75,186	2.2%
4100-0060	Vacancy Loss	(\$6,706)	(\$2,287)	(\$4,499)	(\$3,328)	(\$1,467)	(\$1,222)	(\$3,100)	(\$3,655)	(\$3,655)	(\$2,924)	(\$2,924)	(\$2,924)	(\$38,690)	(\$199)	(\$0.14)	(\$39,346)	\$657	1.7%
4100-0080	Non Rev Producing Units	(\$1,022)	(\$1,022)	(\$5,954)	(\$2,095)	(\$4,515)	(\$2,772)	(\$2,772)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$3,759)	(\$38,948)	(\$201)	(\$0.14)	(\$45,023)	\$6,075	13.5%
TOTAL RENTAL INCOME		\$280,648	\$284,517	\$277,946	\$281,462	\$284,851	\$287,087	\$285,925	\$274,608	\$275,205	\$276,457	\$276,796	\$285,675	\$3,371,177	\$17,377	\$12.53	\$3,289,259	\$81,918	2.5%
Physical Occupancy		97.68 %	99.21 %	98.44 %	98.84 %	99.50 %	99.58 %	98.94 %	98.71 %	98.71 %	98.97 %	98.97 %	99.00 %	98.88 %			98.88%		
Economic Occupancy		97.00 %	98.45 %	96.23 %	97.94 %	97.91 %	98.46 %	97.90 %	96.83 %	97.04 %	97.48 %	97.60 %	97.72 %	97.55 %			97.0%		
OTHER INCOME																			
4200-0060	Application Fees	\$428	\$190	\$1,188	\$625	\$294	\$196	\$147	\$384	\$480	\$432	\$528	\$480	\$5,371	\$28	\$0.02	\$5,424	(\$53)	-1.0%
4200-0180	Damage Fees	(\$24)	\$1,171	\$264	\$2,892	(\$273)	\$430	\$2,267	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$14,227	\$73	\$0.05	\$18,000	(\$3,773)	-21.0%
4200-0230	Termination Fees	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$750	\$4	\$0.00	\$750	\$0	0.0%
4200-0340	Pet Fees	\$250	\$250	\$250	\$250	\$250	\$250	\$248	\$225	\$225	\$225	\$225	\$225	\$2,873	\$15	\$0.01	\$2,700	\$173	6.4%
4200-0360	NSF	\$0	\$150	\$100	\$25	\$75	\$25	\$50	\$50	\$50	\$25	\$25	\$25	\$600	\$3	\$0.00	\$450	\$150	33.3%
4200-0370	Late Fees	\$900	\$1,350	\$900	\$900	\$800	\$800	\$1,050	\$650	\$650	\$650	\$650	\$650	\$9,950	\$51	\$0.04	\$7,800	\$2,150	27.6%
TOTAL OTHER INCOME		\$1,553	\$4,786	\$1,276	\$4,692	\$1,146	\$1,701	\$3,763	\$3,059	\$2,905	\$2,832	\$3,178	\$2,880	\$33,772	\$174	\$0.13	\$35,124	(\$1,352)	-3.8%
MISCELLANEOUS INCOME																			
4300-0060	Interest Income	\$333	\$291	\$206	\$1,336	\$1,317	\$1,377	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$12,763	\$66	\$0.05	\$600	\$12,163	2027.1%
TOTAL MISCELLANEOUS INCOME		\$333	\$291	\$206	\$1,336	\$1,317	\$1,377	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$12,763	\$66	\$0.05	\$600	\$12,163	2027.1%
TOTAL INCOME		\$282,534	\$289,594	\$279,429	\$287,490	\$287,315	\$290,165	\$291,005	\$278,984	\$279,427	\$280,606	\$281,291	\$289,872	\$3,417,711	\$17,617	\$12.71	\$3,324,983		
OPERATING EXPENSES																			
PAYROLL																			
ADMINISTRATIVE PAYROLL																			
5100-1010	Regional Manager	\$430	\$422	\$1,487	\$612	\$330	\$530	\$532	\$565	\$565	\$565	\$582	\$488	\$7,105	\$37	\$0.03	\$6,681	(\$424)	-6.4%
5100-1020	Senior Manager	\$500	\$3,580	\$2,881	\$1,735	\$2,697	\$2,744	\$2,765	\$2,752	\$2,752	\$2,752	\$2,834	\$2,377	\$30,369	\$157	\$0.11	\$32,552	\$2,183	6.7%
5100-1040	Assistant Manager	\$2,226	\$2,304	\$2,233	\$3,741	\$2,276	\$1,214	\$179	\$2,049	\$2,049	\$2,049	\$2,111	\$1,770	\$24,201	\$125	\$0.09	\$24,241	\$40	0.2%
5100-1100	Other Admin Payroll	\$0	\$0	\$1,508	\$0	\$0	\$0	\$0	\$1,625	\$1,625	\$1,625	\$1,674	\$1,404	\$9,461	\$49	\$0.04	\$0	(\$9,461)	-100.0%
TOTAL ADMINISTRATIVE PAYROLL		\$3,156	\$6,306	\$8,108	\$6,088	\$5,303	\$4,488	\$3,476	\$6,991	\$6,991	\$6,991	\$7,201	\$6,039	\$71,137	\$367	\$0.26	\$82,700	\$11,563	14.0%
LEASING PAYROLL																			
5100-2020	Leasing Consultant	\$2,345	\$2,074	\$1,460	\$1,190	\$1,129	\$1,055	\$1,035	\$2,579	\$2,579	\$2,579	\$2,657	\$2,228	\$22,910	\$118	\$0.09	\$30,510	\$7,600	24.9%
TOTAL LEASING PAYROLL		\$2,345	\$2,074	\$1,460	\$1,190	\$1,129	\$1,055	\$1,035	\$2,579	\$2,579	\$2,579	\$2,657	\$2,228	\$22,910	\$118	\$0.09	\$30,510	\$7,600	24.9%
MAINTENANCE PAYROLL																			
5100-3010	Director of Facilities	\$1,202	\$496	\$1,202	\$1,202	\$1,202	\$1,202	\$1,202	\$1,019	\$1,019	\$1,019	\$1,019	\$855	\$12,640	\$65	\$0.05	\$12,000	(\$640)	-5.3%
5100-3020	Sr. Maintenance Manager	\$0	\$992	\$0	\$2,850	\$1,411	\$2,241	\$1,407	\$2,756	\$2,756	\$2,756	\$2,839	\$2,381	\$22,388	\$115	\$0.08	\$0	(\$22,388)	-100.0%
5100-3030	Maintenance Manager	\$992	(\$992)	\$0	\$0	\$0	\$0	\$367	\$0	\$0	\$0	\$0	\$0	\$367	\$2	\$0.00	\$32,600	\$32,233	98.9%
5100-3040	Asst. Maintenance Manager	\$0	\$2,080	\$1,907	\$629	\$3,354	\$1,192	\$3,551	\$1,378	\$1,378	\$1,378	\$1,419	\$1,190	\$19,456	\$100	\$0.07	\$16,300	(\$3,156)	-19.4%
5100-3050	Maintenance Person	\$6,728	\$6,444	\$6,379	\$6,917	\$5,086	\$4,816	\$5,061	\$6,394	\$6,394	\$6,394	\$6,586	\$5,524	\$72,724	\$375	\$0.27	\$75,640	\$2,916	3.9%
5100-3070	Other Maintenance Payroll	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,162	\$1,162	\$1,162	\$1,197	\$1,004	\$5,689	\$29	\$0.02	\$13,751	\$8,062	58.6%
TOTAL MAINTENANCE PAYROLL		\$8,922	\$9,019	\$9,488	\$11,598	\$11,052	\$9,452	\$11,589	\$12,710	\$12,710	\$12,710	\$13,060	\$10,954	\$133,263	\$687	\$0.50	\$150,291	\$17,028	11.3%
GROUNDS PAYROLL																			
5100-5010	Porter/Groundskeeper	\$548	\$1,009	\$1,102	\$1,796	\$0	\$0	\$0	\$1,010	\$1,010	\$1,010	\$1,041	\$873	\$9,400	\$48	\$0.03	\$11,953	\$2,553	21.4%
TOTAL GROUNDS PAYROLL		\$548	\$1,009	\$1,102	\$1,796	\$0	\$0	\$0	\$1,010	\$1,010	\$1,010	\$1,041	\$873	\$9,400	\$48	\$0.03	\$11,953	\$2,553	21.4%
OVERTIME																			
5200-0010	Administrative	\$416	\$466	\$741	\$1,517	\$847	\$131	\$0	\$441	\$441	\$441	\$454	\$381	\$6,274	\$32	\$0.02	\$5,211	(\$1,063)	-20.4%
5200-0020	Leasing	\$337	\$242	\$348	\$287	\$62	\$58	\$67	\$484	\$484	\$484	\$498	\$418	\$3,768	\$19	\$0.01	\$5,721	\$1,953	34.1%
5200-0030	Maintenance	\$847	\$724	\$1,184	\$2,208	\$555	\$474	\$612	\$1,173	\$1,173	\$1,173	\$1,208	\$1,013	\$12,344	\$64	\$0.05	\$13,874	\$1,530	11.0%
5200-0050	Grounds	\$559	\$541	\$119	\$9	\$0	\$0	\$0	\$95	\$95	\$95	\$98	\$82	\$1,691	\$9	\$0.01	\$1,121	(\$570)	-50.8%
TOTAL OVERTIME		\$2,158	\$1,973	\$2,391	\$4,022	\$1,464	\$664	\$679	\$2,192	\$2,192	\$2,192	\$2,257	\$1,893	\$24,077	\$124	\$0.09	\$25,927	\$1,850	7.1%

ABRAMS PARK
2020 STANDARD BUDGET
REFORECAST



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	2019 Budget	Variance	Var %
MANAGEMENT FEES																			
7000-0010	Management Fees - #1	\$7,145	\$7,127	\$7,219	\$7,179	\$7,209	\$7,235	\$7,235	\$6,943	\$6,954	\$6,983	\$7,001	\$6,996	\$85,226	\$439	\$0.32	\$83,125	(\$2,101)	-2.5%
	TOTAL MANAGEMENT FEES	\$7,145	\$7,127	\$7,219	\$7,179	\$7,209	\$7,235	\$7,235	\$6,943	\$6,954	\$6,983	\$7,001	\$6,996	\$85,226	\$439	\$0.32	\$83,125	(\$2,101)	-2.5%
INSURANCE																			
7100-0010	Property Insurance	\$8,507	\$8,507	\$8,507	\$8,507	\$8,507	\$8,507	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$102,041	\$526	\$0.38	\$102,000	(\$41)	0.0%
	TOTAL INSURANCE	\$8,507	\$8,507	\$8,507	\$8,507	\$8,507	\$8,507	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$102,041	\$526	\$0.38	\$105,000	\$2,960	2.8%
TAXES																			
7200-0010	Real Estate Taxes	\$3,927	\$4,060	\$3,994	\$3,994	\$3,994	\$3,994	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$47,663	\$246	\$0.18	\$47,400	(\$263)	-0.6%
	TOTAL TAXES	\$3,927	\$4,060	\$3,994	\$3,994	\$3,994	\$3,994	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$47,663	\$246	\$0.18	\$47,400	(\$263)	-0.6%
PROFESSIONAL SERVICES																			
7300-0120	Professional Serv. Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100	\$1	\$0.00	\$100	\$0	0.0%
	TOTAL PROFESSIONAL SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100	\$1	\$0.00	\$100	\$0	0.0%
NON-ROUTINE MAINTENANCE																			
7400-0150	Building & Structures	\$0	\$7,868	(\$534)	(\$1,065)	(\$3,462)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,806	\$14	\$0.01	\$11,650	\$8,844	75.9%
7400-0450	Paving & Landscape	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$10,875	\$56	\$0.04	\$15,000	\$4,125	27.5%
7400-0840	Other Non-Routine Service	\$4,340	\$3,820	\$437	\$2,477	\$4,667	\$2,593	\$405	\$39,500	\$4,500	\$4,800	\$4,500	\$4,500	\$76,539	\$395	\$0.28	\$125,200	\$48,661	38.9%
	TOTAL NON-ROUTINE MAINTENANCE	\$5,215	\$11,688	(\$97)	\$1,412	\$1,204	\$2,593	\$405	\$49,500	\$4,500	\$4,800	\$4,500	\$4,500	\$90,220	\$465	\$0.34	\$151,850	\$61,630	40.6%
	TOTAL OPERATING EXP	\$76,093	\$105,967	\$79,969	\$82,313	\$80,320	\$79,435	\$85,992	\$148,175	\$101,916	\$93,883	\$99,779	\$86,722	\$1,120,564	\$5,776	\$4.17	\$1,247,419	\$126,855	10.2%
	NET OPERATING INCOME	\$206,441	\$183,627	\$199,460	\$205,177	\$206,995	\$210,730	\$205,013	\$130,809	\$177,511	\$186,723	\$181,512	\$203,150	\$2,297,147	\$11,841	\$8.54	\$2,077,564	\$219,583	11%
NON-OPERATING EXPENSES																			
	NET INCOME	\$206,441	\$183,627	\$199,460	\$205,177	\$206,995	\$210,730	\$205,013	\$130,809	\$177,511	\$186,723	\$181,512	\$203,150	\$2,297,147	\$11,841	\$8.54	\$2,077,564	\$219,583	11%
CAPITAL ASSETS																			
1500-0390	Building Improvements - Other	\$275,636	\$537,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$813,181	\$4,192	\$3.02	\$775,000	(\$38,181)	-4.9%
1500-0950	Computer Hardware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	\$0	\$0	\$0	\$2,000	\$10	\$0.01	\$4,000	\$2,000	50.0%
1500-1250	Apartment Interiors	\$23,795	\$20,474	\$12,680	\$13,459	\$12,680	\$6,570	\$12,540	\$11,592	\$20,148	\$19,352	\$12,192	\$21,198	\$186,679	\$962	\$0.69	\$194,302	\$7,623	3.9%
1500-1560	Other Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$42,000	\$42,000	100.0%
	TOTAL CAPITAL ASSETS	\$299,430	\$558,019	\$12,680	\$13,459	\$12,680	\$6,570	\$12,540	\$11,592	\$22,148	\$19,352	\$12,192	\$21,198	\$1,001,860	\$5,164	\$3.72	\$1,025,302	\$23,442	2.3%
RETAINED EARNINGS																			
3000-0470	Distributions 1	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220	\$7,898	\$5.70	\$1,532,220	\$0	0.0%
	TOTAL RETAINED EARNINGS	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220	\$7,898	\$5.70	\$1,532,220	\$0	0.0%
OTHER CURRENT ASSETS																			
	TOTAL OTHER CURRENT ASSETS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$1,025,302)	(\$1,025,302)	-100.0%
REPLACEMENT RESERVE																			
1400-0240	Capital Reserve	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340	\$2,811	\$2.03	\$545,343	\$3	0.0%
	TOTAL REPLACEMENT RESERVE	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340	\$2,811	\$2.03	\$545,343	\$3	0.0%
	NET CASH FLOW	(\$266,119)	(\$547,522)	\$13,650	\$18,588	\$21,185	\$31,030	\$19,343	(\$53,913)	(\$17,767)	(\$5,759)	(\$3,810)	\$8,822	(\$782,273)	(\$4,032)	(\$2.91)	\$1	(\$782,274)	#####

ABRAMS PARK
2020 STANDARD BUDGET
MARKET RENT



Unit Type	Sq. Ft.	No. of Units	% Mix	Prior Month	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
1. 2x1L	1,000	11	5.7%	\$931	\$931	\$931	\$931	\$931	\$931	\$931	\$931	\$931	\$931	\$931	\$931	\$931	\$122,892
2. 2x1M	1,000	59	30.4%	\$1,450	\$1,450	\$1,450	\$1,494	\$1,494	\$1,494	\$1,494	\$1,494	\$1,494	\$1,494	\$1,494	\$1,494	\$1,494	\$1,052,265
3. 2x1MLX	1,000	4	2.1%	\$2,125	\$2,125	\$2,125	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$2,189	\$104,550
4. 2x1S8	1,000	3	1.5%	\$1,700	\$1,700	\$1,700	\$1,751	\$1,751	\$1,751	\$1,751	\$1,751	\$1,751	\$1,751	\$1,751	\$1,751	\$1,751	\$62,730
5. 2x1VL	1,000	19	9.8%	\$760	\$760	\$760	\$760	\$760	\$760	\$760	\$760	\$760	\$760	\$760	\$760	\$760	\$173,280
6. 4.2BL	1,700	3	1.5%	\$1,166	\$1,166	\$1,166	\$1,201	\$1,201	\$1,201	\$1,201	\$1,201	\$1,201	\$1,201	\$1,201	\$1,201	\$1,201	\$43,025
7. 4.2BM	1,700	9	4.6%	\$2,006	\$2,006	\$2,006	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$2,066	\$222,064
8. 4.2BMLX	1,700	2	1.0%	\$2,366	\$2,366	\$2,366	\$2,437	\$2,437	\$2,437	\$2,437	\$2,437	\$2,437	\$2,437	\$2,437	\$2,437	\$2,437	\$58,204
9. 4.2BS8	1,700	1	0.5%	\$2,175	\$2,175	\$2,175	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$26,753
10. 4.2BVL	1,750	3	1.5%	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$33,228
11. 4.2CL	1,750	3	1.5%	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$41,976
12. 4.2CM	1,750	15	7.7%	\$2,058	\$2,058	\$2,058	\$2,120	\$2,120	\$2,120	\$2,120	\$2,120	\$2,120	\$2,120	\$2,120	\$2,120	\$2,120	\$379,701
13. 4.2CMLX	1,750	6	3.1%	\$2,493	\$2,493	\$2,493	\$2,568	\$2,568	\$2,568	\$2,568	\$2,568	\$2,568	\$2,568	\$2,568	\$2,568	\$2,568	\$183,983
14. 4.2CS8	1,750	1	0.5%	\$1,776	\$1,776	\$1,776	\$1,829	\$1,829	\$1,829	\$1,829	\$1,829	\$1,829	\$1,829	\$1,829	\$1,829	\$1,829	\$21,845
15. 4.2CVL	1,750	10	5.2%	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$110,760
16. 4.2DL	1,800	7	3.6%	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$1,166	\$97,944
17. 4.2DM	1,800	26	13.4%	\$2,041	\$2,041	\$2,041	\$2,102	\$2,102	\$2,102	\$2,102	\$2,102	\$2,102	\$2,102	\$2,102	\$2,102	\$2,102	\$652,712
18. 4.2DS8	1,800	1	0.5%	\$2,300	\$2,300	\$2,300	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$2,369	\$28,290
19. 4.2DVL	1,800	9	4.6%	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$923	\$99,684
20. 4.2MRM	1,800	2	1.0%	\$2,563	\$2,563	\$2,563	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$2,640	\$63,050
21.				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals	269,000	194	100%	\$292,352	\$292,352	\$292,352	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$3,578,936

ABRAMS PARK
2020 STANDARD BUDGET
MARKET RENT



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

ABRAMS PARK
2020 STANDARD BUDGET
MARKET RENT



50.								\$0
51.								\$0
52.								\$0
53.								\$0
54.								\$0
55.								\$0
56.								\$0
57.								\$0
58.								\$0
59.								\$0
60.								\$0
61.								\$0
62.								\$0
63.								\$0
64.								\$0
65.								\$0
66.								\$0
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92.								\$0
93.								\$0
94.								\$0
95.								\$0
96.								\$0
97.								\$0
98.								\$0
99.								\$0
100.								\$0
101.								\$0

ABRAMS PARK
2020 STANDARD BUDGET
MARKET RENT



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

ABRAMS PARK
2020 STANDARD BUDGET
RENTAL INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	per unit	per sq ft	2019 Projected
Rental Revenue																
Gross Market Potential	\$292,352	\$292,352	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$3,578,936	\$18,448	\$13.30	\$3,455,861
Market Gain/Loss to Lease	\$0	\$0	(\$950)	(\$862)	(\$773)	(\$692)	(\$604)	(\$509)	(\$407)	(\$305)	(\$264)	(\$264)	(\$5,632)	(\$29)	(\$0.02)	(\$7,047)
Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Actual Potential Rent	\$292,352	\$292,352	\$298,473	\$298,561	\$298,650	\$298,731	\$298,819	\$298,914	\$299,016	\$299,118	\$299,159	\$299,159	\$3,573,304	\$18,419	\$13.28	\$3,448,814
Vacancy Loss	(\$3,767)	(\$4,521)	(\$3,859)	(\$3,087)	(\$3,859)	(\$3,859)	(\$3,087)	(\$3,859)	(\$3,859)	(\$3,087)	(\$3,087)	(\$3,087)	(\$43,015)	(\$222)	(\$0.16)	(\$38,690)
Vacancy Loss Collected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Non Rev Producing Units	(\$1,217)	(\$1,217)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$14,816)	(\$76)	(\$0.06)	(\$38,948)
Models	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Employee Units	(\$1,699)	(\$1,699)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$20,895)	(\$108)	(\$0.08)	\$0
Office, Laundry, Maintenance Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Courtesy Office Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Guest Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Guest Housing Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Recurring Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Other Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Free Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Referral Rent Credit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Previously Collected Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Future Rent Collected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Net Delinquency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Other Month Rent/Past Due	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Other Month Rent/Past Due - Affordable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Rent Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Rent Adjustments - Affordable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Prior Year Income Accrual Adj	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Rents Collected by Prior Mgmt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Less: Writeoffs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Write Off Rent Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Base Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Base Rent - Section 8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Base Rent - Commercial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
Base Rent - CPI Increase	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL RENTAL REVENUE	\$285,669	\$284,916	\$291,626	\$292,487	\$291,803	\$291,884	\$292,744	\$292,067	\$292,169	\$293,043	\$293,084	\$293,084	\$3,494,577	\$18,013	\$12.99	\$3,371,177

Gross Market Potential Budget 2020	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
Gross Market Potential	\$292,352	\$292,352	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$299,423	\$3,578,936
Average Rent per Unit (Weighted)	\$1,507	\$1,507	\$1,543	\$1,543	\$1,543	\$1,543	\$1,543	\$1,543	\$1,543	\$1,543	\$1,543	\$1,543	\$1,537
% Incr. (Decrease) from Prior Month	0.00 %	0.00 %	2.42 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	2.42 %
Avg. Monthly Rent Incr. (Decrease)/Unit	\$0	\$0	\$36	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36
YTD Average Rent Incr. (Decrease)/Unit	\$0	\$0	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36

Projected 2019	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Total
Gross Market Potential	\$288,463	\$289,320	\$288,990	\$288,849	\$287,385	\$290,945	\$291,581	\$292,047	\$283,598	\$283,598	\$283,598	\$283,598	\$292,352	\$3,455,861
Average Rent per Unit (Weighted)		\$1,491	\$1,490	\$1,489	\$1,481	\$1,500	\$1,503	\$1,505	\$1,462	\$1,462	\$1,462	\$1,462	\$1,507	\$1,484
% Incr. (Decrease) from Prior Month		0.30%	(0.11 %)	(0.05 %)	(0.51 %)	1.24 %	0.22 %	0.16 %	(2.89 %)	0.00 %	0.00 %	0.00 %	3.09 %	1.35 %
Avg. Monthly Rent Incr. (Decrease)/Unit		\$4	(\$2)	(\$1)	(\$8)	\$18	\$3	\$2	(\$44)	\$0	\$0	\$0	\$45	\$20
YTD Average Rent Incr. (Decrease)/Unit		\$4	\$3	\$2	(\$6)	\$13	\$16	\$18	(\$25)	(\$25)	(\$25)	(\$25)	\$20	\$20

ABRAMS PARK
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 Projected
Occupancy Summary														
Beginning Occupancy	98.97 %	98.45 %	98.45 %	98.97 %	98.97 %	98.45 %	98.97 %	98.97 %	98.45 %	98.97 %	98.97 %	98.97 %	98.80 %	50.00 %
Occupied Units (Less MTM)	154	152	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	7	8	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 25.26 %
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 % - 2020 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 - 2019 Projection	4	4	7	6	3	3	3	4	3	3	4	5		
Turnover % - 2019 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 %		
Ending Occupancy - Units	191	191	192	192	191	192	192	191	192	192	192	192	192	98.88 %
Ending Occupancy - 2020 Budget	98.45 %	98.45 %	98.97 %	98.97 %	98.45 %	98.97 %	98.97 %	98.45 %	98.97 %	98.97 %	98.97 %	98.97 %	98.80 %	
Ending Occupancy - 2019 Projection	97.68 %	99.21 %	98.44 %	98.84 %	99.50 %	99.58 %	98.94 %	98.71 %	98.71 %	98.97 %	98.97 %	99.00 %		
Average Monthly Occupancy	98.71 %	98.45 %	98.71 %	98.97 %	98.71 %	98.71 %	98.97 %	98.71 %	98.71 %	98.97 %	98.97 %	98.97 %	98.80 %	
Economic Occupancy	97.71 %	97.46 %	97.40 %	97.68 %	97.46 %	97.48 %	97.77 %	97.54 %	97.58 %	97.87 %	97.88 %	97.88 %	97.64 %	
2019 Economic Occupancy	97.00 %	98.45 %	96.23 %	97.94 %	97.91 %	98.46 %	97.90 %	96.83 %	97.04 %	97.48 %	97.60 %	97.72 %	97.55 %	

Comments

ABRAMS PARK
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 Projected	
Loss/Gain To Lease																
2019 Monthly Changes In Gross Market Rent		\$857	(\$330)	(\$141)	(\$1,464)	\$3,560	\$636	\$466	(\$8,449)	\$0	\$0	\$0	\$8,754	\$7,071	\$3,889	
2020 Monthly Changes In Gross Market Rent		\$0	\$0	\$7,071	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
2020 Monthly Change In Gross Market Rent per Unit		\$0	\$0	\$36	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36		
2020 Accum Gross Market Rent Change per Unit		\$0	\$0	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36	\$36		
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	\$3,681	\$3,208	\$2,734	\$2,296	\$1,822	\$1,312	\$765	\$219	\$0	\$0			
12	2020 New Leases	\$0	\$0	\$547	\$547	\$547	\$547	\$547	\$547	\$547	\$547	\$547	\$547			
12	2020 Lease Renewals	\$0	\$0	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875	\$875			
Total Loss-to-Lease for Mkt Rent Increases		\$0	\$0	\$5,103	\$4,629	\$4,155	\$3,718	\$3,244	\$2,734	\$2,187	\$1,640	\$1,422	\$1,422			
Prior Fiscal Year Loss to Lease Burn-off		(\$5)	(\$4)	(\$4)	(\$3)	(\$3)	(\$2)	(\$2)	(\$1)	(\$1)	(\$0)	\$0	\$0			
Local Market Conditions																
Avg Above/(Below) Mkt Rent On New Leases		(\$1)	\$0	\$593	(\$64)	(\$77)	(\$59)	(\$77)	(\$83)	(\$63)	(\$74)	(\$22)	\$0	\$6		
Avg Above/(Below) Mkt Rent On Lease Renewals		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
New Leases LTL due to Market Conditions		\$5	\$4	(\$4,149)	(\$3,764)	(\$3,379)	(\$3,023)	(\$2,638)	(\$2,223)	(\$1,779)	(\$1,335)	(\$1,157)	(\$1,157)	(\$5,632)	(\$7,047)	
Lease Renewal LTL due to Market Conditions		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
2020 Budgeted Loss-to-Lease (Loss)		\$0	\$0	(\$950)	(\$862)	(\$773)	(\$692)	(\$604)	(\$509)	(\$407)	(\$305)	(\$264)	(\$264)			
2019 Projected Loss-to-Lease (Loss)		(\$944)	(\$1,164)	(\$450)	(\$500)	(\$112)	(\$500)	(\$250)	(\$1,576)	(\$979)	(\$458)	(\$119)	\$6			

Comments

ABRAMS PARK
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description				Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 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	
2020 Budget Model Allowance				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2019 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	
72%	Maintenance Rent Discount		4.2BMLX	\$1,699	\$1,699	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$20,895	
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
2020 Budget Associate Discount				(\$1,699)	(\$1,699)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$1,750)	(\$20,895)	
2019 Projected Associate Discount				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Non-Rev Producing Units		4.2BMLX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
53%	Non-Rev Producing Units		2x1L	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$492	\$5,899	
50%	Non-Rev Producing Units		2x1M	\$725	\$725	\$747	\$747	\$747	\$747	\$747	\$747	\$747	\$747	\$747	\$747	\$8,918	
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	
2020 Budget Non-Rev Units				(\$1,217)	(\$1,217)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$1,238)	(\$14,816)	
2019 Projected Non-Rev Units				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Comments

Includes Maintenance Supervisor @ \$1,750 and 50% of Preston Offices @ \$1,216 total.

ABRAMS PARK
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 Projected
Concessions														
New Leases	7	8	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	7	8	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	7	8	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
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 Projected
PAST CONCESSIONS							Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19		
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-19 \$0	Aug-19 \$0	Sep-19 \$0	Oct-19 \$0	Nov-19 \$0	Dec-19 \$0	Jan-20 \$0	Feb-20 \$0	Mar-20 \$0	Apr-20 \$0	May-20 \$0	Jun-20 \$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	\$0
Total 2018 One-Time Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0
2020 Total Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2019 Projected Rental & Recurring Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments															
4100-0060 Vacancy Loss															
Beginning Vacant Units		2	3	3	2	2	3	2	2	3	2	2	2	2	1.12 %
Ending Vacant Units		3	3	2	2	3	2	2	3	2	2	2	2	2	
Average Monthly Vacancy		1.29 %	1.55 %	1.29 %	1.03 %	1.29 %	1.29 %	1.03 %	1.29 %	1.29 %	1.03 %	1.03 %	1.03 %	1.20 %	
Above/(Below) Average Rent per Unit (Weighted)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Ending Vacancy % - 2020 Budget		1.55 %	1.55 %	1.03 %	1.03 %	1.55 %	1.03 %	1.03 %	1.55 %	1.03 %	1.03 %	1.03 %	1.03 %	1.20 %	
Ending Vacancy % - 2019 Projected		2.32 %	0.79 %	1.56 %	1.16 %	0.50 %	0.42 %	1.06 %	1.29 %	1.29 %	1.03 %	1.03 %	1.00 %		
2020 Vacancy Loss		(\$3,767)	(\$4,521)	(\$3,859)	(\$3,087)	(\$3,859)	(\$3,859)	(\$3,087)	(\$3,859)	(\$3,859)	(\$3,087)	(\$3,087)	(\$3,087)	(\$43,015)	(\$38,690)
2019 Projected Vacancy Loss		(\$6,706)	(\$2,287)	(\$4,499)	(\$3,328)	(\$1,467)	(\$1,222)	(\$3,100)	(\$3,655)	(\$3,655)	(\$2,924)	(\$2,924)	(\$2,924)		
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
2019 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
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 Projected
2019 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
2019 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
2019 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
2019 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
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 Projected
													\$0	
Total Free Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 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
2020 Budget Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2019 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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 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
2020 Budget Other Month's Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2019 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
2020 Budget Other Month's Rent - Aff. Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2019 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	
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 Projected
4100-0270 Rent Adjustments - Affordable															
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	
Total Rent Adjustments - Affordable		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected		\$0	\$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	\$0
2019 Projected		\$0	\$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	\$0
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments															

ABRAMS PARK
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 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
2019 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
2019 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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	2019 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
2019 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
2019 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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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ABRAMS PARK
2020 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4200-0060 Application Fees Average													
Applicant Denials + Cancellations 3	0	0	0	0	0	0	0	0	0	0	0	0	36
100% Application Fees \$48	\$480	\$528	\$480	\$432	\$384	\$432	\$384	\$384	\$480	\$432	\$528	\$480	\$5,424
													\$0
													\$0
Total Application Fees	\$480	\$528	\$480	\$432	\$384	\$432	\$384	\$384	\$480	\$432	\$528	\$480	\$5,424
2019 Projected	\$428	\$190	\$1,188	\$625	\$294	\$196	\$147	\$384	\$480	\$432	\$528	\$480	\$5,371

ABRAMS PARK
2020 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 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
2019 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
2019 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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
OTHER RESIDENT INCOME



Description			Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 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
2019 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
OTHER RESIDENT INCOME



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4200-0180 Damage Fees		Avg. Fee												
100% Damages Fees	\$190	\$1,520	\$1,520	\$1,140	\$1,140	\$1,140	\$950	\$950	\$1,140	\$1,140	\$1,140	\$1,520	\$1,330	\$14,630
														\$0
														\$0
Total Damage Fees		\$1,520	\$1,520	\$1,140	\$1,140	\$1,140	\$950	\$950	\$1,140	\$1,140	\$1,140	\$1,520	\$1,330	\$14,630
2019 Projected		(\$24)	\$1,171	\$264	\$2,892	(\$273)	\$430	\$2,267	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$14,227

Comments

Based on 2019 actuals. Reflects \$190 in average move out damage fees and follows anticipated move out schedule.

4200-0190 Cleaning Fees		Avg. Fee												
100% Cleaning Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
Total Cleaning Fees		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0230 Termination Fees		\$/Unit												
Cancellation Fee	\$250	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
		\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$750
														\$0
														\$0
														\$0
														\$0
Total Termination Fees		\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$750
2019 Projected		\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$750

Comments

Based on 2019 actuals. Reflects cancellation fee of \$250 per occurrence. Additional funds collected to offset remainder of 30 day notice.

ABRAMS PARK
2020 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0280 Short Term Lease Premium \$/Unit													
Short Term Premiums	0	0	0	0	0	0	0	0	0	0	0	0	0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
Total Short Term Lease Premium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4200-0300 Transfer Fees	\$/Res. No.												
	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfer Fees \$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
Total Transfer Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4200-0340 Pet Fees	\$/Pet Avg # of Pets												
	3	0	0	0	0	0	0	0	0	0	0	0	36
Small Dog - Rent \$25	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
	0	0	0	0	0	0	0	0	0	0	0	0	0
Large Dog - Rent \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	3	0	0	0	0	0	0	0	0	0	0	0	36
Cat - Rent \$25	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
	0	0	0	0	0	0	0	0	0	0	0	0	0
Small Dog - Non-Refund Dep \$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	0	0	0	0	0	0	0	0	0	0
Large Dog - Non-Refund Dep \$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	0	0	0	0	0	0	0	0	0	0
Cat - Non-Refund. Dep \$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
Total Pet Fees	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
2019 Projected	\$250	\$250	\$250	\$250	\$250	\$250	\$248	\$225	\$225	\$225	\$225	\$225	\$2,873

Comments

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

ABRAMS PARK
2020 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4200-0360 NSF	\$/Res. No.												
	2	0	0	0	0	0	0	0	0	0	0	0	24
100% NSF Fees	\$25	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
Total NSF		\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
2019 Projected		\$0	\$150	\$100	\$25	\$75	\$25	\$50	\$50	\$50	\$25	\$25	\$600

Comments

Budget assumes 2 per month @ \$25 each.

4200-0370 Late Fees	\$/Res. No.												
	17	0	0	0	0	0	0	0	0	0	0	0	199
100% Late Fees	\$50	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$9,960
	0												\$0
													\$0
Total Late Fees		\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$9,960
2019 Projected		\$900	\$1,350	\$900	\$900	\$800	\$800	\$1,050	\$650	\$650	\$650	\$650	\$9,950

Comments

Projecting 16.5 late fees @ \$50 each collected per month.

4200-0550 Maid Service	\$/Res. No.												
	0	0	0	0	0	0	0	0	0	0	0	0	0
Maid Service Concierge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
Total Maid Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL OTHER RESIDENT INCOME	\$3,030	\$3,078	\$2,650	\$2,602	\$2,804	\$2,412	\$2,364	\$2,804	\$2,650	\$2,602	\$3,328	\$2,840	\$33,164
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ABRAMS PARK
2020 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	(0)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4300-0030 Clubhouse Income													
	Cost/	Qty											
		0	0	0	0	0	0	0	0	0	0	0	0
Clubhouse Fee	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Clubhouse Income			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4300-0060 Interest Income													
													\$0
													\$0
	\$333	\$291	\$206	\$1,336	\$1,317	\$1,377	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$12,762
													\$0
													\$0
													\$0
													\$0
													\$0
Total Interest Income	\$333	\$291	\$206	\$1,336	\$1,317	\$1,377	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$12,762
2019 Projected	\$333	\$291	\$206	\$1,336	\$1,317	\$1,377	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$12,763

Comments

Based on 2019 actuals.

ABRAMS PARK
2020 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
TOTAL MISCELLANEOUS INCOME	\$333	\$291	\$206	\$1,336	\$1,317	\$1,377	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$1,317	\$12,762

ABRAMS PARK
2020 STANDARD BUDGET
RETAIL INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4400-0010 Retail Rental Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4400-0020 Deferred Retail Rent													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Deferred Retail Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
RETAIL INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4400-0030 Retail 2nd Space													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail 2nd Space	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4400-0040 Rent Concession - Retail													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Rent Concession - Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
RETAIL INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4400-0050 Retail Vacancy													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail Vacancy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4400-0060 Percentage Rent													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Percentage Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
RETAIL INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4400-0070 Retail Garage Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail Garage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4400-0080 Retail Income CAM													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail Income CAM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
RETAIL INCOME



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4400-0090 Retail Income Tax													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail Income Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
4400-0100 Retail Income Insurance													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail Income Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL RETAIL INCOME													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2020 STANDARD BUDGET
CORPORATE APARTMENT



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4500-0010 Corporate Rent													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Corporate Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4500-0020 Guest Suite													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Guest Suite	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
CORPORATE APARTMENT



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4500-0030 Revenues from release of provision													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Revenues from release of provision	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
4500-0040 Misc Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Misc Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL CORPORATE APARTMENT INCOME													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2020 STANDARD BUDGET
CORPORATE APARTMENT



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4600-0010 Furnishings													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4600-0020 Cleaning													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
CORPORATE APARTMENT



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4600-0030 Carpet Cleaning													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Carpet Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4600-0040 Housing General													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Housing General	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
CORPORATE APARTMENT



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4600-0050 Housing Turnover													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Housing Turnover	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
4600-0060 Other													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL CORPORATE APARTMENT EXPENSE													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2020 STANDARD BUDGET
UTILITY REIMBURSEMENT



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4700-0010 Reimbursed Electricity														
	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Electricity		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4700-0020 Reimbursed Gas														
	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Reimbursed Gas		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
UTILITY REIMBURSEMENT



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4700-0030 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 F	\$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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4700-0035 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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
UTILITY REIMBURSEMENT



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4700-0040 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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4700-0050 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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
UTILITY REIMBURSEMENT



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4700-0060 Reimbursed Vacant Recovery													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Reimbursed Vacant Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4700-0070 Reimbursed Electrical EV Station													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Reimbursed Electrical EV Stat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
UTILITY REIMBURSEMENT



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4700-0080 Illuminar Electric - Occupied Bill Back Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Illuminar Electric - Occupied B	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

4700-0090 Illuminar Electric - Revenue													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Illuminar Electric - Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
UTILITY REIMBURSEMENT



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
4700-0100 Contract Utility Admin													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Contract Utility Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL UTILITY REIMBURSEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

[illegible]

ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL ASSUMPTIONS



State	Social Security %	Social Security Salary Cap	Medicare (No Salary Cap)	Federal Unemployment Tax %	Federal Unemployment Tax Salary Cap	Maximum State Unemployment Tax %	Alliance State Unemployment Tax %	State Unemployment Tax Salary Cap	Worker's Comp Rate (based on Salary & Bonus)	Health Insurance	Cost of Life Ins/Month Salary Cap	Cost of Life Ins / Month	Cost of STD & LTD / Month	401(k) % (per Salary and Bonus)	Minimum Wage
AZ	6.20%	\$113,700	1.45%	0.80%	\$7,000	5.40%	3.67%	\$7,000	2.50%	\$728	\$50,000	0.132%	0.89%	0.85%	\$7.80
CA	6.20%	\$113,700	1.45%	0.80%	\$7,000	10.90%	6.20%	\$7,000	6.90%	\$728	\$50,000	0.132%	0.89%	0.85%	\$9.00
CO	6.20%	\$113,700	1.45%	0.80%	\$7,000	7.90%	6.12%	\$11,000	3.00%	\$728	\$50,000	0.132%	0.89%	0.85%	\$8.23
DC	6.20%	\$113,700	1.45%	0.80%	\$7,000	7.00%	7.00%	\$9,000	2.00%	\$728	\$50,000	0.132%	0.89%	0.85%	\$10.50
FL	6.20%	\$113,700	1.45%	0.80%	\$7,000	5.40%	5.40%	\$8,000	4.00%	\$728	\$50,000	0.132%	0.89%	0.85%	\$8.05
GA	6.20%	\$113,700	1.45%	0.80%	\$7,000	8.90%	8.10%	\$8,500	5.00%	\$728	\$50,000	0.132%	0.89%	0.85%	\$7.25
ID	6.20%	\$113,700	1.45%	0.80%	\$7,000	5.40%	5.40%	\$37,200	4.92%	\$728	\$50,000	0.132%	0.89%	0.85%	\$7.25
IL	6.20%	\$113,700	1.45%	0.80%	\$7,000	6.20%	4.10%	\$13,560	5.30%	\$728	\$50,000	0.132%	0.89%	0.85%	\$8.25
MD	6.20%	\$113,700	1.45%	0.80%	\$7,000	7.50%	7.50%	\$8,500	2.00%	\$728	\$50,000	0.132%	0.89%	0.85%	\$8.25
NC	6.20%	\$113,700	1.45%	0.80%	\$7,000	6.84%	4.10%	\$20,400	4.00%	\$728	\$50,000	0.132%	0.89%	0.85%	\$7.25
NJ	6.20%	\$113,700	1.45%	0.80%	\$7,000	7.00%	3.90%	\$32,000	8.00%	\$728	\$50,000	0.132%	0.89%	0.85%	\$8.25
NM	6.20%	\$113,700	1.45%	0.80%	\$7,000	5.40%	1.10%	\$22,400	3.50%	\$728	\$50,000	0.132%	0.89%	0.85%	\$7.75
NV	6.20%	\$113,700	1.45%	0.80%	\$7,000	11.70%	3.00%	\$26,400	3.50%	\$728	\$50,000	0.132%	0.89%	0.85%	\$7.25
NY	6.20%	\$113,700	1.45%	0.80%	\$7,000	9.50%	9.50%	\$10,700	3.50%	\$728	\$50,000	0.132%	0.89%	0.85%	\$9.00
OR	6.20%	\$113,700	1.45%	0.80%	\$7,000	5.40%	2.30%	\$33,000	3.50%	\$728	\$50,000	0.132%	0.89%	0.85%	\$9.25
PA	6.20%	\$113,700	1.45%	0.80%	\$7,000	13.89%	3.67%	\$9,000	4.00%	\$728	\$50,000	0.132%	0.89%	0.85%	\$7.25
SC	6.20%	\$113,700	1.45%	0.80%	\$7,000	6.10%	0.10%	\$12,000	3.00%	\$728	\$50,000	0.132%	0.89%	0.85%	\$7.25
TN	6.20%	\$113,700	1.45%	0.80%	\$7,000	10.00%	10.00%	\$9,000	2.50%	\$728	\$50,000	0.132%	0.89%	0.85%	\$7.25
TX	6.20%	\$113,700	1.45%	0.80%	\$7,000	6.90%	7.50%	\$9,000	2.50%	\$728	\$50,000	0.132%	0.89%	0.85%	\$7.25
UT	6.20%	\$113,700	1.45%	0.80%	\$7,000	9.20%	3.00%	\$29,500	3.00%	\$728	\$50,000	0.132%	0.89%	0.85%	\$7.25
VA	6.20%	\$113,700	1.45%	0.80%	\$7,000	6.20%	6.93%	\$8,000	2.00%	\$728	\$50,000	0.132%	0.89%	0.85%	\$7.25
WA	6.20%	\$113,700	1.45%	0.80%	\$7,000	6.00%	4.70%	\$38,200	4.00%	\$728	\$50,000	0.132%	0.89%	0.85%	\$9.47

ABRAMS PARK
2017 STANDARD BUDGET
BUDGET ASSUMPTIONS

Acct. #	Description	Community Participates
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All programs are defaulted to "YES" options in the "Community Participates" field. For optional is not to participate in the program. For non-optional programs, the "Community Participates" field is defaulted to "YES" on the corresponding account tab.

Payroll & Associate Related Costs

Admin/Leasing Apparel		
5350-0010	Office Associate - Summer Apparel	
5350-0010	Office Associate - Winter Apparel	
5350-0010	Dry cleaning - CA, OR & NV only	
5350-0010	Name Tags	

Maintenance Apparel		
5350-0030	Maintenance Badges	
5350-030	Shirts & Pants	
5350-030	Hat	
5350-030	Winter Jackets	

Recruiting Support		
5650-0040	Background Check with Credit History	Yes
5650-0040	Drug Tests	Yes
5650-0040	New Hire Placement - On-site, non manager	Yes
5650-0040	New Hire Placement - Manager/Service Supervisor	Yes
5650-0040	ELEVATE -Associate Coaching Program	Yes
5650-0040	LinkedIn Outreach Campaign	Yes
5650-0040	Summer Sales Associate Internship	

Administrative		
6400-0170	A/P Check Re-Order	Yes
6400-0120	A/P Invoicing Postage	Yes
6400-0170	Business Cards	
6400-0190	Clement - Labor Law Poster	Yes
6400-0010	3G Services through AT&T	
6400-0050	Inspire - WiFi Common Area Only	
6400-0020	Mobile Device	
6400-0070	Policies & Procedures Manuals (New Prop)	
6400-0070	Policies & Procedures Manuals (Existing)	
6400-0120	Postage	
6400-0202	Kingsley Survey	Yes
6400-0202	Kingsley Survey Renewal Fee	Yes
6400-0190	Blue Moon -License	

6400-0190	Blue Moon -License	
6400-0190	Blue Moon	
6400-0190	Blue Moon	
6400-0190	Blue Moon	
6400-0190	Blue Moon	
6400-0190	Blue Moon	
6400-0310	Bank Fee - Operating Account	Yes
6400-0310	Bank Fee - Depository Account	Yes
6400-0310	Bank Fee - Rehab Account	No
6400-0310	Bank Fee - Security Deposit Account	Yes
6400-0310	Online Payment ACH fee Owner Paid	
6400-0312	Remote Deposit Solution - Check Scanner Equipment	
6400-0312	Yardi Check Scanning Agreement	Yes
6400-0360	Mileage Reimbursement (Mgr. Meetings, etc.)	

Maintenance

6500-1460	Service Associate General Tool Set	
	Allowance for hand tools necessary to perform duties	
6500-1460	Small tools and equipment - power tools	
	Allowance for power tools necessary to perform duties	
6500-1460	Emergency Supply Kit	Yes
6500-1090	Personal Protective Equipment	

Sustainability

7300-0220	IREM Certified Sustainable Property Certification	
7300-0220	Binder Recycling Kit	
7300-0220	Onsite Energy Audit	
7300-0220	EV Charging Stations	
7300-0220	Water Bottle Refill Station	
6400-0480	Paperless Cloud Storage	

Marketing	Community Participates
6300-0342 Alliance Resident Works	Yes

Services to include: Community Website, Live Availability, Online Applications, Mobile, Resident Portal, ILS Portal, Payments, Lead Management, Call Tracking, Call Performance, Craigslist Posting Tool, Facebook Integration, MoneyGram)

6300-0342	Alliance Resident Works Setup	
6300-0340	New ARW Website Template Design	
6300-0340	Resident Message Center	
6300-0340	Resident Message Center Setup	
6300-0280	SiteTablet: iPad App for Mobile Kiosk	
6300-0280	SiteTablet: iPad Application for Mobile Kiosk Setup	
6300-0280	Parcel Alert: alert automation to residents	
6300-0280	Parcel Alert Setup	

6300-0280	Lobby Display: Community lobby display for sales office	
6300-0280	Lobby Display Setup	
PLANNING		
6300-0070	Marketing Plan	
6300-0070	Target Audience Persona	
6300-0340	Public Relations Program	
CREATIVE		
6300-0080	Branding (Narrative/Logo/Color Palette/All Collateral)	
6300-0344	Creative Collateral Elements (flyers, A-frames, Craigs List templates, etc.)	
6300-0340	Property Video	
6300-0540	Property Photography	
ADVERTISING (Digital / Transitional)		
6300-0210	Digital Banner Ads	
6300-0210	E-mail Marketing (eblast distributed to 20+ recipients)	
6300-0210	Social Ads	
6300-0346	PPC Set Up	
6300-0346	PPC Monthly	
6300-0542	SEO Set Up	
6300-0542	Monthly Standard SEO Service	No
6300-0542	Enhanced Monthly SEO Service	No
6300-0210	Zillow Boost Ads	
6300-0210	Yelp Ads	
6300-0210	Other Paid Media (print ads, radio/Pandora, Outdoor)	
6300-0360	Winter Campaign	No
6300-0360	Summer Campaign	No
DIGITAL		
6300-0050	Website Development (New websites, landing pages)	
6300-0050	Monthly Website Updates	
6300-0050	Website Hosting	
6300-0544	Reputation.com	Yes
6300-0210	Yelp Profile Page	Yes
6300-0540	Modern Message	no
6300-0540	Modern Message Gift Cards	No
6300-0050	URL (Property Website)	
6300-0340	3D Floorplans	
6300-0540	Featured Property on LiveatAlliance.com	
6300-0060	Music License	
SOCIAL MEDIA		
6300-0050	Social Media Page Set up	
6300-0050	Social Media Management (Content creation + posting/responding)	
6300-0050	Custom Social Media Management (Content creation + posting/responding)	
PUBLIC RELATIONS		
6300-0340	Press Release	
6300-0340	Public Relations Campaign	

Performance Evaluations

6300-0550	Video Shops (Onboarding, Dale Carnegie, Performance-based)	Yes
6300-0550	Phone Shops	Yes

Training and Events

6400-0230	Training	Yes
6400-0230	Professional Designation - BM/ABM	
6400-0230	Professional Designation - SS	
6400-0230	First Aid/CPR Certification/Safety Meetings	
6400-0230	Motivator Meeting	Yes
6400-0230	Virtual Headsets	
6400-0230	Hands Free Ear Piece	
6400-0230	Webcams	
6400-0360	Team Spirit Day / Fun Day	
6400-0230	Dale Carnegie Sales Advantage (6 VILT courses from certified Trainers)	
6400-0230	Dale Carnegie Leadership (6 VILT courses from certified Trainers)	
6400-0320	Associate Recognition/Tenure/Applause Program	Yes
6400-0360	Holiday Party / Alliance Regional Awards	Yes
6400-0360	Managers Workshop	Yes
Empower-U: Management Principles Meeting		
6400-0230	Airfare and Lodging	
6400-0230	Empower-U: Management Principles Meeting	

Program Charges

Conservice

6100-0430	Conservice Monthly Billing Fee	
6100-0430	Conservice Monthly Billing Fee	
6100-0430	Conservice Monthly Billing Fee	
6100-0430	Conservice Monthly Billing Fee	
6100-0430	Conservice Monthly Billing Fee	

Valet Waste

6100-0280	Valet Waste Monthly Billing Fee - 5yr Agreement (Standard)	
6100-0280	Valet Waste Monthly Billing Fee - 5yr Agreement (Standard)	
6100-0280	Valet Waste Monthly Billing Fee - 3yr Agreement (Standard)	
6100-0280	Valet Waste Monthly Billing Fee - 3yr Agreement (Standard)	
6100-0280	Valet Waste Monthly Billing Fee - 1yr Agreement (Standard)	
6100-0280	Valet Waste Monthly Billing Fee - 1yr Agreement (Standard)	
6100-0280	Valet Waste Monthly Billing Fee - 1yr Agreement (New Construction)	
6100-0280	Valet Waste Monthly Billing Fee - 1yr Agreement (New Construction)	
6100-0280	Valet Waste Monthly Billing Fee - 3yr Agreement (New Construction)	
6100-0280	Valet Waste Monthly Billing Fee - 5yr Agreement (New Construction)	
6100-0280	Valet Waste Monthly Billing Fee - 3yr Agreement (New Construction)	
6100-0280	Valet Waste Monthly Billing Fee - 5yr Agreement (New Construction)	
6100-0280	Valet Waste Monthly Billing Fee - 5yr Agreement (Standard)	
6100-0280	Valet Waste Monthly Billing Fee - 5yr Agreement (Standard)	

Resident Screening

6400-0270	Employee Verification	
6400-0270	Resident Verification	
6400-0270	On-Site Credit/Eviction with National Criminal Check	
6400-0270	On-Site Credit/Eviction with National Criminal Check and Country (CA)	

Rubicon Trash Consulting

6100-0280	Rubicon Trash Consulting and Management	Yes
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Other

7300-0120	Lease/Addenda Review/Update	Yes
7300-0120	Lease/Addenda Review/Update	Yes

Computer & Software

Property Management Software

6400-0480	YARDI Annual Maintenance Agreement	Yes
6400-0480	YARDI Invoice Scanning - License	Yes
6400-0480	YARDI Invoice Scanning - Monthly Fee	Yes

Revenue Management System

6400-0480	LRO Rainmaker Set-up Fee	
6400-0480	LRO Rainmaker	no
6400-0480	LRO Rainmaker Auto Comp Update	no
6400-0480	Yieldstar Set-up Fee	
6400-0480	Yieldstar Licensing and Pricing Advisory	No
6400-0480	Yieldstar Pricing Advisory Only	No

Computer Maintenance

6400-0480	Computer Maintenance	Yes
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Computer Equipment & Software (prices reflect estimated taxes at 10%)

iPad

6400-0480	iPad Air 4G	
6400-0480	iPad Air Keyboard/Case (Detachable for Mobile Leasing)	
6400-0480	iPad Air Standard Case	
6400-0480	iPad Mini/Case 4G Ready (Maintenance Mobile Package)	
6400-0480	iPad Mini/Case WIFI only (Maintenance Mobile Package)	

Computers

6400-0480	HP Desktop	
6400-0480	All in One Computer	
6400-0480	HP Notebook PC	
6400-0480	Lightweight HP Notebook (smaller)	

Monitors

6400-0480	22" Wide Screen Flat Panel Monitor	
6400-0480	23" Wide Screen Flat Panel Monitor	

Laptop Accessories

6400-0480	Docking Station	
6400-0480	Mouse/Keyboard Combo	
6400-0480	Logitech C310 Webcam	

Printers

6400-0480	HP LaserJet Pro M402DN	
6400-0480	HP LaserJet M604dn	

6400-0480	HP Laserjet Pro M452dn	
Backup		
6400-0480	San Disk Cruzer 16GB 2.0 Flash Drive	
6400-0480	WD Portable Passport 500GB USB Drive	
Software		
6400-0480	Office 2016 Home and Business	
6400-0480	O365 License	
6400-0480	Logmein Rescue	Yes
6400-0480	Antivirus Software	Yes
6400-0480	Single Sign-On (Okta)	
6400-0480	Desktop Agent	
6400-0480	Email Account	Yes
6400-0480	Adaptive Budget License	Yes

Additional Notes

Tax Consulting - Referral by Alliance. Available if needed.

Insurance Program - Alliance has an in house insurance program. Available by request.

Units / Month(s)	Cost
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programs, the "Community Partciipates" field can be
field is white and defaulted to "YES". If your commur

Community Adjustment

	Jan	\$350.00
	Jul	\$400.00
		\$0.00
	2 per Associate	\$25.00

		\$15.00
	Feb, Sep	\$350.00
	Feb, Sep	\$15.00
	Sep	\$100.00

		\$165.00
		\$95.00
		\$225.00
		\$250.00
	Mar, June, Sept	\$200.00
	May	\$250.00
	June - August	\$4,900.00

	Mar, Jun, Sep, Dec	\$45.00
		0.38
		\$60.00
	Jan	\$115.00
		\$29.99
		\$235.00
		\$80.00
		\$370.00
	Jul	\$185.00
		\$0.48
	Jan, Apr, Jul, Oct	\$2.04
	Jan	\$100.00
		\$175.00

	\$244.00
Unlimited (TX only)	\$2.25
500 Clicks	\$46.00
1000 Clicks	\$76.00
2500 Clicks	\$170.00
5000 Clicks	\$317.00
	\$240.00
	\$200.00
	\$120.00
	\$100.00
	\$0.37
	\$850.00
51-200 Units	\$800.00
	\$0.535
	\$128.00
0-300 Units	\$680.00
101-200 Units	\$280.00
Apr, Aug, Dec	\$65.00
	\$320.00
	\$175.00
	\$4000-\$5500
0-300 Units	\$12,000.00
	\$800-\$1600
Jan, Apr, Jul, Oct	\$0.50
101+ Units	\$540.00
	\$360.00
	\$650.00
	\$60.00
	\$50.00
	\$30.00
	\$50.00
	\$100.00
	\$216.00

	\$50.00
	\$108.00
	\$2,000.00
	\$3,000.00
	\$2,000.00
	\$20,000.00
	\$90.00
	\$5,000.00
	Varies
	\$2,000.00
	\$2,500.00
	\$900.00
	\$300.00
	\$1250-\$3000
	\$300.00
	\$300.00
	\$600.00
	\$500-\$1000
	\$500.00
	Varies
Sept	\$150.00
June	\$150.00
	\$5000-25000
	\$90.00
	\$50.00
	\$45.00
	\$16.00
	\$100.00
	\$150.00
	\$20.00
	\$355.00
	\$50.00
Jan	\$250.00
	\$150.00
	\$900.00
	\$1,500.00
	\$1,500.00
	\$2500-\$5000

Feb,May,Aug,Nov	\$175.00
	\$25.00
101-250 Units	\$150.00
	\$850.00
	\$300.00
	\$200.00
Mar,Jun,Sep,Dec	\$100.00
	\$25.00
	\$170.00
	\$55.00
	\$50.00
	\$50.00
	\$50.00
Jan,Apr,Jul,Oct	\$300.00
Nov	\$350.00
Feb	\$1,185.00
Varies by Region	
	\$750.00
	\$2.99
	\$3.95
	\$4.10
	\$4.60
	\$5.00
	\$12.95
	\$15.95
	\$14.95
	\$17.95
	\$18.95
	\$21.95
	\$15.95
	\$18.95
	\$17.95
	\$16.95
	\$14.95
	\$13.95
	\$16.95
	\$13.95

	\$8.00
	\$8.00
	\$20.00
	\$26.00

Jan	\$500.00
Feb	\$100.00
Feb	\$30.00

Retail/Sister?

No Retail/Sister	51-200 Units	\$4,200.00
	Jan	\$4.00
		\$200.00

	\$2,500.00
	\$3.00
	\$0.25
	\$5,000.00
	\$3.20
	\$1.56

101-250 Units	\$200.00
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	\$690.00
	\$100.00
	\$60.00
	\$670.00
	\$535.00

	\$590.00
	\$1,485.00
	\$900.00
	\$1,200.00

	\$132.00
	\$154.00

	\$150.00
	\$50.00
	\$55.00

	\$300.00
	\$900.00

	\$590.00
	\$17.00
	\$70.00
	\$200.00
	\$25.00
Jan	\$35.00
	\$40.00
May	\$40.00
Mar	\$55.00
	\$10.00
Jun	\$800.00

Cost Basis

changed and you must change the selection to "NO" if your community does not participate in these programs, the costs must be reversed

Per Associate

Per Associate

1 Hr min. wage per paycheck per each Office Assoc with career apparel

Per Associate (New Associate and as needed)

Per Maintenance Associate (New Associate and as needed)

Per Maintenance Associate per indicated period

Per Maintenance Associate per indicated period

Per Maintenance Associate per indicated period

Per test

Per test

Per candidate placed

Per candidate placed

Per property, 3 times a year

One Time Charge - May

\$4,400 is towards salary for Summer Sales Associate at \$10/hr for 11 weeks

Per quarter

Number of invoices per month per unit

Per 500 from printing for community specific cards

Per community

Per month

Per month

Per month per Maintenance Associate

Per new community

Per existing community

Per envelope

Per unit per year (\$.51 quarterly)

Annual Renewal Fee

Per community annual fee (only GA, FL, VA, and CO)

Per community annual fee (only TX)
Pert apt annually (only TX)
Per lease (only TX, GA, FL, VA, and CO)
Per lease (only TX, GA, FL, VA, and CO)
Per lease (only TX, GA, FL, VA, and CO)
Per lease (only TX, GA, FL, VA, and CO)
Per month
Per month
Per month
Per month
Per transaction per month
Per community check scanner
Per community yearly fee
Per mile

Per associate on start up/acquisition
Allowance, On start up/acquisition
Per community in February - See Emergency Management Binder for Details
Allowance Per service associate per year

One-time fee. Contact National Director of Sustainability for more info
Per kit. Contact VP Corporate Social Responsibility for more info
Contact National Director of Sustainability for more info
Avg. per space. Contact National Director of Sustainability for more info
Avg. per station. Contact National Director of Sustainability for more info
Per unit per quarter

Per month (Plus any applicable sales tax)

Per new set up one-time fee
Per website
Per month
Setup Fee
Per month
Setup Fee
Per month
Setup Fee

Per month (required to have Parcel Alert)
Setup Fee (required to have Parcel Alert)
One-time fee, does not include collateral or paid media
One-time fee
One-time fee
One-time cost
\$90/hr, contact Marketing Account Manager for hourly estimates
Per Video
Contact Marketing Account Manager for vendor and cost
Per month, please contact Marketing Account Manager for specific pricing.
Per eBlast, contact Marketing Account Manager for specific pricing.
Per ad (spans 3 months), contact Marketing Account Manager for specific pricing.
One-time Set up
Per Month, please contact Marketing Account Manager for specific pricing.
One-time Set up
Per Month
Per Month
Per Month, please contact Marketing Account Manager for specific pricing
Per Month
Per Month, please contact Marketing Account Manager for specific pricing
Annual
Annual
One-time cost, please contact Marketing Account Manager for specific pricing.
Per Hour, recommended 1 hour minimum per month.
Per Month, mandatory with Website Development
Per Month
One Time, same cost for basic and advanced
Per Month
Per Month - Required with Modern Message
Annual Cost per website domain name
Per floorplan
Per Month
Per year
One-time Setup per platform (i.e. Facebook, Instagram, etc.)
Per Month, minimum 3 months for generic content updates.
Per Month, minimum 3 months for customized content updates.
Per Request
Per Request

Per community - Once per quarter recommended. RM/VP Approval required.

Per community - Once per quarter - If not on Alliance Resident Works

Per month to cover training materials used in class

Per Person BM/ABM to include ARM/IEM

Per Person Service Supervisor to include HVAC, CPO, OSHA

Per Person Per Year (BM & SS)

Per Qtr per property

Per headset, three per year

Per Associate

Per webcam

Per Associate per year

Per Office Associate

Business Manager Only

Per community, per quarter

Per Associate

Per Manager and Service Supervisor each with Roommate

Per Associate

Per Associate

Per unit per month, only if in municipalities that don't allow full fee passed to resident

Per unit per month

Per unit per month

Per unit per month

Per unit per month

Per unit per month (except CA, VA)

Per unit per month for CA, VA only

Per unit per month (except CA, VA)

Per unit per month for CA, VA only

Per unit per month (except CA, VA)

Per unit per month for CA, VA only

Per unit per month (except CA, VA)

Per unit per month for CA, VA only

Per unit per month -Agreements initiated or renewed in 2016 (CA, Northeast only)

Per unit per month -Agreements initiated or renewed in 2016 (CA, Northeast only)

Per unit per month -Agreements initiated or renewed in 2016 (except CA and Northeast)

Per unit per month -Agreements initiated or renewed in 2016 (except CA and Northeast)

Per unit per month -Agreements initiated or renewed in 2016 (CA, Northeast only)

Per unit per month -Agreements initiated or renewed in 2016 (except CA and Northeast)

[illegible]

21/21ppm 600X600dpi (Inc. Cable)

Per month per account

Per Year

Per Year, per computer

Annually, per account

Annually, per computer

Per month per account

Annual license fee per user

ABRAMS PARK
2020 STANDARD BUDGET
TURNOVER COST ANALYSIS



Unit Type			Sq. Ft.	No. of Units	Turnover Costs						Totals
					General Cleaning	Carpet Clean	Tile Clean/ Replacement	Paint Supply	Paint Contractor	Drape Clean/ Replacement	
Average Cost											\$0
Weighted Average Cost				\$320	\$179	\$0	\$245	\$984	\$0	\$87	\$1,816
1.	2x1L	1000	11	\$285	\$135		\$175	\$850		\$75	\$1,520
2.	2x1M	1000	59	\$285	\$135		\$175	\$850		\$75	\$1,520
3.	2x1MLX	1000	4	\$285	\$135		\$275	\$1,150		\$125	\$1,970
4.	2x1S8	1000	3	\$285	\$135		\$275	\$1,150		\$125	\$1,970
5.	2x1VL	1000	19	\$285	\$135		\$175	\$850		\$75	\$1,520
6.	4.2BL	1700	3	\$400	\$250		\$325	\$1,150		\$100	\$2,225
7.	4.2BM	1700	9	\$400	\$250		\$325	\$1,150		\$100	\$2,225
8.	4.2BMLX	1700	2	\$400	\$250		\$550	\$2,050		\$175	\$3,425
9.	4.2BS8	1700	1	\$400	\$250		\$325	\$1,150		\$100	\$2,225
10.	4.2BVL	1750	3	\$400	\$250		\$325	\$1,150		\$100	\$2,225
11.	4.2CL	1750	3	\$400	\$250		\$325	\$1,150		\$100	\$2,225
12.	4.2CM	1750	15	\$400	\$250		\$325	\$1,150		\$100	\$2,225
13.	4.2CMLX	1750	6	\$400	\$250		\$550	\$2,050		\$175	\$3,425
14.	4.2CS8	1750	1	\$400	\$250		\$325	\$1,150		\$100	\$2,225
15.	4.2CVL	1750	10	\$400	\$250		\$325	\$1,150		\$100	\$2,225
16.	4.2DL	1800	7	\$400	\$250		\$325	\$1,150		\$100	\$2,225
17.	4.2DM	1800	26	\$400	\$250		\$325	\$1,150		\$100	\$2,225
18.	4.2DS8	1800	1	\$400	\$250		\$325	\$1,150		\$100	\$2,225
19.	4.2DVL	1800	9								\$0
20.	4.2MRM	1800	2								\$0
21.											\$0

ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
ADMINISTRATIVE PAYROLL													
5100-1010 Regional Manager	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$596	\$614	\$614	\$7,185
5100-1020 Sr. Business Manager	\$2,834	\$2,834	\$2,834	\$2,834	\$2,834	\$2,834	\$2,834	\$2,834	\$2,834	\$2,834	\$2,919	\$2,919	\$34,182
5100-1030 Business Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1040 Assistant Business Manager	\$2,329	\$2,329	\$2,329	\$2,329	\$2,329	\$2,329	\$2,329	\$2,329	\$2,329	\$2,329	\$2,399	\$2,399	\$28,088
5100-1050 Activity Director	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1060 Assistant Activity Director	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1070 Bookkeeper	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1080 Concierge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1090 Lifeguard	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-1100 Other Admin	\$0	\$0	\$563	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,383	\$1,383	\$12,727
Total ADMINISTRATIVE PAYROLL	\$5,759	\$5,759	\$6,322	\$7,102	\$7,102	\$7,102	\$7,102	\$7,102	\$7,102	\$7,102	\$7,315	\$7,315	\$82,183
2019 Projected	\$3,156	\$6,306	\$8,108	\$6,088	\$5,303	\$4,488	\$3,476	\$6,991	\$6,991	\$6,991	\$7,201	\$6,039	\$71,137

Comments

All payroll is split 60% Preston and 40% Abrams. POP variance as a result of a Compliance Position that was not filled in 2018/2019.

LEASING PAYROLL													
5100-2010 Leasing Manager	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,499	\$1,499	\$17,555
5100-2020 Leasing Consultant	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,343	\$1,383	\$1,383	\$16,192
5100-2030 Other Leasing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total LEASING PAYROLL	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798	\$2,798	\$2,882	\$2,882	\$33,747
2019 Projected	\$2,345	\$2,074	\$1,460	\$1,190	\$1,129	\$1,055	\$1,035	\$2,579	\$2,579	\$2,579	\$2,657	\$2,228	\$22,910

Comments

All payroll is split 60% Preston Park and 40% Abrams Park. POP variance as a result of a Sale Associate Position that was filled in March of 2019.

ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
MAINTENANCE PAYROLL													
5100-3010 Director of Facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-3020 Sr. Service Supervisor	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965	\$1,965	\$2,024	\$2,024	\$23,700
5100-3030 Service Supervisor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-3040 Assistant Service Supervisor	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,456	\$1,499	\$1,499	\$17,555
5100-3050 Service Technician	\$6,659	\$6,659	\$6,659	\$6,659	\$6,659	\$6,659	\$6,659	\$6,659	\$6,659	\$6,659	\$6,858	\$6,858	\$80,302
5100-3060 Painter-In-House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-3070 Other Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total MAINTENANCE PAYROLL	\$10,079	\$10,079	\$10,079	\$10,079	\$10,079	\$10,079	\$10,079	\$10,079	\$10,079	\$10,079	\$10,382	\$10,382	\$121,557
2019 Projected	\$8,922	\$9,019	\$9,488	\$11,598	\$11,052	\$9,452	\$11,589	\$12,710	\$12,710	\$12,710	\$13,060	\$10,954	\$133,263

Comments

All payroll is split 60% Preston Park and 40% Abrams Park. POP variance as a result of two Service Tech positions that were filled in March of 2019.

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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
GROUNDS PAYROLL													
5100-5010 Porter/Groundskeeper	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,074	\$2,074	\$24,288
5100-5020 Other Grounds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total GROUNDS PAYROLL	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,014	\$2,074	\$2,074	\$24,288
2019 Projected	\$548	\$1,009	\$1,102	\$1,796	\$0	\$0	\$0	\$1,010	\$1,010	\$1,010	\$1,041	\$873	\$9,400

Comments

All payroll is split 60% Preston Park and 40% Abrams Park. POP variance as a result a Porter position filled in March of 2019.

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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

SECURITY PAYROLL													
5100-7010 Security Associate	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5100-7020 Other Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total SECURITY PAYROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

OVERTIME													
5200-0010 Administrative	\$445	\$445	\$487	\$546	\$546	\$546	\$546	\$546	\$546	\$546	\$562	\$562	\$6,322
5200-0020 Leasing	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$267	\$275	\$275	\$3,224
5200-0030 Maintenance	\$1,451	\$1,451	\$1,451	\$1,451	\$1,451	\$1,451	\$1,451	\$1,451	\$1,451	\$1,451	\$1,494	\$1,494	\$17,495
5200-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5200-0050 Grounds	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$96	\$99	\$99	\$1,160
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	\$2,259	\$2,259	\$2,302	\$2,360	\$2,360	\$2,360	\$2,360	\$2,360	\$2,360	\$2,360	\$2,431	\$2,431	\$28,202
2019 Projected	\$2,158	\$1,973	\$2,391	\$4,022	\$1,464	\$664	\$679	\$2,192	\$2,192	\$2,192	\$2,257	\$1,893	\$24,077

Comments

ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
BONUS													
5250-0010 Administrative - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0020 Administrative - Commissions													\$0
5250-0030 Administrative - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0040 Administrative - Other			(\$291)									(\$291)	(\$582)
5250-0050 Leasing - Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0060 Leasing - Commissions													\$0
5250-0070 Leasing - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0080 Leasing - Other													\$0
5250-0090 Maintenance - Monthly													\$0
5250-0100 Maintenance - Commissions													\$0
5250-0110 Maintenance - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0120 Maintenance - Other													\$0
5250-0130 Cleaning - Monthly													\$0
5250-0140 Cleaning - Commissions													\$0
5250-0150 Cleaning - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0160 Cleaning - Other													\$0
5250-0170 Grounds - Monthly													\$0
5250-0180 Grounds - Commissions													\$0
5250-0190 Grounds - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0200 Grounds - Other													\$0
5250-0210 Marketing - Monthly													\$0
5250-0220 Marketing - Commissions													\$0
5250-0230 Marketing - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0240 Marketing - Other													\$0
5250-0250 Security - Monthly													\$0
5250-0260 Security - Commissions													\$0
5250-0270 Security - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0280 Security - Other													\$0
5250-0290 Garage - Monthly													\$0
5250-0300 Garage - Commissions													\$0
5250-0310 Garage - Quarterly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5250-0320 Garage - Other													\$0
5250-0330 Other Bonuses	\$0	\$0	\$291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291	\$582
Total BONUS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$160	\$4,682	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,842

Comments

ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

CHECK PROCESSING FEES													
5400-0010 Ck Processing - Administrative	\$101	\$151	\$112	\$123	\$123	\$123	\$123	\$185	\$123	\$123	\$123	\$123	\$1,534
5400-0020 Ck Processing - Leasing	\$45	\$67	\$45	\$45	\$45	\$45	\$45	\$67	\$45	\$45	\$45	\$45	\$582
5400-0030 Ck Processing - Maintenance	\$157	\$235	\$157	\$157	\$157	\$157	\$157	\$235	\$157	\$157	\$157	\$157	\$2,038
5400-0040 Ck Processing - Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0050 Ck Processing - Grounds	\$45	\$67	\$45	\$45	\$45	\$45	\$45	\$67	\$45	\$45	\$45	\$45	\$582
5400-0060 Ck Processing - Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0070 Ck Processing - Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0080 Ck Processing - Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5400-0090 Other Check Processing													\$0
Total CHECK PROCESSING FEES	\$347	\$521	\$358	\$370	\$370	\$370	\$370	\$554	\$370	\$370	\$370	\$370	\$4,738
2019 Projected	\$226	\$250	\$218	\$377	\$257	\$227	\$216	\$559	\$372	\$372	\$372	\$372	\$3,819

Comments

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

ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
PAYROLL TAXES													
Social Security	\$1,386	\$1,386	\$1,424	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,513	\$1,513	\$17,526
Medicare	\$324	\$324	\$333	\$344	\$344	\$344	\$344	\$344	\$344	\$344	\$354	\$354	\$4,099
Federal Unemployment	\$165	\$165	\$158	\$128	\$114	\$48	\$28	\$16	\$5	\$5	\$5	\$3	\$840
State Unemployment	\$1,280	\$1,280	\$1,222	\$991	\$882	\$374	\$219	\$123	\$37	\$37	\$38	\$27	\$6,510
5450-0010 Administrative - FICA	\$441	\$441	\$461	\$543	\$543	\$543	\$543	\$543	\$543	\$543	\$560	\$537	\$6,242
5450-0020 Administrative - FUTA	\$46	\$46	\$39	\$16	\$16	\$16	\$16	\$13	\$5	\$5	\$5	\$3	\$224
5450-0030 Administrative - SUTA	\$357	\$357	\$299	\$121	\$120	\$120	\$120	\$103	\$37	\$37	\$38	\$27	\$1,736
5450-0040 Leasing - FICA	\$214	\$214	\$214	\$214	\$214	\$214	\$214	\$214	\$214	\$214	\$220	\$220	\$2,582
5450-0050 Leasing - FUTA	\$22	\$22	\$22	\$22	\$20	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$112
5450-0060 Leasing - SUTA	\$173	\$173	\$173	\$173	\$156	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$868
5450-0070 Maintenance - FICA	\$865	\$865	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$868	\$891	\$891	\$10,452
5450-0080 Maintenance - FUTA	\$81	\$81	\$81	\$74	\$62	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$392
5450-0090 Maintenance - SUTA	\$625	\$625	\$625	\$572	\$481	\$111	\$0	\$0	\$0	\$0	\$0	\$0	\$3,038
5450-0100 Cleaning - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0110 Cleaning - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0120 Cleaning - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0130 Grounds - FICA	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$159	\$159	\$1,858
5450-0140 Grounds - FUTA	\$16	\$16	\$16	\$16	\$16	\$16	\$13	\$3	\$0	\$0	\$0	\$0	\$112
5450-0150 Grounds - SUTA	\$125	\$125	\$125	\$125	\$125	\$125	\$99	\$20	\$0	\$0	\$0	\$0	\$868
5450-0160 Marketing - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0170 Marketing - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0180 Marketing - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0190 Security - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0200 Security - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0210 Security - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0220 Garage - FICA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0230 Garage - FUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0240 Garage - SUTA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5450-0250 Other Payroll Taxes	\$0	\$0	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22	\$45
Total PAYROLL TAXES	\$3,119	\$3,119	\$3,099	\$2,898	\$2,775	\$2,201	\$2,026	\$1,918	\$1,821	\$1,821	\$1,872	\$1,860	\$28,529
2019 Projected	\$1,258	\$1,815	\$1,413	\$1,720	\$1,385	\$1,222	\$2,350	\$1,821	\$1,821	\$1,821	\$1,874	\$1,571	\$20,072

Comments

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

ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
INSURANCE BENEFITS													
Health Insurance	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$4,805	\$57,658
Life Insurance	\$46	\$46	\$48	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$51	\$51	\$591
LTD/STD	\$163	\$163	\$168	\$174	\$174	\$174	\$174	\$174	\$174	\$174	\$180	\$180	\$2,073
5500-0010 Administrative	\$664	\$664	\$670	\$570	\$670	\$670	\$670	\$670	\$670	\$670	\$672	\$672	\$7,933
Reverse Administrative Benefits	(\$997)	(\$997)	(\$997)	(\$1,105)	(\$1,005)	(\$1,005)	(\$1,005)	(\$1,005)	#####	(\$1,005)	(\$1,005)	(\$1,005)	(\$12,136)
5500-0020 Leasing	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$247	\$2,960
Reverse Leasing Benefits	(\$365)	(\$365)	(\$365)	(\$365)	(\$365)	(\$365)	(\$365)	(\$365)	#####	(\$365)	(\$365)	(\$365)	(\$4,380)
5500-0030 Maintenance	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$231	\$231	\$2,737
Reverse Maintenance Benefits	(\$1,910)	(\$1,910)	(\$1,910)	(\$1,910)	(\$1,910)	(\$1,910)	(\$1,910)	(\$1,910)	(\$1,910)	(\$1,910)	(\$1,910)	(\$1,910)	(\$22,920)
5500-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Cleaning Benefits													\$0
5500-0050 Grounds	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$605	\$605	\$7,255
Reverse Grounds Benefits													\$0
5500-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Marketing Benefits													\$0
5500-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Security Benefits													\$0
5500-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reverse Garage Benefits													\$0
5500-0090 Other Insurance Benefits													\$0
5500-0100 Insurance Plan Costs													\$0
Total INSURANCE BENEFITS	\$1,742	\$1,742	\$1,748	\$1,649	\$1,749	\$1,749	\$1,749	\$1,749	\$1,749	\$1,749	\$1,756	\$1,756	\$20,885
2019 Projected	\$1,535	\$1,535	\$1,536	\$1,834	\$2,135	\$2,129	\$2,190	\$2,845	\$2,845	\$2,845	\$2,852	\$2,825	\$27,107

Comments

Reversed out 60% for Preston Park.

ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
401K CONTRIBUTION													
5550-0010 Administrative	\$49	\$49	\$52	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$62	\$61	\$696
5550-0020 Leasing	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$24	\$287
5550-0030 Maintenance	\$86	\$86	\$86	\$86	\$86	\$86	\$86	\$86	\$86	\$86	\$88	\$88	\$1,033
5550-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5550-0050 Grounds	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$18	\$18	\$206
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	\$176	\$176	\$179	\$187	\$187	\$187	\$187	\$187	\$187	\$187	\$193	\$191	\$2,222
2019 Projected	\$217	\$244	\$219	\$278	\$157	\$121	\$117	\$198	\$198	\$198	\$204	\$170	\$2,321

Comments

WORKERS COMPENSATION													
5600-0010 Administrative	\$397	\$397	\$416	\$490	\$490	\$490	\$490	\$490	\$490	\$490	\$505	\$485	\$5,630
5600-0020 Leasing	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$193	\$199	\$199	\$2,329
5600-0030 Maintenance	\$813	\$813	\$816	\$816	\$816	\$816	\$816	\$816	\$816	\$816	\$837	\$837	\$9,829
5600-0040 Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5600-0050 Grounds	\$139	\$139	\$139	\$139	\$139	\$139	\$139	\$139	\$139	\$139	\$143	\$143	\$1,676
5600-0060 Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5600-0070 Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5600-0080 Garage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5600-0090 Other Workmens Compensation													\$0
Total WORKERS COMPENSATION	\$1,542	\$1,542	\$1,564	\$1,638	\$1,638	\$1,638	\$1,638	\$1,638	\$1,638	\$1,638	\$1,684	\$1,664	\$19,464
2019 Projected	\$1,164	\$1,516	\$1,346	\$1,674	\$1,206	\$1,094	\$773	\$1,607	\$1,607	\$1,607	\$1,653	\$1,366	\$16,614

Comments

ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$438	\$5,973	\$5,505	\$3,063	\$5,505	\$5,505	\$1,000	\$1,000	\$0	\$27,990

Comments

Assumes \$6,000 for temporary office and maintenance coverage. POP decrease due to temp coverage during ABM's maternity leave and while hiring Compliance position.

ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL SUMMARY



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
NEW HIRE EXPENSE													
5650-0040 New Hire Expense - Admin													
Manager Hire Screenir \$510	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Manager Screenir \$485	0	0	1	0	0	0	0	0	0	1	0	0	2
										\$485	\$0	\$0	\$970
													\$0
5650-0050 New Hire Expense - Maint													
Manager Hire Screenir \$510	0	0	0	1	0	0	0	0	1	0	0	0	2
Non-Manager Screenir \$485	0	0	0	0	0	0	0	0	0	0	0	0	0
										\$0	\$0	\$0	\$0
													\$0
5650-0060 New Hire Expense - Other													
Manager Screening \$510	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Manager Screenir \$485	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevate Associate Coaching Program \$200		\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$200	\$600
LinkedIn Outreach Program \$250		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$250
				(\$510)					(\$510)			(\$200)	(\$1,220)
													\$0
													\$0
Total NEW HIRE EXPENSE		\$0	\$485	\$200	\$0	\$0	\$0	\$0	\$200	\$485	\$250	\$0	\$1,620
2019 Projected		\$0	\$0	\$0	\$70	\$0	\$0	\$0	\$510	\$485	\$250	\$0	\$1,315

Comments

Allows for expense associated for new hires.

TOTAL PAYROLL SUMMARY	\$29,836	\$31,495	\$30,664	\$32,094	\$32,071	\$30,498	\$30,323	\$31,399	\$30,317	\$31,602	\$32,208	\$30,924	\$373,434
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ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL DETAILS



PAYROLL DETAILS								2019			2020 After May Increase						Housing Allowance			Bonus			Total Comp. Package	
Associate	Position	State	Alloc. to Prop.	Health Ins.?	Full-Time?	Hire Date	End Date	Annual Salary	Hourly Rate	% Incrs.	Annual Salary	Hourly Rate	OT Rate	Hrs/ Week	OT Hrs /Wk	Ann'l OT Costs	Unit Type	Amnity	% Dscnt	Annual Cost	Bonus Poten.	% of Poten		Amount
Administrative Staff Compensation																								
Victor Vo-Khuong	Sr. Business Manager	CA	40%	Yes	Yes	7/1/2018	6/30/2020	\$83,430		3.00%	\$85,933													\$34,182
Anality Puckett	Assistant Business Mana	CA	40%	Yes	Yes	5/16/2011	6/30/2020		\$32.96	3.00%		\$33.95	\$50.92	16.00	4.00	\$5,398								\$33,486
Pete Camacho	Other Admin	CA	40%	Yes	YEs	2/19/2019	6/30/2020		\$19.00	3.00%		\$19.57	\$29.36	16.00	2.00	\$1,221								\$13,948
				Yes																				
Kristin Torrice	Regional Manager	CA	100%	Yes	Yes	8/14/2018	6/30/2020	\$7,015		3.00%	\$7,225													\$7,185
				Yes																				
				Yes																				
				Yes																				
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ABRAMS PARK
2020 STANDARD BUDGET
PAYROLL DETAILS



PAYROLL DETAILS								2019			2020 After May Increase						Housing Allowance			Bonus			Total Comp. Package	
Associate	Position	State	Alloc. to Prop.	Health Ins.?	Full-Time?	Hire Date	End Date	Annual Salary	Hourly Rate	% Incrs.	Annual Salary	Hourly Rate	OT Rate	Hrs/ Week	OT Hrs /Wk	Annl OT Costs	Unit Type	Amnity	% Dscnt	Annual Cost	Bonus Poten.	% of Poten		Amount
Cleaning Staff Compensation																								
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
Total Cleaning Staff Compensation																								
Grounds Staff Compensation																								
Esther Gonzalez	Porter/Groundskeeper	CA	40%	Yes	Yes	6/30/2020		\$15.00		3.00%	\$15.45	\$23.18	16.00	1.00	\$614									\$13,397
Francisco Perez	Porter/Groundskeeper	CA	40%	Yes	Yes	6/30/2020		\$13.50		3.00%	\$13.91	\$20.86	16.00	1.00	\$553									\$12,057
				Yes																				
				Yes																				
				Yes																				
Total Grounds Staff Compensation										3.00%			32	2	\$1,167								\$25,454	
Marketing Staff Compensation																								
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
Total Marketing Staff Compensation																								
Security Staff Compensation																								
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
Total Security Staff Compensation																								
Garage Staff Compensation																								
				Yes																				
				Yes																				
				Yes																				
				Yes																				
				Yes																				
Total Garage Staff Compensation																								
TOTAL ALLOCATED SALARIES														208.00	33.00	\$28,620								\$290,395

ABRAMS PARK
2020 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6000-0010 Landscape Contract													
													\$0
Monthly Contract	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$44,400
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Landscape Contract	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$44,400
2019 Projected	\$3,142	\$3,142	\$3,142	\$3,142	\$3,142	\$3,142	\$3,300	\$3,700	\$3,700	\$3,700	\$3,700	\$3,700	\$40,652

Comments

Allows for monthly maintenance landscape contract. POP variance due to new contract initiated in February 2019.

ABRAMS PARK
2020 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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ABRAMS PARK
2020 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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ABRAMS PARK
2020 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6000-0080 Other Landscaping													
													\$0
													\$0
Monument Sign Refresh		\$850			\$350			\$850			\$330		\$2,380
													\$0
Emergency Tree Removal				\$525		\$525	\$525			\$525			\$2,100
													\$0
													\$0
													\$0
													\$0
Total Other Landscaping	\$0	\$850	\$0	\$525	\$350	\$525	\$525	\$850	\$0	\$525	\$330	\$0	\$4,480
2019 Projected	\$716	\$0	\$0	\$0	\$400	\$400	\$1,356	\$800	\$0	\$500	\$300	\$0	\$4,472

Comments

Assumes monument sign refresh, irrigation repair and plant replacements.

ABRAMS PARK
2020 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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ABRAMS PARK
2020 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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ABRAMS PARK
2020 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6000-0130 Irrigation/Sprinkler Repairs													
													\$0
Irrigation Repairs	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$6,900
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Irrigation/Sprinkler Repairs	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$575	\$6,900
2019 Projected	\$1,331	\$774	\$2,143	\$399	\$617	\$0	\$0	\$0	\$500	\$500	\$0	\$500	\$6,764

Comments
Includes irrigations repairs, new timers, batteries, valves, and sprinkler heads.

ABRAMS PARK
2020 STANDARD BUDGET
LANDSCAPING EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
TOTAL LANDSCAPING EXPENSE	\$4,275	\$5,125	\$4,275	\$4,800	\$4,625	\$4,800	\$4,800	\$5,125	\$4,275	\$4,800	\$4,605	\$4,275	\$55,780

ABRAMS PARK
2020 STANDARD BUDGET
UTILITIES



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6100-0010 Electricity													
													\$0
													\$0
Electricity	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$5,650
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electricity	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$5,650
2019 Projected	(\$1,110)	\$697	\$586	\$825	\$379	\$315	\$744	\$697	\$586	\$379	\$697	\$586	\$5,381

Comments
Assumes monthly billing for Leasing Office/Community Center and community lighting. Includes 2018/2019 actuals plus a 5% increase.

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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
UTILITIES



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total	
6100-0040 Electricity - Vacant														
Average Cost per Vacant	\$30	\$75	\$90	\$75	\$60	\$75	\$75	\$60	\$75	\$75	\$60	\$60	\$60	\$840
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Electricity - Vacant	\$75	\$90	\$75	\$60	\$75	\$75	\$60	\$75	\$75	\$60	\$60	\$60	\$60	\$840
2019 Projected	\$71	\$171	\$0	\$0	\$70	\$26	\$134	\$75	\$75	\$60	\$60	\$60	\$60	\$804

Comments

Monthly billing for vacant units.

6100-0080 Gas													
													\$0
Gas	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$145
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$145
2019 Projected	\$4	\$2	\$0	\$0	\$0	\$0	\$31	\$20	\$20	\$20	\$20	\$20	\$138

Comments

Monthly billing for Leasing Office/Community Center.

ABRAMS PARK
2020 STANDARD BUDGET
UTILITIES



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6100-0110 Gas - Vacant														
Average Cost per Vacant	\$9	\$21	\$26	\$21	\$17	\$21	\$21	\$17	\$21	\$21	\$17	\$17	\$17	\$238
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Gas - Vacant		\$21	\$26	\$21	\$17	\$21	\$21	\$17	\$21	\$21	\$17	\$17	\$17	\$238
2019 Projected		\$0	\$25	\$20	\$12	\$3	\$0	\$4	\$38	\$38	\$30	\$30	\$30	\$228

Comments

Monthly billing for vacant units.

ABRAMS PARK
2020 STANDARD BUDGET
UTILITIES



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6100-0150 Water													
													\$0
	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$72,904
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Water	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$6,075	\$72,904
2019 Projected	\$2,542	\$16,681	\$5,419	\$4,922	\$4,304	\$5,408	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$66,276

Comments

Includes water billing for community irrigation. Anticipates irrigation function at 100%. Includes 2019/2020 actuals plus a 10% increase.

6100-0220 Sewer													
													\$0
Sewer	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$57,925
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Sewer	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$4,827	\$57,925
2019 Projected	\$3,585	\$3,987	\$5,605	\$3,738	\$3,909	\$3,909	\$3,909	\$3,909	\$7,399	\$3,909	\$7,399	\$3,909	\$55,167

Comments

Allows for monthly Sewer for the Leasing Office, Community Center and Vacant Units. MRWP fees are accrued each month and paid bi-monthly. Based on 2018/2019 actuals for MRWP and MCWD plus a 5% increase.

ABRAMS PARK
2020 STANDARD BUDGET
UTILITIES



Description			Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6100-0280 Trash Removal Start Month															
			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Valet Waste Monthly Fee			\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rubicon Trash			Jan	\$500	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500
															\$0
Dump Fees				\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$1,980
Remove Trash Fee									(\$500)						(\$500)
															\$0
															\$0
Total Trash Removal				\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$1,980
2019 Projected				\$156	\$165	\$243	\$130	\$165	\$77	\$165	\$165	\$150	\$150	\$165	\$1,911

Comments

Represents monthly trash haul to waste facility.

ABRAMS PARK
2020 STANDARD BUDGET
UTILITIES



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
UTILITIES



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
UTILITIES



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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6100-0375 Reimbursed Water

	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Water	\$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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6100-0380 Reimbursed Sewer

	Community	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Sewer	\$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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
UTILITIES



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
UTILITIES



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
TOTAL UTILITIES	\$11,647	\$11,666	\$11,647	\$11,627	\$11,647	\$11,647	\$11,627	\$11,647	\$11,647	\$11,627	\$11,627	\$11,627	\$139,682

ABRAMS PARK
2020 STANDARD BUDGET
MARKETING



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6300-0010 Advertising-Print													
													\$0
Illustratus	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$1,680
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising-Print	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$1,680
2019 Projected	\$138	\$138	\$138	\$138	\$138	\$138	\$138	\$138	\$138	\$138	\$138	\$138	\$1,656

Comments
Includes community newsletter @ \$140 per month.

ABRAMS PARK
2020 STANDARD BUDGET
MARKETING



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250

Comments

Assumes \$250 in January for music license.

ABRAMS PARK
2020 STANDARD BUDGET
MARKETING



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
MARKETING



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

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

6300-0220 Dues, Memberships & Sub.

														\$0
CAA					\$545									\$545
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Dues, Memberships & Sub.		\$0	\$0	\$0	\$0	\$545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$545
2019 Projected		\$0	\$0	\$0	\$545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$545

Comments

\$545 in November for CAA membership.

ABRAMS PARK
2020 STANDARD BUDGET
MARKETING



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6300-0230 Resident Functions													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Functions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0280 Marketing Supplies													
SiteTablet: iPad App (Monthly)	\$30												\$0
SiteTablet: iPad App Setup	\$50												\$0
Parcel Alert (Monthly)	\$100												\$0
Parcel Alert Setup	\$216												\$0
Lobby Display (Monthly)	\$50												\$0
Lobby Display Setup	\$108												\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Marketing Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
MARKETING



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6300-0290 Billboards/Signs													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Billboards/Signs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ALLIANCE
RESIDENTIAL COMPANY

Comments

ABRAMS PARK
2020 STANDARD BUDGET
MARKETING



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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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
2019 Projected	\$0	\$1,080	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,480

Comments

6300-0344 Graphic Design Cost/Hr.

Creative Collateral Elements (Hourly)	\$90												\$0
Total Graphic Design		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
MARKETING



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6300-0360 Promotions - Other													
Winter Campaign	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Summer Campaign	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Promotions - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6300-0420 Resident Retention													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Retention	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**ABRAMS PARK
2020 STANDARD BUDGET
MARKETING**

[illegible]

Comments

[illegible]

Comments

ABRAMS PARK
2020 STANDARD BUDGET
MARKETING



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Community does not participate in Reputation.com or Yelp

6300-0550 Shopper Reports

Video Shops	\$175	\$0	\$175	\$0	\$0	\$175	\$0	\$0	\$175	\$0	\$0	\$175	\$0	\$700
Phone Shops	\$25													\$0
														\$0
Remove video shops		(\$175)			(\$175)			(\$175)			(\$175)			(\$700)
														\$0
														\$0
														\$0
														\$0
Total Shopper Reports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL MARKETING	\$680	\$680	\$680	\$680	\$1,225	\$680	\$930	\$680	\$680	\$680	\$680	\$680	\$8,955
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ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6400-0010 Telephone Per Month													
													\$0
Office Telephone/Fax - Local & Long Dista	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$1,125	\$13,500
Telephone Maintenance (Maynard Group)	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$171	\$2,052
Cellular Phones (Verizon)	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$2,160
Internet Service - Suddenlink	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
													\$0
													\$0
													\$0
Total Telephone	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$1,601	\$19,212
2019 Projected	\$1,376	\$1,485	\$654	\$2,431	\$2,082	\$2,005	\$2,427	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$18,660

Comments

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

6400-0020 Cell Phone Per Month													
3G Services through AT&T	\$29.99												\$0
Mobile Device	\$80.00												\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Cell Phone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6400-0040 Answering Service													
													\$0
Enterprise Answering Service	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$744
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Answering Service	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$62	\$744
2019 Projected	\$50	\$50	\$50	\$50	\$50	\$50	\$140	\$55	\$55	\$55	\$55	\$55	\$715

Comments

Monthly answering service @ \$62 per month.

ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0070 Office Supplies Cost/													
P&P Manuals (New Properties)	\$370												\$0
P&P Manuals (Existing Properties)	\$185	\$185	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185
													\$0
		\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$2,220
													\$0
													\$0
													\$0
													\$0
Total Office Supplies	\$370	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$185	\$2,405
2019 Projected	\$8	\$502	\$402	\$59	\$90	\$308	\$42	\$250	\$175	\$175	\$175	\$175	\$2,361

Comments

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

ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6400-0080 Office Equipment													
													\$0
Copier Lease	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Copier Maintenance	\$475			\$475			\$475			\$475			\$1,900
Copier Toner	\$160			\$160			\$160			\$160			\$640
													\$0
													\$0
													\$0
													\$0
Total Office Equipment	\$735	\$100	\$100	\$735	\$100	\$100	\$735	\$100	\$100	\$735	\$100	\$100	\$3,740
2019 Projected	\$64	\$267	\$290	\$407	\$212	\$102	\$303	\$350	\$100	\$700	\$400	\$400	\$3,594

Comments

Office equipment including copier lease, copier maintenance agreement, and toner.

6400-0120 Postage	Cost/	Qty/Unit												
A/P Invoicing	\$0.48	0.18	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$425
														\$0
Stamps			\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$500	\$55	\$55	\$55	\$1,105
Federal Express Charges			\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
														\$0
														\$0
														\$0
														\$0
Total Postage			\$165	\$165	\$165	\$165	\$165	\$165	\$165	\$610	\$165	\$165	\$165	\$2,430
2019 Projected			\$69	\$180	\$210	\$112	\$140	\$177	\$160	\$160	\$160	\$610	\$180	\$2,338

Comments

Postage for community use and Fed Ex Services to Corporate.

ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected		\$36	(\$36)	\$105	\$26	\$18	\$0	\$0	\$0	\$105	\$0	\$0	\$45	\$299

Comments

Assumes business card order twice per year.

6400-0190 Forms Cost														
Clement - Labor Law Poster	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115
Blue Moon -License Not Texas	\$175													0
Blue Moon 500 Clicks	\$46													0
Blue Moon 1000 Click	\$76													0
Blue Moon 2500 Click	\$170													0
Blue Moon 5000 Click	\$317													0
Blue Moon (TX Only) Unlimited	\$437													0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Forms		\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$115	\$0	\$0	\$0	\$0	\$0	\$115

Comments

Allows for labor law posters.

ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6400-0200 Licenses Cost													
													\$0
Vehicle Registration/License Fees			\$250			\$250			\$250			\$250	\$1,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Licenses	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$0	\$0	\$250	\$1,000
2019 Projected	\$250	(\$198)	\$0	\$0	\$277	\$0	\$250	\$0	\$200	\$0	\$0	\$200	\$979

Comments

Allows for 4 vehicle registration fees.

6400-0202 Kingsley Survey Cost													
Kingsley Survey (Quarterly)	\$98.94	\$99	\$0	\$0	\$99	\$0	\$0	\$99	\$0	\$0	\$99	\$0	\$396
Kingsley Survey Renewal Fee (Annual)	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100
													\$0
													\$0
Total Kingsley Survey	\$99	\$0	\$0	\$99	\$0	\$0	\$199	\$0	\$0	\$99	\$0	\$0	\$496
2019 Projected	\$0	\$99	\$0	\$99	\$0	\$0	\$199	\$0	\$0	\$99	\$0	\$0	\$496

Comments

Assumes quarterly expense for Kingsley survey.

ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6400-0230 Training & Education Cost/														
Training	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Professional Designation - BM/ABM	\$850													\$0
Professional Designation - SS	\$300													\$0
First Aid/CPR Certification/Safety Meeting:	\$200													\$0
Virtual Headsets	\$25													\$0
Hands Free Ear Piece	\$170													\$0
Webcams	\$55													\$0
Travel	Varies													\$0
Empower-U: Management Principles Meet	\$750													\$0
Dale Carnegie Sales Advantage	\$50													\$0
Dale Carnegie Leadership	\$50													\$0
Motivator Meeting	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$400
Remove Motivator Meeting							(\$100)						(\$100)	(\$200)
Annual Training Event							\$1,350							\$1,350
														\$0
Reduce Training		(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$90)	(\$1,080)
														\$0
Total Training & Education		\$60	\$60	\$160	\$60	\$60	\$1,410	\$60	\$60	\$160	\$60	\$60	\$60	\$2,270
2019 Projected		\$100	\$100	\$350	\$100	\$100	\$110	\$350	\$60	\$160	\$560	\$160	\$60	\$2,210

Comments

Cost includes BM to training event in PHX and \$60 per month for Alliance University training courses.

6400-0270 Credit Check

	Applicant Denials + Cancellations		3	0	0	0	0	0	0	0	0	0	0	0	36	
100%	Employee Verification	Yes	\$8	\$80	\$88	\$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	\$260	\$286	\$260	\$234	\$208	\$234	\$208	\$208	\$260	\$234	\$286	\$260	\$2,938
																\$0
	Prospect Screenings			\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$1,320
																\$0
																\$0
																\$0
	Total Credit Check			\$450	\$484	\$450	\$416	\$382	\$416	\$382	\$382	\$450	\$416	\$484	\$450	\$5,162
	2019 Projected			\$279	\$471	\$87	\$297	\$750	\$350	\$650	\$372	\$440	\$406	\$474	\$440	\$5,016

Comments

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

ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description			Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected			\$530	\$540	\$520	\$341	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$540	\$6,251

Comments
Allows for bank fees.

6400-0312 Yardi CHECKscan															
Check Scanner Equipment		\$850	\$850												\$850
Yardi Check Scanning Agreement		\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$800
			(\$850)												(\$850)
Total Yardi CHECKscan			\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$800
2019 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$775	\$0	\$0	\$0	\$0	\$0	\$775

Comments
Assumes \$800 for the Yardi check scanning agreement.

ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$120	\$0	\$0	\$0	\$180	\$0	\$300

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
2019 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$1,185	\$0	\$0	\$0	\$0	\$1,185

Comments

Travel Fees associated with BM attendance at Annual Training in PHX.

ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6400-0440 Administrative Other													
													\$0
Mileage	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$948
													\$0
Budget Supplies													\$0
													\$0
													\$0
Total Administrative Other	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$79	\$948
2019 Projected	\$0	\$68	\$0	\$190	\$0	\$0	\$0	\$100	\$150	\$150	\$150	\$100	\$908

Comments

Mileage for personal vehicle use on property.

6400-0480 Computer Software	# of	Cost/											
Computer Maintenance	\$200		\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Email Account (based on Headcount + 1)	\$10		\$150	\$150	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,900
Additional E-mail Accounts	0	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Logmein Rescue	\$35		\$0	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$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
													\$0
													\$0
Outside IT Services			\$500					\$500					\$1,000
													\$0
													\$0
													\$0
													\$0
													\$0
Total Computer Software			\$447	\$850	\$360	\$457	\$360	\$360	\$492	\$860	\$360	\$457	\$5,723
2019 Projected			\$438	\$1,342	\$230	\$427	\$210	\$210	\$282	\$1,142	\$300	\$397	\$5,578

Comments

Assumes \$200/mo for computer maintenance, \$160/month for email accounts, \$500 biannually for outside IT servicew and \$97/quarter for cloud storage.

ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$0	\$0	\$0	\$0	\$0	\$4,000

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
2019 Projected		\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400

Comments

Allows for \$200/month for Payscan invoice scanning.

6400-0486 LRO Revenue Management

LRO Rainmaker Set-up Fee	\$2,500													\$0
LRO Rainmaker (Monthly per Unit)	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRO Rainmaker Auto Comp Update	\$0.25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yieldstar Set-up Fee	\$5,000													\$0
Yieldstar Licensing and Pricing Advisory	\$3.20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
Total LRO Revenue Management		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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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
2019 Projected		\$0	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$400	\$800

Comments

Assumes \$800 for cloud based budget solution.

6400-0800 Uniforms - Administrative

Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$525	\$0	\$0	\$0	\$0	\$525
Office Associate - Winter Apparel	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Dry cleaning - CA, OR & NV only	Min. Wage	\$6	\$9	\$7	\$9	\$9	\$9	\$9	\$13	\$9	\$9	\$9	\$104
	0	0	0	1	0	0	0	0	0	0	0	0	1
Name Tags (Replacement)	\$25	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
		(\$406)	(\$9)	(\$7)	(\$9)	(\$9)	(\$9)	(\$534)	(\$13)	(\$9)	(\$9)	(\$9)	(\$1,032)
Winter and Summer apparel for 3 associat			\$450					\$450					\$900
													\$0
Total Uniforms - Administrative		(\$0)	\$450	\$25	(\$0)	(\$0)	(\$0)	\$450	(\$0)	(\$0)	(\$0)	(\$0)	\$922
2019 Projected		\$12	\$0	\$0	\$160	\$0	\$0	\$0	\$160	\$240	\$9	\$9	\$598

Comments

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

6400-0805 Uniforms- Leasing

Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$350
Office Associate - Winter Apparel	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Dry cleaning - CA, OR & NV only	Min. Wage	\$6	\$9	\$6	\$6	\$6	\$6	\$6	\$9	\$6	\$6	\$6	\$75
	0	0	0	1	0	0	0	0	0	1	0	0	3
Name Tags (Replacement)	\$25	\$0	\$0	\$25	\$0	\$0	\$0	\$0	\$0	\$25	\$0	\$0	\$75
		(\$406)	(\$9)	(\$6)	(\$6)	(\$6)	(\$6)	(\$6)	(\$356)	(\$31)	(\$6)	(\$6)	(\$875)
			\$300					\$300					\$600
													\$0
Total Uniforms- Leasing		(\$0)	\$300	\$25	(\$0)	(\$0)	(\$0)	\$650	(\$347)	(\$0)	(\$0)	(\$0)	\$625
2019 Projected		\$0	\$0	\$160	\$160	\$0	\$0	\$0	\$160	\$31	\$6	\$6	\$553

Comments

Allows for winter and summer apparel for 2 associates at 40%. Also includes 1 name tag @ \$25.

ABRAMS PARK
2020 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6400-0250 Eviction/Legal Fees

Monthly Retainer	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800
Eviction Attorney		\$1,675						\$1,675						\$3,350
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Eviction/Legal Fees	\$650	\$2,325	\$650	\$650	\$650	\$650	\$650	\$2,325	\$650	\$650	\$650	\$650	\$650	\$11,150
2019 Projected	\$576	\$576	\$576	\$590	\$584	\$590	\$576	\$2,275	\$600	\$600	\$600	\$600	\$600	\$8,742

Comments

ALLIANCE
RESIDENTIAL COMPANY

POP increase due to higher monthly retainer costs.

ABRAMS PARK
2020 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6500-0010 Building & Structure													
													\$0
Garage Door Repairs	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200
													\$0
Other supplies	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$324
													\$0
													\$0
													\$0
													\$0
Total Building & Structure	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$377	\$4,524
2019 Projected	\$0	\$313	\$242	\$449	\$127	\$1,364	(\$58)	\$375	\$375	\$375	\$375	\$375	\$4,312

Comments

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

ABRAMS PARK
2020 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6500-0400 Plumbing													
													\$0
Supplies	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$1,236	\$14,838
													\$0
Vendor Services		\$500			\$500			\$500			\$500		\$2,000
													\$0
													\$0
													\$0
													\$0
Total Plumbing	\$1,236	\$1,736	\$1,236	\$1,236	\$1,736	\$1,236	\$1,236	\$1,736	\$1,236	\$1,236	\$1,736	\$1,236	\$16,838
2019 Projected	\$2,183	\$1,244	\$219	\$627	\$426	\$653	\$2,183	\$2,000	\$1,500	\$1,500	\$2,000	\$1,500	\$16,036

Comments
Includes all plumbing supplies including toilet seats, low flow toilet devices. Further, includes vendor plumbing services under \$500.

ABRAMS PARK
2020 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6500-0610 Housekeeping													
													\$0
													\$0
Cleaning/Trash Supplies	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$3,180
													\$0
													\$0
													\$0
													\$0
													\$0
Total Housekeeping	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$265	\$3,180
2019 Projected	\$221	\$375	\$128	\$239	\$282	\$200	\$350	\$250	\$250	\$250	\$250	\$250	\$3,045

Comments

Assumes cleaning supplies for use in unit turns, Community Center, Leasing Office, and clean up after service requests.

6500-0690 Pest Control

													\$0
Monthly Pest Control Contract	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$475	\$5,700
													\$0
Additional Supplies		\$75			\$75			\$75			\$75		\$300
													\$0
													\$0
													\$0
													\$0
Total Pest Control	\$475	\$550	\$475	\$475	\$550	\$475	\$475	\$550	\$475	\$475	\$550	\$475	\$6,000
2019 Projected	\$62	\$612	\$627	\$64	\$900	\$500	\$450	\$550	\$475	\$475	\$550	\$475	\$5,740

Comments

Assumes monthly pest control contract as well as additional pest repellant/supplies.

ABRAMS PARK
2020 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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ABRAMS PARK
2020 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6500-1010 Windows													
													\$0
Windows	\$400		\$400	\$400		\$400	\$400		\$400	\$400		\$300	\$3,100
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	\$700	\$300	\$700	\$700	\$300	\$700	\$700	\$300	\$700	\$700	\$300	\$600	\$6,700
2019 Projected	\$450	\$412	\$768	\$1,116	\$466	\$217	\$622	\$300	\$600	\$600	\$300	\$600	\$6,451

Comments

Assumes window and door supplies, window pane replacements, screening materials, screen doors, and interior doors.

6500-1060 Fire Extinguisher, 1st Aid

Personal Protective Equipment	\$65	\$0	\$76	\$0	\$0	\$0	\$76	\$0	\$0	\$0	\$76	\$0	\$0	\$228
			(\$87)				(\$87)				(\$87)			(\$261)
Backflow Testing								\$2,000						\$2,000
Fire Extinguisher Testing					\$1,175									\$1,175
Smoke Alarms/Carbon Detectors					\$200					\$200				\$400
														\$0
														\$0
														\$0
														\$0
Total Fire Extinguisher, 1st Aid	\$0	(\$11)	\$0	\$0	\$1,375	(\$11)	\$0	\$0	\$2,000	(\$11)	\$200	\$0		\$3,542
2019 Projected	\$0	\$0	\$0	\$0	\$1,176	\$0	\$0	\$0	\$2,000	\$87	\$200	\$0		\$3,462

Comments

Allows for annual fire extinguisher testing performed throughout property and annual backflow testing. Further, includes smoke alarm repairs.

ABRAMS PARK
2020 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$800

Comments

Allows for quarterly monitoring @ \$200/quarter.

ABRAMS PARK
2020 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6500-1270 Maintenance Other													
													\$0
													\$0
Vehicle Maintenance		\$1,000			\$1,000			\$1,000			\$1,000		\$4,000
Vehicle Gas	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Handi Trac	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
Mini Mobile Rental	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
													\$0
													\$0
Total Maintenance Other	\$400	\$1,400	\$400	\$400	\$1,400	\$400	\$400	\$1,400	\$400	\$400	\$1,400	\$400	\$8,800
2019 Projected	\$718	\$643	\$111	\$440	\$1,057	\$142	\$250	\$1,900	\$400	\$400	\$1,900	\$400	\$8,361

Comments
Includes maintenance on all vehicles, gas for all vehicles, HandiTrac monthly billing, and storage rental of container.

6500-1460 Safety Tool Equip/Rep/Sup													
Small tools and equipment - power tools	\$680												\$0
Emergency Supply Kit	\$280	\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Safety Tool Equip/Rep/Sup		\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280

Comments
Includes one emergency supply kit in February.

ABRAMS PARK
2020 STANDARD BUDGET
MAINTENANCE EXPENSE



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6500-1550 Uniforms - Maintenance														
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$1,225	\$0	\$0	\$0	\$0	\$1,225	\$0	\$0	\$0	\$0	\$2,450
Uniform Purchase - Hat	\$15	\$0	\$0	\$53	\$0	\$0	\$0	\$0	\$53	\$0	\$0	\$0	\$0	\$105
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Name Tags (New Assoc. & Replacement		\$15			\$15			\$15			\$15			\$60
				(\$1,860)					(\$1,460)					(\$3,320)
			\$744					\$744						\$1,488
														\$0
Total Uniforms - Maintenance		\$15	\$744	(\$233)	\$15	\$0	\$0	\$759	(\$183)	\$0	\$15	\$0	\$0	\$1,133
2019 Projected		\$0	\$0	\$220	\$0	\$351	\$333	\$0	\$420	\$0	\$0	\$0	\$0	\$1,325

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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
MAINTENANCE EXPENSE



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6500-1560 Uniforms- Grounds														
Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$350	\$0	\$0	\$0	\$0	\$700
Uniform Purchase - Hat	\$15	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$30
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
				(\$233)					(\$183)					(\$416)
			\$93					\$93						\$186
														\$0
														\$0
Total Uniforms- Grounds		\$0	\$93	\$232	\$15	\$0	\$0	\$93	\$182	\$0	\$0	\$0	\$0	\$615
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180	\$0	\$0	\$0	\$0	\$180

Comments

Allows for Porter uniform purchased in winter and summer @ 40%.

6500-1565 Uniforms- Security

Uniform Purchase - Shirts & Pants	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Hat	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Name Tags (New Assoc. & Replacement	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
														\$0
														\$0
														\$0
														\$0
Total Uniforms- Security		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
MAINTENANCE EXPENSE



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6500-0360 Electrical

														\$0
Supplies		\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$15,240
														\$0
														\$0
														\$0
														\$0
														\$0
Total Electrical		\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$1,270	\$15,240
2019 Projected		\$1,306	\$1,500	\$131	\$802	\$1,500	\$1,425	\$722	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$14,886

Comments

Supplies include circuit boxes, breakers, switches, switch plates, outlets, exterior lighting, batteries, phone jacks, cable outlets, ceiling fans and motors. Further, includes vendor services as needed under \$500.

6500-0430 HVAC

														\$0
Parts and Repairs			\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100				\$800
														\$0
Furnace filters			\$150			\$150			\$150				\$150	\$600
Contracted Repairs/Duct Cleanings			\$700			\$700			\$700			\$700		\$2,800
														\$0
														\$0
Total HVAC		\$0	\$700	\$250	\$100	\$800	\$250	\$100	\$800	\$250	\$100	\$700	\$150	\$4,200

ABRAMS PARK
2020 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
2019 Projected	\$191	\$0	\$7	\$0	\$7	\$33	\$568	\$1,300	\$550	\$500	\$800	\$150	\$4,106

Comments

Includes contracted repairs, filters and parts, repairs and maintenance.

6500-0600 Misc. Supplies

													\$0
	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$3,720
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Misc. Supplies	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$310	\$3,720
2019 Projected	\$400	\$160	\$185	\$103	\$47	\$400	\$16	\$400	\$400	\$650	\$400	\$400	\$3,561

Comments

Budget includes nuts, bolts, screws, towel rods, toilet paper holders, racks, etc.

6500-0680 Small Equipment

													\$0
Miscellaneous Tools	\$250			\$250			\$250			\$250			\$1,000
Dehumidifier/Blower			\$1,500					\$500					\$2,000
													\$0
													\$0
													\$0
													\$0
Total Small Equipment	\$250	\$0	\$1,500	\$250	\$0	\$0	\$250	\$0	\$500	\$250	\$0	\$0	\$3,000
2019 Projected	\$9	\$0	\$36	\$0	\$67	\$63	\$342	\$0	\$500	\$450	\$0	\$0	\$1,466

Comments

Budget includes cost of general maintenance equipment and purchase of tools under \$500. Further, includes purchase of one dehumidifier and one blower.

6500-1040 Keys

													\$0
Keys/Locks	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$4,356
													\$0
													\$0
													\$0

ABRAMS PARK
2020 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
													\$0
													\$0
													\$0
Total Keys	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$363	\$4,356
2019 Projected	\$505	\$255	\$0	\$621	\$25	\$91	\$533	\$425	\$425	\$425	\$425	\$425	\$4,155

Comments
Includes expense for keys/locks.

TOTAL MAINTENANCE EXPENSE	\$5,861	\$8,097	\$7,146	\$5,976	\$8,746	\$5,635	\$6,798	\$7,651	\$8,146	\$5,950	\$7,471	\$5,446	\$82,927
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ABRAMS PARK
2020 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$805	\$990	\$575	\$470	\$510	\$1,190	\$740	\$769	\$769	\$769	\$1,025	\$897	\$9,509

Comments

Includes cost of general cleaning of apartments upon unit turn.

6600-0040 Redec-Painting Supplies Cost/Turn													
Paint Supplies for Turnovers \$245	\$1,962	\$1,962	\$1,471	\$1,471	\$1,471	\$1,226	\$1,226	\$1,471	\$1,471	\$1,471	\$1,962	\$1,717	\$18,883
													\$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	\$1,562	\$1,562	\$1,071	\$1,071	\$1,071	\$826	\$826	\$1,071	\$1,071	\$1,071	\$1,562	\$1,317	\$14,083
2019 Projected	\$986	\$700	\$1,062	\$799	\$1,090	\$1,200	\$1,350	\$1,062	\$1,162	\$1,062	\$1,549	\$1,306	\$13,328

Comments

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

ABRAMS PARK
2020 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6600-0050 Redec-Painting Contract Cost/Turn													
% of Turnovers Handled by Staff	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	
Paint Contract for Turnovers \$984	\$4,331	\$4,331	\$3,248	\$3,248	\$3,248	\$2,707	\$2,707	\$3,248	\$3,248	\$3,248	\$4,331	\$3,789	\$41,684
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Painting Contract	\$4,331	\$4,331	\$3,248	\$3,248	\$3,248	\$2,707	\$2,707	\$3,248	\$3,248	\$3,248	\$4,331	\$3,789	\$41,684
2019 Projected	\$4,825	\$3,550	\$2,300	\$1,375	\$1,900	\$3,600	\$3,600	\$3,357	\$3,357	\$3,357	\$4,476	\$3,916	\$39,613

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 \$87	\$695	\$695	\$521	\$521	\$521	\$434	\$434	\$521	\$521	\$521	\$695	\$608	\$6,688
													\$0
Reduction	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$1,500)
													\$0
													\$0
													\$0
Total Redec-Drapes/Blinds	\$570	\$570	\$396	\$396	\$396	\$309	\$309	\$396	\$396	\$396	\$570	\$483	\$5,188
2019 Projected	\$519	\$481	\$209	\$368	\$32	\$0	\$1,042	\$441	\$441	\$441	\$614	\$528	\$5,116

Comments

Includes replacement of blinds in turn units and occupied spaces.

ABRAMS PARK
2020 STANDARD BUDGET
REDECORATING EXPENSE



Description		Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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)
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$2)	(\$1)

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
2019 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6600-0070 Redec-Rehab														
														\$0
Reglaze bathtubs, kitchen countertops	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800
Baseboards 2 units per month	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$5,400
medicin cabinets/mirrors		\$400			\$400			\$400			\$400			\$1,600
														\$0
														\$0
														\$0
														\$0
Total Redec-Rehab	\$1,100	\$1,500	\$1,100	\$1,100	\$1,500	\$1,100	\$1,100	\$1,500	\$1,100	\$1,100	\$1,500	\$1,100	\$1,100	\$14,800

ABRAMS PARK
2020 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
2019 Projected	\$649	\$480	\$3,348	\$895	(\$34)	\$0	\$0	\$1,900	\$1,700	\$1,700	\$1,900	\$1,700	\$14,239

Comments

Budget assumes two bathtubs reglzed per month, assumes one baseboard installations per month and accounts for extra cabinet painting and cabinet knobs when needed.

6600-0110 Redec-Carpet/Tile

													\$0
Carpet Cleanings	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$4,140
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Carpet/Tile	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$345	\$4,140
2019 Projected	\$170	\$0	\$550	\$550	\$0	\$574	\$350	\$350	\$350	\$350	\$350	\$350	\$3,944

Comments

Assumes 2 full carpet cleanings per month.

6600-0120 Redec-Carpet Repair

													\$0
Repairs by Carpet/vinyl vendor	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$4,380
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redec-Carpet Repair	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$365	\$4,380
2019 Projected	\$257	\$280	\$280	\$280	\$95	\$308	\$805	\$375	\$375	\$375	\$375	\$375	\$4,180

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	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$2,892
													\$0
													\$0
													\$0

ABRAMS PARK
2020 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
													\$0
													\$0
													\$0
Total Redec-Appliance Repair	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$241	\$2,892
2019 Projected	\$50	\$200	\$400	\$300	\$400	\$259	\$150	\$200	\$200	\$200	\$200	\$200	\$2,759

Comments
Budget assumes repairs in lieu of replacements.

TOTAL REDECORATING EXPENSE	\$9,539	\$9,939	\$7,536	\$7,536	\$7,936	\$6,534	\$6,534	\$7,936	\$7,536	\$7,536	\$9,939	\$8,536	\$97,035
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ABRAMS PARK
2020 STANDARD BUDGET
RETAIL EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
6700-0010 Retail Administrative Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail Administrative Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

6700-0020 Retail Electricity													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Retail Electricity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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ABRAMS PARK
2020 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
7000-0010 Management Fees - #1													
Include Water Reimbursement No													
Monthly Management Fee 2.50%	\$7,226	\$7,207	\$7,362	\$7,411	\$7,398	\$7,392	\$7,411	\$7,405	\$7,403	\$7,424	\$7,443	\$7,431	\$88,513
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Management Fees - #1	\$7,226	\$7,207	\$7,362	\$7,411	\$7,398	\$7,392	\$7,411	\$7,405	\$7,403	\$7,424	\$7,443	\$7,431	\$88,513
2019 Projected	\$7,145	\$7,127	\$7,219	\$7,179	\$7,209	\$7,235	\$7,235	\$6,943	\$6,954	\$6,983	\$7,001	\$6,996	\$85,226

Comments

ABRAMS PARK
2020 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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ABRAMS PARK
2020 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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ABRAMS PARK
2020 STANDARD BUDGET
MANAGEMENT FEES



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
TOTAL MANAGEMENT FEES	\$7,226	\$7,207	\$7,362	\$7,411	\$7,398	\$7,392	\$7,411	\$7,405	\$7,403	\$7,424	\$7,443	\$7,431	\$88,513

ABRAMS PARK
2020 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
7100-0010 Property Insurance													
													\$0
Property	\$10,136	\$10,136	\$10,136	\$10,136	\$10,136	\$10,136	\$10,136	\$10,136	\$10,136	\$10,136	\$10,136	\$10,136	\$121,633
General	\$1,319	\$1,319	\$1,319	\$1,319	\$1,319	\$1,319	\$1,319	\$1,319	\$1,319	\$1,319	\$1,319	\$1,319	\$15,824
Excess	\$573	\$573	\$573	\$573	\$573	\$573	\$573	\$573	\$573	\$573	\$573	\$573	\$6,870
Other	\$489	\$489	\$489	\$489	\$489	\$489	\$489	\$489	\$489	\$489	\$489	\$489	\$5,868
													\$0
Total Property Insurance	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$150,195
2019 Projected	\$8,507	\$8,507	\$8,507	\$8,507	\$8,507	\$8,507	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$102,041

Comments
Bsaed on 2019 policy (01/2019-12/2019).

Hide													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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ABRAMS PARK
2020 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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ABRAMS PARK
2020 STANDARD BUDGET
INSURANCE EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 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	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$15,516	\$12,516	\$12,516	\$12,516	\$12,516	\$12,516	\$153,195

ABRAMS PARK
2020 STANDARD BUDGET
TAXES



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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7200-0010 Real Estate Taxes

													\$0
	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$47,928
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Real Estate Taxes	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$47,928
2019 Projected	\$3,927	\$4,060	\$3,994	\$3,994	\$3,994	\$3,994	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$3,950	\$47,663

Comments
Based on 2019 projections.

7200-0100 Taxes Other

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Taxes Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
TAXES



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL TAXES	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$3,994	\$47,928

ABRAMS PARK
2020 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Audits performed every other year

ABRAMS PARK
2020 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100

Comments
Includes lease review.

7300-0220 Green Consulting Fees													
IREM Certified Sustainable Property Cer \$320													\$0
Onsite Energy Audit \$4000-\$5500													\$0
EV Charging Stations \$12,000													\$0
Water Bottle Refill Station \$800-\$1600													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Green Consulting Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 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
2020 STANDARD BUDGET
NON-ROUTINE MAINTENANCE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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													\$0
													\$0
Total Building & Structures	\$0	\$6,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,650
2019 Projected	\$0	\$7,868	(\$534)	(\$1,065)	(\$3,462)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,806

Comments

Includes all supplies for annual inspections.

7400-0450 Paving & Landscape

													\$0
Tree Trimming for Building Clearance							\$10,000						\$10,000
													\$0
Replanting along Brostrom Drive				\$5,000									\$5,000
													\$0
Removal of trip hazards						\$20,244							\$20,244
													\$0
													\$0
Total Paving & Landscape	\$0	\$0	\$0	\$5,000	\$0	\$20,244	\$0	\$10,000	\$0	\$0	\$0	\$0	\$35,244
2019 Projected	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$10,875

Comments

Includes annual fire line/building clearance. Further, includes replanting along Brostrom Drive with trees and plants. Lastly, includes removal of trip hazards in December.

7400-0840 Other Non-Routine Service

													\$0
Extraordinary Maintenance				\$10,000			\$15,000						\$25,000
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
Dryer vent cleaning				\$8,160									\$8,160
Gutter cleaning						\$5,000							\$5,000
													\$0
													\$0
													\$0
Total Other Non-Routine Service	\$3,000	\$3,000	\$3,000	\$11,160	\$13,000	\$8,000	\$3,000	\$18,000	\$3,000	\$3,000	\$3,000	\$3,000	\$74,160
2019 Projected	\$4,340	\$3,820	\$437	\$2,477	\$4,667	\$2,593	\$405	\$39,500	\$4,500	\$4,800	\$4,500	\$4,500	\$76,539

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. Includes \$5,000 for property

ABRAMS PARK
2020 STANDARD BUDGET
NON-ROUTINE MAINTENANCE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
Gutter Cleaning. Lastly, allows for dryer vent cleaning in October (\$8,160) to coincide with the Capital duct cleaning.													
TOTAL NON-ROUTINE MAINTENANCE	\$3,000	\$9,650	\$3,000	\$16,160	\$13,000	\$28,244	\$3,000	\$28,000	\$3,000	\$3,000	\$3,000	\$3,000	\$116,054

ABRAMS PARK
2020 STANDARD BUDGET
PARTNERSHIP



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 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
2019 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
2020 STANDARD BUDGET
PARTNERSHIP



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
TOTAL PARTNERSHIP EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2020 STANDARD BUDGET
DEBT SERVICE



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
8300-0010 Debt Service - 1st													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Debt Service - 1st	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
8300-0020 Debt Service - 2nd													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Debt Service - 2nd	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL DEBT SERVICE													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2020 STANDARD BUDGET
NON-ROUTINE IMPROVEMENTS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL NON-ROUTINE IMPROVEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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ABRAMS PARK
2020 STANDARD BUDGET
NON-ROUTINE CAPITAL



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL NON-ROUTINE CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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ABRAMS PARK
2020 STANDARD BUDGET
DEPRECIATION



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
8600-0010 Depreciation - Land													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Depreciation - Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
8600-0020 Depreciation - Land Improvements													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Depreciation - Land Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL DEPRECIATION													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2020 STANDARD BUDGET
AMORTIZATION



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
8700-0010 Amortization Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Amortization Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
8700-0020 Amortization - Loan Costs													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Amortization - Loan Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL AMORTIZATION													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2020 STANDARD BUDGET
EXTRAORDINARY ITEMS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
8800-0010 Extraordinary Cost													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Extraordinary Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
8800-0020 Ground Rent													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Ground Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL EXTRAORDINARY ITEMS													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ABRAMS PARK
2020 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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 \$560	\$1,120	\$560	\$560	\$560	\$1,120	\$560	\$560	\$560	\$560	\$560	\$560	\$1,120	\$8,400
	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 \$700	\$1,400	\$1,400	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$1,400	\$1,400	\$11,200
	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
													\$0
													\$0
Heater Replacement			\$4,275			\$4,275			\$4,275			\$4,275	\$17,100
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Apartment Interiors	\$17,368	\$12,442	\$20,383	\$16,108	\$12,302	\$20,383	\$16,108	\$11,742	\$20,383	\$16,108	\$12,442	\$21,643	\$197,412
2019 Projected	\$23,795	\$20,474	\$12,680	\$13,459	\$12,680	\$6,570	\$12,540	\$11,592	\$20,148	\$19,352	\$12,192	\$21,198	\$186,679

Comments

Includes funds to replace 4 heaters (95% energy efficient with permit and line test fee), 32 full units carpet/vinyl. Further, includes roughly 1-2 units per month for Refrigerator, Dishwasher, Stove, Garbage Disposal, Water Heaters and Permit fees.

ABRAMS PARK
2020 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	\$0	\$0	\$0	\$2,000

Comments

Includes 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
Windows/Sliding Doors								\$320,000					\$320,000
Toilets/showerhead/aerator retrofit								\$117,470		(\$34,750)			\$82,720
Fence repairs/Slat Replacement						\$5,000							\$5,000
Duct cleaning				\$95,000									\$95,000
Parking (additional spots/painting/stripping)			\$200,000										\$200,000
													\$0
Total Building Improvements - Other	\$0	\$0	\$200,000	\$95,000	\$0	\$5,000	\$0	\$437,470	\$175,000	\$140,250	\$175,000	\$175,000	\$1,402,720
2019 Projected	\$275,636	\$537,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$813,181

Comments

Includes roof replacements on Carpenter and Wilson Courts. Includes windows/sliding doors on three courts. Allows for \$117,470 for low flow toilets, showerheads, kitchen aerators and bath aerators as completed at Preston Park. Project will be eligible for \$34,750 in rebates from MCWD. Assumes \$5,000 as a contingency for fence repairs/slat replacements. Includes \$200,000 for parking. Lastly, includes \$95,000 for duct cleaning for all units.

1500-1560 Other Capital

													\$0
CM Fee on Roof Replacement								\$10,500		\$10,500	\$10,500	\$10,500	\$42,000
CM Fee on Windows/Sliding Doors								\$19,200					\$19,200
CM Fee for Parking			\$12,000										\$12,000
CM Fee for Ducts/Quarterly inspections/l				\$5,700									\$5,700
CM Fee for Toilet project/Scope creation								\$7,048					\$7,048
													\$0
													\$0
Total Other Capital	\$0	\$0	\$12,000	\$5,700	\$0	\$0	\$0	\$26,248	\$10,500	\$10,500	\$10,500	\$10,500	\$85,948
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
CAPITAL ASSETS



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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Assumes Asset Management Fees and DoF a la carte fees.

1500-1200 Landscape

													\$0
Landscape Irrigation Upgrades/Repairs			\$10,000										\$10,000
													\$0
Playground Upgrades				\$10,000									\$10,000
													\$0
													\$0
													\$0
													\$0
Total Landscape	\$0	\$0	\$10,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Continued upgrades to irrigtaion equipment. Includes removal of unsafe playground structures and minor updates of playground equipment and basketball courts.

TOTAL CAPITAL ASSETS	\$17,368	\$12,442	\$244,383	\$126,808	\$12,302	\$25,383	\$16,108	\$475,460	\$207,883	\$166,858	\$197,942	\$207,143	\$1,710,080
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ABRAMS PARK
2020 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 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
2019 Projected	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220

Comments

Monthly distributions to the City of Marina - reflect last year actuals.

TOTAL RETAINED EARNINGS	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$1,532,220
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ABRAMS PARK
2020 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
1400-0180 Other Current Assets													
Capital Expense	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$1,710,080)
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Current Assets	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$1,710,080)
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL OTHER CURRENT ASSETS	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$142,507)	(\$1,710,080)
----------------------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------

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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL TAX ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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ABRAMS PARK
2020 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

1400-0210 Interest Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Interest Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 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
-----------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

ABRAMS PARK
2020 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
---------------------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

1400-0240 Capital Reserve													
													\$0
	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340
													\$0
													\$0
													\$0
													\$0
Total Capital Reserve	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340
2019 Projected	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340

Comments

Annual Contribution to the Reserve Fund account.

TOTAL CAPITAL RESERVE	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$45,445	\$545,340
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ABRAMS PARK
2020 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2020 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
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
2019 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
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ALLIANCE
RESIDENTIAL COMPANY

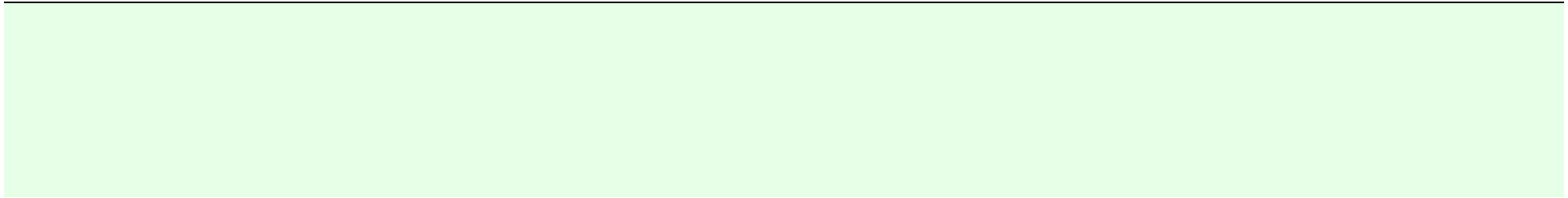
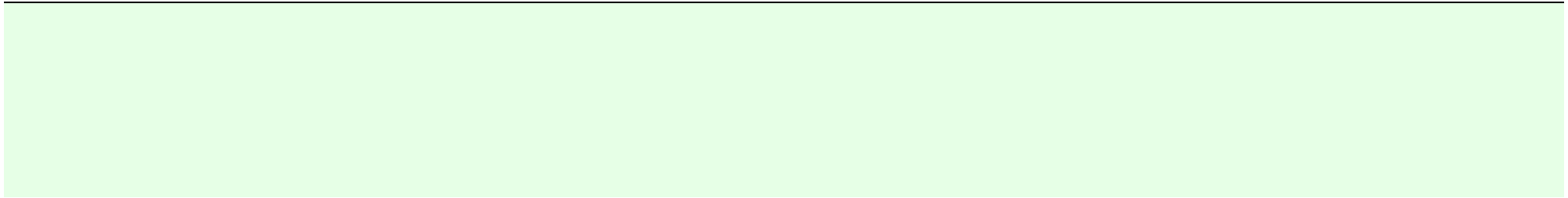
Alliance Residential Budget Template
Standard Chart of Accounts

ABRAMS PARK
2020 STANDARD BUDGET
WIP



Description	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	2020 Total
1600-0010 WIP													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
1600-0020 WIP - Contra Operating													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Contra Operating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2019 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Comments													
TOTAL WIP													
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ALLIANCE
RESIDENTIAL COMPANY



ABRAMS PARK
2020 STANDARD BUDGET
CAPITAL 10 YEAR HISTORY

[illegible]

Project	Detail	2019 - 2020
Patios/Decks	Safety Upgrades	
Windows / Sliding Glass Doors	*Replace Windows/Sliding Doors	\$ 320,000
Paving/Sidewalks	Asphalt repair, seal coat	
Duct Cleaning		\$ 95,000
Toilet/showerhead/aerator retrofit		\$ 82,720
Parking		\$ 200,000
Landscape and irrigation		\$ 10,000
Fence repairs / slat replacement		\$ 5,000
Roof	Repairs/*Replacement	\$ 700,000
Exterior Paint	Full Community Paint	
Playground Upgrades		\$ 10,000
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)	\$ 85,948
Dishwasher	Replacement (assume 10 year life). Represents 12 units	\$ 4,200
Refrigerators	Replacement (assume 15 year life). Represents 24 units	\$ 15,600
Stove/Rangehoods	Replacement (assume 15 year life). Represents 15 units	\$ 8,400
Garbage Disposal	Replacement (assume 10 year life). Represents 12 units	\$ 1,200
Hot Water Heaters	Replacement (assume 15 year life). Represents 16 units	\$ 11,200
Carpet	Replacement (assume 10 year life). Represents 32 units	\$ 88,512
Vinyl	Replacement (assume 10 year life). Represents 32 units	\$ 51,200
HVAC Furnace	Replacement (assume 15 year life). Represents 4 units	\$ 17,100
Total Capital Expenses 2019/2020		\$ 1,710,080
Anticipated Capital Replacement Reserve Fund Balance 7/1/19		\$ 1,234,276
Capital Replacement Reserve Fund Balance after 2019/2020 Expenses		\$ (475,804)
Annual Addition to Capital Replacement Reserve Fund with Targeted 3.0% increase		\$ 545,340
Capital Replacement Reserve Fund Balance on 6/30/20		#REF!

Attachment F

	Attachment F						
CAPITAL EXPENDITURES - 2019/2020 Abrams Park Budget							
ABRAMS - REVISED PHYSICAL NEEDS ASSESSMENT (5 Year Look Forward - Alliance Residential Recommendation)						Updated: 9/23/2019	
		Committed/Completed 2018 -					
Project	Detail	2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
Beginning Replacement Reserve Fund Balance - uninflated		\$1,690,796	\$1,234,276	\$69,536	\$28,363	\$376,391	\$720,919
Patios/Decks							
Dry Rot Repairs	Dry Rot on Windows, Eaves, Siding			\$ 40,000			
Windows / Sliding Glass Doors	*Replace Windows/Sliding Doors		\$ 320,000	\$ 320,000			
Paving/Sidewalks	Asphalt repair, seal coat						
Duct Cleaning			\$ 95,000				
Toilet/showerhead/aerator retrofit			\$ 82,720				
Parking			\$ 200,000				
General site improvements							
Landscape and irrigation			\$ 10,000	\$ 10,000			
Fence repairs / slat replacement			\$ 5,000				
Roof	Repairs/*Replacement	\$ 813,181	\$ 700,000			\$ 3,500	
Exterior Paint	Full Community Paint						
Playground Upgrades			\$ 10,000				
Maintenance Vehicle	Purchase New						
Computers	Purchase New	\$ 2,000	\$ 4,000				
Exterior Unit Doors	Steel Front/Back Doors						
Construction Management Fee	6% Fee on Construction Projects (see * for applicable items)	\$ 48,791	\$ 85,948.20	\$ 19,200	\$ -		
Dishwasher	Replacement (assume 10 year life). Represents 12 units	\$ 4,120	\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200
Refrigerators	Replacement (assume 15 year life). Represents 24 units	\$ 13,400	\$ 15,600	\$ 15,600	\$ 15,600	\$ 15,600	\$ 15,600
Stove/Rangehoods	Replacement (assume 15 year life). Represents 15 units	\$ 6,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400	\$ 8,400
Garbage Disposal	Replacement (assume 10 year life). Represents 12 units	\$ 980	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
Hot Water Heaters	Replacement (assume 15 year life). Represents 16 units	\$ 9,800	\$ 11,200	\$ 11,200	\$ 11,200	\$ 11,200	\$ 11,200
Carpet	Replacement (assume 10 year life). Represents 32 units	\$ 57,982	\$ 88,512	\$ 88,512	\$ 88,512	\$ 88,512	\$ 88,512
Vinyl	Replacement (assume 10 year life). Represents 32 units	\$ 29,606	\$ 51,200	\$ 51,200	\$ 51,200	\$ 51,200	\$ 51,200
HVAC Furnace	Replacement (assume 15 year life). Represents 4 units	\$ 15,600	\$ 17,100	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000
Capital Expenses - uninflated (included as Capital Assets in the Standard Budget)		\$ (1,001,860)	\$ (1,710,080)	\$ (586,512)	\$ (197,312)	\$ (200,812)	\$ (197,312)
Inflation Factor		0.00%	0.00%	2.50%	5.00%	7.50%	10.00%
Capital Expenses (Inflated)		\$ (1,001,860)	\$ (1,710,080)	\$ (601,175)	\$ (207,178)	\$ (215,873)	\$ (217,043)
Projected Replacement Reserve Fund Contribution (included as Replacement Reserve in the Standard Budget)		\$ 545,340	\$ 545,340	\$ 545,340	\$ 545,340	\$ 545,340	\$ 545,340
Ending Replacement Reserve Fund Balance - uninflated		\$1,234,276	\$69,536	\$28,363	\$376,391	\$720,919	\$1,068,947
			\$/Unit/Year (Average)				
Replacement Reserve Annual Contribution Capability		\$ 545,340	\$ 2,811.03				
Physical Needs Over the 2019/20 - 2022/23 Term:		\$ (2,951,349)	\$ (2,535.52)				

RESOLUTION NO. 2010-87
RESOLUTION NO. 2010-02 (NPC)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
AND THE ABRAMS B NON-PROFIT CORPORATION APPROVING LONG TERM
FORMULAS FOR CALCULATING AND ESTABLISHING MARKET RENTS AT ABRAMS
PARK AND PRESTON PARK HOUSING AREAS

WHEREAS, each year the City Council and Abrams B Non-Profit Corporation has considered the schedule of market rents for move-ins and in-place tenants when approving the annual budgets for Abrams Park and Preston Park housing developments, and;

WHEREAS, increases in market rents have customarily been calculated according to Consumer Price Index increases, and;

WHEREAS, in May 2009 the Council and Board requested a long term permanent formula for calculating market rents for move-ins and establishing a cap on annual rent increases for in-place tenants, and;

WHEREAS, Alliance Residential Company has prepared recommended formulas based on their experience as a professional real estate management company, and;

WHEREAS, the proposed Preston Park rent formulas were reviewed by Fort Ord Reuse Authority staff and found to be consistent with existing agreements, and;

WHEREAS, the City Council and Board approve the Market Rent Formula for Move-Ins ("Exhibit A") to be calculated to market rent levels throughout the year, and;

WHEREAS, the annual increase in market rents for in-place tenants shall be capped at the lesser of three percent (3%) or the Department of Labor's Consumer Price Index for San Francisco-Oakland-San Jose, All Items, for All Urban Consumers (referred to as CPI-U) Average percentage for the previous calendar year 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 tenants.

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 approve long term formulae for market rents at Abrams Park and Preston Park Housing Areas.

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 2nd day of June 2010, by the following vote:

AYES: COUNCIL/CORPORATION BOARD MEMBERS: Ford, McCall, Gray,

NOES: COUNCIL/CORPORATION BOARD MEMBERS: O'Connell, Delgado

ABSENT: COUNCIL/CORPORATION BOARD MEMBERS: None

ABSTAIN: COUNCIL/CORPORATION BOARD MEMBERS: None

Bruce C. Delgado, Mayor and Board President

ATTEST:

Dimitra M. Hubbard, Deputy City Clerk and Board Secretary

EXHIBIT A

ALLIANCE COMMUNITIES INC.
ABRAMS B AND PRESTON PARK HOUSING
PROPOSED FORMULA FOR MOVE-IN MARKET RENT SCHEDULE

When proposing market rents, the goal of professional real estate management companies is to maximize the rents thereby increasing the overall value of the property. It is important to note that when a property's revenue is maximized, those revenues provide for additional opportunities to add value to a property through investment in the physical environment or the communities building social environment. Examples are improved common areas, additional resident functions and enhanced curb appeal. Aside from being a smart business decision, maximizing revenue through rents creates the ability for Owners to give back to the community.

Market rents for new move-in tenants are best determined by comparison to comparables in a competitive set of properties. The competitive set of properties for **Preston Park and Abrams B** is defined as the following properties:

Competitive Properties

Sunbay Suites
Marina Square
Marina del Sol

Preston Park/Abrams B
Shadow Market *

The "Shadow Market" is defined as the inventory of investor owned single-family homes, townhouses, and condos that attract renters away from traditional apartment complexes. Craig's List is an important source of information on these listings especially for Abrams' four-bedroom units.

In order to compare and evaluate the subject properties' standings amongst a set of competitive properties, a market survey is compiled and analyzed. This survey is updated on a monthly basis, and possibly more often if the market is deemed to be "soft."

A soft market is defined as one in which prospect tours are low as compared to the seasonal averages, availability for the average market exceeds 7%, concessions are present in greater than 30% of the market place.

Market rents are driven by many factors, a good number of which are out of the control of the Management's hands. Some of these factors include: declining or improving employment market, increased or restricted supply of rental housing units in the market place, mismanagement of properties in the market place, various goals or policies set by properties in the market place that restrict or push rent growth, and condition of location surrounding the subject property.

It is also important to note that rents within a market place are fluid and adjust on an ongoing basis throughout a year. **Alliance recommends that rents be reviewed and adjusted if appropriate more frequently than annually.** Generally, conventional unit rents (meaning units where rents are not income restricted) are evaluated on a monthly basis and adjusted accordingly. However, we have found that in soft markets, property owners adjust rents weekly and in some cases daily. Following professional industry standards, we would recommend that rents at Preston and Abrams be adjusted in the same manner.

Regardless of the frequency of review and adjustment, Alliance proposes that the move-in market rents be determined for the subject property using the following process:

1. An updated market study is prepared within 72 hours of the rent evaluation
2. Competitive properties are evaluated for superiority or inferiority based on the rating scale described below
3. Rents are typically positioned in a manner whereas they are greater than inferior product types and less than superior product types, using the size of a specific unit type as a guide as well.

(Note: Rents may not always line up in this manner. If a community is mispriced in the market place, the subject property may have to adjust rents below or above a mispriced community to maintain overall competitiveness.)

Craig's List will be used as the primary source to survey the shadow market inventory and offerings in Marina/Seaside submarkets. For reference, a comparable property is generally defined as being within a three mile radius from the subject property and being of like type and finish. When five (5) or less properties are available within a three mile radius that meet the specifications listed above, the next closest property of like type and finish will be identified and used.

A. Alliance will pull five of the most expensive listings that are of comparable product type and five of the least expensive listings that are of comparable product type.

B. If five listings of the high or low are not available, the average of the listings available will be used to determine the rent for the listings not available at that time.

C. Upon obtaining the market information for both the professionally managed and shadow market communities, an analysis will be performed to determine the average rent for the market, adjusted for the utilities that are included.

Many factors are taken into account when analyzing the set of comparables against the subject property. These factors are identified as:

- Unit types
- 2x1, 3x2, 4x2, etc
- Size of each unit type
- Measured in sqft for interior living space
- Amenities attached to a specific unit type
- Washer and dryer, microwave, dishwasher, etc
- Common area amenities available at each property
- Pool, tennis court, etc
- Property ratings

The following areas within a community are rated:

- Location
- Examples: Proximity to freeway, shopping, entertainment, major employers, quality of neighborhood, crime rates, etc
- Visibility
- Examples: Property can be seen off of a major thoroughfare, located on a main street on the way to a major attraction or employment center, etc
- Curb Appeal
- Example: First impression of the community is clean, bright, tasteful, landscaping is crisp and fresh flowers are planted
- Condition
- Examples: Does there appear to be deferred maintenance? Moss on roofs, wood rot apparent, broken gates or is the property freshly painted, new fencing, etc
- Interiors
- Example: Interiors are updated with new granite counters, paneled doors, two tone paint, plush carpeting, etc. Also refers to interior amenities. Is there a Washer/Dryer. Microwave, Dishwasher, extra storage, etc
- Amenities
- Example: Community pool, sauna, tennis courts, movie theater, business center, etc
- Properties are rated on an A – D scale
- A – Highest quality. Finishes are updated and the property is in impeccable condition.
- B – Property is in very good condition, finishes are updated, but may not have all the “bells and whistles” of a newly constructed or rehabbed community
- C – Property is generally good repair, but some deferred maintenance is present. Property is missing some key elements in desirability.
- D – Property is distressed and has a significant amount of deferred maintenance present. Unit interiors will be dated and in poor condition.

Continued from May 18, 2010

April 15, 2010

Item No. ~~10e~~-10b

Honorable Mayor and Members of
of the Marina City Council

City Council Meeting
of April 20, 2010

Chair and Board Members of
Abrams B Non-Profit Corporation

Corporation Board Meeting
of April 20, 2010

**CITY COUNCIL AND ABRAMS B NON-PROFIT CORPORATION
CONSIDER ADOPTING RESOLUTION NO. 2010- AND 2010- (NPC),
APPROVING LONG TERM FORMULAS FOR CALCULATING AND
ESTABLISHING MARKET RENTS AT ABRAMS PARK AND PRESTON
PARK HOUSING AREAS**

REQUEST:

It is requested that the City Council and Corporation Board:

1. Consider adopting Resolution No. 2010- and Resolution No. 2010- (NPC), approving long term formulas for calculating and establishing market rents at Abrams Park and Preston Park Housing Areas.

BACKGROUND:

The Preston Park Housing Area is owned by the Fort Ord Reuse Authority (FORA). The City acts as FORA's agent for oversight of the property. On December 20, 2007, FORA and the City entered into an Agreement for Management Services with Alliance Residential Company (Alliance) to manage the Preston Park Housing Area.

Abrams Park is owned by the Abrams B Non-Profit Corporation (Corporation) and leased by the City of Marina. On December 20, 2007, the Corporation entered into an Agreement for Management Services with Alliance to manage the property.

The Management Agreement for both properties requires Alliance to submit to the City, by January 31, 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 in April/May in order to incorporate it in the City's proposed budget for the next Fiscal Year.

There are three (3) categories of rents charged at Abrams/Preston:

1. City of Marina below market rate (BMR) housing rents
2. Section 8 Housing rents
3. Market rents.

The rents for the City BMR units are calculated according to the formula established in Section 17.45 of the Marina Municipal Code. The formula is applied to the current Area Median Income (AMI) established by the U.S. Department of Housing and Urban Development (HUD), and adjusted for utilities according to the schedule established by the Housing Authority of Monterey

County. The AMI for Monterey County is typically updated each year in April/May and does not always increase.

The Section 8 rent schedule is established by the Housing Authority of Monterey County (HAMC). Generally, a tenant in the Section 8 Housing Choice voucher program pays a predetermined percentage of their income and HAMC pays the gap between the tenant's contribution and the Section 8 market rent. Until September 2009, the Abrams/Preston market rents were within the HAMC Section 8 market rent maximums.

Due to federal budget cutbacks, HAMC announced last summer that their market rent maximums across the board in Monterey County were adjusted to ninety percent (90%) of market rents. The result was that Section 8 tenants, who wanted to remain at Abrams and Preston, must pay an additional amount beyond thirty percent (30%) of their income in order to reach the market rent.

Therefore, the property has continued to receive market rents from these units. This policy change has created a significant burden on Section 8 tenants who have generally decided to try to pay the additional amount rather than vacate their units. Significantly, however, no new Section 8 housing choice voucher holders have applied to move in since the Housing Authority's policy change.

In previous years, market rents were established by the City Council at the time of adopting of the annual budgets for these properties. Mid-Peninsula Housing Coalition, which managed the properties from 1997 to 2007, often proposed a flat rate increase, e.g. \$35/per unit regardless of size. At other City-owned properties, the City Council often tied market rent increases to Consumer Price Index (CPI) increases.

During the consideration of the FY 2009-10 Budget, there was discussion about which CPI figure, covering which time period, was most applicable. The City Council directed staff to bring forward a recommendation for a long term permanent formula that would be applied to establish market rents each year.

The City Council requested that the formula consider the program of long-term capital improvements, to ensure that the rent schedule accommodates funding sufficient to maintain the property in good condition.

City and Alliance staff held a meeting with Abrams and Preston tenants on March 22, 2010. Copies of the proposed formulas were available and discussed at the meeting. The formula was revised to reflect tenant concerns about in-place rents exceeding move-in rents over time. Alliance staff contacted the Tenants Association twice about providing additional feedback but they declined the opportunity, stating they prefer to bring additional feedback on the formula to the City Council meeting.

ANALYSIS:

The City Council and Corporation Board is requested to consider setting the formula for two (2) types of market rents:

1. Rents for new "move-ins", and;
2. Rents for in-place tenants which adjust every year.

Alliance Residential Company, the management company since January 1, 2008, has prepared a recommendation to update "move-in" market rents frequently throughout the year, rather than

calculating a recommended rent schedule in January that doesn't go into effect until July 1 (“**EXHIBIT A**”).

Alliance recommends a formula for establishing the market move-in rent to market rent level at any point throughout the year, based on industry standards for professionally-managed complexes. The proposed formula could be more responsive to documented changes in local rents of comparable properties, including decreases.

The market rate formula for move-ins utilizes an in-depth analysis of two (2) facets of the local rental market (Marina/Seaside sub-market): comparable professionally-managed properties and the “shadow market” of independently owned/managed properties.

Abrams and Preston have some unique features compared to the local comparables identified by Alliance, such as townhouse architecture versus one-story apartments, generous interior storage space, garages instead of carports or uncovered parking spaces, and the open spaces throughout the property.

The “shadow” market analysis captures the average rents charged for properties such as single-family houses owned by individuals that reflect some features of Abrams and Preston housing areas. Examples of market surveys of comparable properties is provided (“**EXHIBIT B**”).

Alliance also proposes adjusting the rent according to the relative size and features of each unit, for example, a two (2) bedroom unit with one (1) bathroom that is smaller than a two (2) bedroom unit with two (2) bathrooms would have a different rent. The practice of the former management company was to charge one (1) rent for all two (2) bedroom units.

Therefore, the formula for move in market rents is based on the market survey data applied to the Abrams and Preston units and adjusted according to each unit's characteristics.

To adjust market rents paid by “in-place tenants,” Alliance proposes an annual cap, or maximum, rent increase, as the lesser of the following, provided that the increased rent for in-place tenants does not exceed the market rent charged to move-in tenants:

- (a) Three percent (3%), or;
- (b) Department of Labor's Consumer Price Index for San Francisco-Oakland-San Jose, All Items, for All Urban Consumers (referred to as CPI-U) for the annual percentage of the previous calendar year to be applied to the next fiscal year, which is derived from the February to February percentage prior to the upcoming fiscal year.

For example, the CPI for FY 2010-11 would be based on the percentage for February 2009 to February 2010, as reported in February of 2010, or 1.8%. The resulting rents would be:

Unit Size	Current Rent	Proposed FY10/11 Rent	Proposed Increase 8/1/2010	Market Study Rents Low-High Range
ABRAMS				
Two bedroom	\$1,198	\$1,219	\$21	\$1,100-\$1,475
Four bedroom	\$1,701	\$1,732	\$31	\$2,300-\$2,600*
PRESTON PARK				
Two bedroom	\$1,198	\$1,219	\$21	\$1,100-\$1,475

Three bedroom	\$1,555	\$1,583	\$28	\$2,150-\$2,550
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*Data represents comparables adjusted for attached vs. detached.

Over time, the rent schedule could result in a spread between current market rents charged to move-in tenants and the rents charged to long term tenants. The CPI (or 3%) is a figure that combines consumer prices and is not tied to housing cost increases alone.

The City Council and NPC Corporation Board is asked to consider the above formulas for the market rate units in Preston Park and Abrams B. FORA has reviewed these proposed formulas and found them to be consistent with existing agreements.

This request is considered a matter of governance for the purpose of responsible management of assets of the City and the Fort Ord Reuse Authority.

FISCAL IMPACT:

Should the City Council and Corporation Board approve this request, the management company for Abrams Park and Preston Park housing developments will apply these formulas to the move-in market rents and in-place tenants in preparation of annual budgets for Abrams and Preston in FY 2010-11 and future fiscal years while the formula is in effect. Depending on market conditions and CPI, this may result in increased or decreased revenues from the rent receipts at each property from year to year.

Applying the proposed formula to “in-place” tenants and rent for new “move-ins” similar to that established by a market study of March 31, 2010, in FY 2010-11, the market rent revenues at Preston Park may increase by \$68,555 and the market rent revenues at Abrams B may increase by \$37,420.

CONCLUSION:

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

Respectfully submitted,

Jennifer N. M. Coile, AICP
Interim Housing Coordinator
Development Services Department

REVIEWED/CONCUR:

Douglas A. Yount
Development Services Director
City of Marina

Anthony J. Altfeld
City Manager
City of Marina

REVIEWED/CONCUR FISCAL IMPACT:

Lauren Lai, CPA
Finance Director
City of Marina

EXHIBIT B

September 23, 2019

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

Honorable Mayor and Members
Marina City Council

City Council Meeting of the
October 1, 2019

Chair and Board Members of
Abrams B Non-Profit Corporation

Corporation Board Meeting
October 1, 2019

**CITY COUNCIL AND ABRAMS B NON-PROFIT CORPORATION
BOARD CONSIDER ADOPTING RESOLUTION NO. 2019-, AND 2019-
(NPC), APPROVING ABRAMS B HOUSING AREA BUDGET FOR FY
2019-20 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. 2019- and Resolution No. 2019- (NPC), approving the Abrams B Housing Area Budget for FY 2019-20, and;
2. Authorizing Finance Director to make appropriate accounting and budgetary entries.

BACKGROUND:

City staff, Councilmembers Morton and O'Connell, and Tenant's Association representatives have met several times with Alliance Management staff between April and July 2019, to discuss the preparation of the Abrams B Non-Profit Corporation Budget for FY 2019-20.

On September 16, 2019, the City Council and Abrams B Non-Profit Corporation Board held a Study Session to receive the presentation of the Abrams Park fiscal year 2019-2020 budget.

City staff has reviewed the Alliance Management Budget Memorandum and the attached budget for Abrams Park (**EXHIBIT A**) for FY 2019/20 and recommends approval of the proposed budget and the indicated rent increase.

This item provides further for the fulfillment of Work Plan Item Number 46, Preston Park and Abrams Park Fiscal Sustainability.

ANALYSIS:

The attached Standard Budget is described in the Alliance Management Budget Memorandum. The Standard Budget Consolidation and Sign Off summary page demonstrates the total Income, Operating Expenses, Operating Income, and Net Income (after debt service). Also summarized are the after Net Income expenses of the City's distribution (contribution to the General Fund), taxes, insurance, replacement reserve contribution, capital asset expenses and Net Cash Flow. The annual debt service (\$735,000) is paid by the City after the City's distribution is received.

Due to the year to year ups and downs in the capital asset spending, there are years when the replacement reserve contribution will be higher than the capital asset expenses, and years when the replacement reserve contribution is lower than capital asset spending. The \$545,340 replacement reserve savings is an accrual number based on the total capital project program projected over the next five (5) years. While capital asset project spending this year is \$1,710,080 (\$1,164,740 higher than the \$545,340 replacement reserve savings), spending for the next four (4) years will average

\$295,487. The accrued year end replacement reserve fund balance will be \$69,536. The current year capital asset project spending is much higher this fiscal year due to necessary window upgrades and reroofing. Note, that beginning next year, staff will be recommending a 30-year replacement schedule horizon versus five years as has been the practice. This will smooth the annual replacement reserve savings while adequately planning for necessary capital spending.

Abrams Park currently holds three bank accounts. At the close of August 2019, cash on hand in the bank accounts included:

Operating Cash Account -	\$ 817,303
Security Deposit Reserve Account -	\$ 274,589
Replacement Reserve -	<u>\$1,335,100</u>
Total Cash -	\$2,426,993

Study Session Council Direction

During the Study Session meeting, the City Council made changes to the proposed budget. One of the budget changes directed by the City Council was to reduce the Marketing budget line item to the previous year's budget level. In 2018, the approved Marketing budget was \$9,735, with the actual expenditures ending at \$8,931. These funds were expended on print of the monthly residential newsletter, California Apartment Association Membership, and the online request tracking software and resident portal. The proposed Marketing budget for 2019 had been increased by \$3,824, as discussed during the September 16 Study Session. Alliance staff indicated that the requested increase would fund printed materials such as property maps. At the Council's direction, the increase was eliminated.

In addition to the changes in expenditures discussed above, the City Council also directed staff to make adjustments to the format of the Capital Expenditures sheet (Attachment "F" to Exhibit "A") to make certain items clearer to the reader. As a result, staff has provided a beginning Replacement Reserve Fund balance, demonstrated the Total Capital Expenses (matches the capital asset line item in the Standard Budget) as a negative, added in the Replacement Reserve Fund Contribution (included as replacement reserve fund contribution line item in the Standard Budget), and included a calculation of the ending Replacement Reserve Fund balance. Also included are labels to the above-mentioned lines to the Capital Expenditures sheet and an additional explanation to the Parking line item expense.

Study Session Council Questions

During the September 16 Study Session, the City Council has also requested general information and answers to the following questions:

- What is the current policy for setting rents?

The City Council adopted a rent formula on June 2, 2010 which provides that annual increases 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%). At the request of Council, this policy is attached to this report.

- Can we reduce the pages in the Standard Budget that contain mostly or all zeros?

Staff will be working with Alliance to provide a higher-level summary of the budget for next year.

- Is there a better reporting system that can be incorporated to allow residents the ability to provide real-time rule enforcement complaints?

Staff will be working with Alliance to review the current system and where improvements, or communication can be implemented.
- Will a lighting survey be performed prior to lighting upgrades included in the capital projects?

Staff will work with Alliance staff to determine where lighting can be improved within the approved budget. This can be an earlier priority capital project this fiscal year.
- Can modular housing be evaluated to increase units at Abrams Park?

Yes, these units can be evaluated for feasibility.

FISCAL IMPACT:

Should the City Council and Corporation Board elect to approve this request for the FY 2019-2020 Budget, the owner distribution as proposed will be \$1,532,220. From the owner distribution, the City pays the debt service of \$735,000, distributes \$420,000 to the General Fund, and retains \$377,220 as cash reserves for the Abrams B Housing Area.

CONCLUSION:

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

Respectfully submitted,

Matt Mogensen
Assistant City Manager
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina