

RESOLUTION NO. 2016-113
RESOLUTION NO. 2016-03 (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 2016-17 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 2016/17 budget on June 30, 2016, and;

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

WHEREAS, the proposed 3% increase is based on the rent formula adopted by the City Council on June 2, 2010 which provides annual increase in market rents for in-place residents shall be capped at the lesser of three percent (3%) or the Department of Labor's Consumer Price Index for San Francisco-Oakland-San Jose, All urban Consumers average percentage for the previous year (February to February).

WHEREAS, City staff, Mayor Pro tem O'Connell, Councilmember Morton, and Tenant Association Chair Paula Pelot have met several times with Alliance Management staff over the past several months in preparation of this budget. City staff has reviewed the Alliance Management Budget Memorandum and the attached budget for Abrams Park (EXHIBIT A) for FY 2016/17 and recommends approval of the proposed budget and the indicated rent increase.

WHEREAS, Alliance Communities Inc. submitted a budget letter describing highlights of the proposed Abrams B Housing Area FY 2015-16 Budget, and;

WHEREAS, on July 19, 2016 the City Council of Marina and the Board of the Abrams B Non-Profit Corporation reviewed and considered the proposed budgets, and;

WHEREAS, the City's owner distribution is proposed to increase by \$35,000 from \$1,502,220, to \$1,537,220 to cover city staff support for Abrams Park which includes assistance with the affordable housing program, developing a long term capital improvement program, and help with developing ideas for potential development and expansion of the property, and;

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

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

1. Approve the Abrams B Housing Area Budget Option 1 for FY 2016-17, and;
2. Authorize the Finance Director to make appropriate accounting and budgetary entries.

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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 19th day of July, 2016, by the following vote:

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

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk



July 15, 2016

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

Re: Abrams Park FY 2016/17 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) **Exterior Building Upgrades:** All decks in Abrams Park (48) were torn down and rebuilt to current building codes. Minor roof repairs were made to homes throughout the community. Gutter repairs/replacements took place on Ingman, Jordan, and Wilson Courts. Four homes received new vinyl windows and sliding glass doors.
- 2) **Interior Building Upgrades:** All upstairs 2 Bedroom homes were upgraded with new washer valves, washer boxes, and water shut off sensors. Additionally, all upstairs homes were fitted with water heater pans. The bidding process has started to allow for modifications to the 4 Bedroom D Model homes to address current air intake issues noted by the Fire Department.
- 3) **Landscaping/Asphalt Repairs:** The community has received bids for tree trimming, and work is scheduled to conclude in May. Asphalt repairs throughout the community are scheduled to begin in May.
- 4) **Units of Long Term Residents:** Several long-term residents have seen upgrades in their flooring, paint, and appliances with little intrusion or inconvenience. These services are extended to long-term residents upon notification or inspection indicating replacement is necessary.
- 5) **Green Initiatives:** The community continues to implement water and energy saving programs inspired by Alliance's own Focus Green Initiative. Devices designated as water or energy saving are purchased and installed as replacement fixtures as needed. PG&E has been working with residents in the Below Market and Section 8 programs to weatherize their homes at no cost to the resident or the community.

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

Budget Summary

Revenue

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

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

Proposed Budget - Targeted Rental Increase applies the allowable 3.0% Rental Increase to in-place residents who are currently under the Fair Market Rental rate as published by MCHA. 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 FY15/16	Proposed FY16/17 Rent	Change 9/1/16
Section 8 - Two BR	N/A	N/A	N/A
Two Bedroom	\$1,203 - \$1,219	\$1,239 - \$1,256	\$36 - \$37
Section 8 - Four BR*	\$1,625	\$1,674	\$49
Four Bedroom	\$1,723 - \$1,894	\$1,775 - \$1951	\$52 - \$57

This Budget also applies an increase to Below Market Households as calculated using published information from the County of Monterey and Housing Authority (see new rates under Affordable Rents below). As shown in **Attachment A**, the proposed Budget results in a 2.18% increase in Total Income (\$69,095).

Current Market Rent Conditions

The market rent for new move-ins is calculated by comparable market rent levels in the competitive market throughout the year. Additionally, the comparables as outlined in the attached Market Survey dated 4.4.16 (**Attachment B**) are smaller in square footage than units at Abrams Park, and many do not offer the same features including full-size washer/dryer connections, large gated back yard/balcony, attached garage, storage space, dogs and cats accepted. Information collected from advertising sources has been included at the end of the Market Survey for reference purposes.

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	\$1,550 - \$1,650
Remodeled - Two BR	\$2,050
Four Bedroom	\$2,175 - \$2,300
Remodeled - Four BR	\$2,400 - \$2,700

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

Fair Market Rents (FMR) for Monterey County on a County-wide basis as published in January 2016 by the Monterey County Housing Authority (MCHA) are as follows:

Unit Bedroom Size	Fair Market Rent	Utility Allowance	Adjusted Rental Amount
Two Bedroom	\$1,399	\$129.13	\$1,269.87
Four Bedroom	\$2,181	\$129.13	\$2,051.87

A number of in-place market renters in Abrams Park homes are leasing below the MCHA Fair Market Rent. The Fair Market Rates above include allowance for Utilities, which are currently paid directly by Abrams Park residents in addition to their monthly rental amount. The two bedroom average in-place market rent at Abrams Park is \$1,353 (effectively \$1,482.13), while the average four bedroom units at Abrams Park rent at \$1,927 (effectively \$2,056.13). Additionally, homes in Abrams Park offer unique amenities and space as compared to the general marketplace.

Affordable Rents

Affordable rental rates are derived from median income schedules published by governmental agencies. Rental rates at Abrams Park are based upon 50% and 60% of the median income for Monterey County. The U.S. Department of Housing and Urban Development calculates the maximum household income by family size in Monterey County, generally once a year. As of the date of this memo the rental rates are based upon families at 50% and 60% of the Monterey County median income for 2015. 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 FY15/16	Proposed FY16/17 Rent	Change 9/1/16
Two Bedroom VL - L	\$671 - \$835	\$711 - \$883	\$40 - \$48
Four Bedroom VL - L	\$852 - \$1,063	\$905 - \$1,126	\$53 - \$63

Maximum Household Income Limits for 2016 as published in March 2016.

Income Category	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
50% VL	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150	\$47,200	\$50,250
60% L	\$36,540	\$41,100	\$45,660	\$49,320	\$52,980	\$56,640	\$60,300

Expenses

Vs 7.15.16

Expenses as outlined in **Attachment D** include Operating Expense projections and relevant changes from the FY 2015/16 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 2016/17 are 5.98% higher than the Estimated Actuals for FY 2015/16 (\$69,763), in most part due to changes regarding the payment of Property Insurance. Alliance seeks to maximize cost savings, e.g. lower utilities expenses through installation of water/energy saving devices, while contending with inescapable cost increases such as repairs for maintenance vehicles.

Owner Distributions

The proposed budget adjusts the previously adopted Owner Distributions (\$1,502,220) upwards by \$35,000 annually to fund the newly created Assistant City Manager position.

Capital Expenses

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

Recommended capital projects managed at the site level include:

- 1) **Window/Sliding Door Replacements - \$375,000**
Project to be split over two years with a projected total expenditure of \$750,000
- 2) **Roof Replacement - \$2,000,000**
Roof repairs will take place as needed until a formal plan is developed

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 \$2,371.07 per unit during this fiscal year. This is an increase from the \$2,217.73 per unit withheld in the 2015/2016 budgeted period. Please note the replacement reserve only conceptualizes typical replacements. It does not contemplate or allow for unknown expenses which are typical, particularly as a building continues to age.

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

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

Modification of Below Market Rental Program - Rental revenue would be increased if the property modified the existing Regulatory Agreement to include an 80% Income category. This modification would also reduce turnover costs as the ability to retain residents in the same unit at the higher (80%) Below Market Rate would re-capture a set of households who would otherwise leave the community as they exceed the lower income categories. Policy and practices will be developed to implement this change so as to balance the number of units between income categories, and to reasonably maintain that balance in accordance with appropriate law, ordinances, and agreements.

The current Regulatory Agreement supports the following rental schedule:

Current Regulatory Agreement			
Unit Size	Income Range	Target Number	Rental Rate
2 BR, 1 BA	50%	24	\$671
2 BR, 1 BA	60%	11	\$835
4 BR, 2.5 BA	50%	27	\$852
4 BR, 2.5 BA	60%	12	\$1,063

Rental rates for the 80% Income Category would be:

Unit Size	Income Range	Rental Rate
2 BR, 1 BA	80%	\$1,226
4 BR, 2.5 BA	80%	\$1,567

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

Please feel free to contact me at (831) 233-0999 should you have additional questions or concerns. City Council approval of the final budget prior to July 31, 2016, would be helpful if any change in rents or the Below Market Program were to take place on October 1, 2016.

Regards,

Corey Williams
General Manager

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

Attachments:

- A. FY 2016/17 Budget Revenue Summary
- B. Market Survey
- C. BMR Rent Calculation Documentation
- D. FY 2016/17 Budget Highlights of Operating Expenses
- E. Budget Document Option 1 - Targeted Rental Increase
- F. Capital Improvement Plan/Reserve Withholding

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Abrams Park Budget Memo Attachment A - Revenue Summary

Proposed Budget – Targeted Rental Increase

<u>Revenue</u>	Approved Budget FY 2015/2016	Estimated Actuals FY 2015/2016	Proposed FY 2016/2017		Variance of Approved Budget From 2015/2016 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2015/2016 Estimated Actuals	%	Comments		2016/2017 Proposed Budget vs. 2015/2016 Approved Budget	%
GROSS MARKET POTENTIAL	\$3,109,349	\$3,162,037	\$3,246,775	I	\$52,688	1.67%	The community out performed expectations as fewer BMR homes were realized.	I	\$84,738	2.68%	Targeted increase proposed to raise 2-BR & 4-BR's to near FMR and Affordables to curent rates	I	\$137,426	4.42%
MARKET GAIN/LOSS TO LEASE	(\$36,446)	(\$33,258)	(\$41,218)	I	\$3,188	-9.59%		D	(\$7,960)	23.93%		D	(\$4,772)	13.09%
NON-REVENUE APARTMENTS	(\$36,383)	(\$33,636)	(\$39,145)	I	\$2,747	-8.17%	Increase as one comped home was not utilized for 3 months.	D	(\$5,509)	16.38%	Shared office/community center expense with Preston Park.	D	(\$2,762)	7.59%
RENTAL CONCESSIONS	\$0	(\$599)	\$0	D	(\$599)	100.00%	Decrease in income to accommodate one time concessions given to residents to compensate for repair items.	I	\$599	#####	Increase as no concessions are planned	I	\$0	0.00%
VACANCY LOSS	(\$44,689)	(\$39,336)	(\$40,225)	I	\$5,353	-13.61%	Increase in income as homes are leased promptly.	D	(\$889)	2.26%	Negligible difference	I	\$4,464	-9.99%
OTHER RESIDENT INCOME	\$49,122	\$40,872	\$41,005	D	(\$8,250)	-20.18%	Decrease due to less Damages/Cleaning Fees collected, no collection of MTM Fees, less collections of Late Fees/NSF Fees.	I	\$133	0.33%	Minimal Increases	D	(\$8,117)	-16.52%
MISCELLANEOUS INCOME	\$1,710	\$2,617	\$600	I	\$907	34.66%	Higher than anticipated Interest Income as Captial Deck Repair Project was delayed	D	(\$2,017)	-77.07%	Anticipating reduction in interest income in correlation with reduction in Reserve Account Balance	D	(\$1,110)	-64.91%
TOTAL INCOME	\$3,042,665	\$3,098,697	\$3,167,792	I	\$56,032	1.81%	Increase in Total Income due to targeted rental increase.	I	\$69,095	2.18%	Increase due to targeted rental increase.	I	\$125,127	4.11%
NET INCOME	\$1,932,461	\$1,997,876	\$1,997,209	I	\$65,415	3.27%	Increase due to approved targeted rental increase and overall lower expenses.	I	(\$667)	-0.03%	Increase due to targeted rental increase and lower expenses. Overall decrease in Non-Routine Maintenance Expenses due to completion of projects.	I	\$64,748	3.35%

I -- DESIGNATES INCREASE

D -- DESIGNATES DECREASE

MARKET SURVEY

Abrams Park

Market Survey Date: April 1, 2016

COMMUNITY DESCRIPTION					
Subject Property:	Abrams Park	Number of Units:	194	Status:	Active
Address:	682 Wahl Ct.	Construction Type:	Garden	Year Built:	1978
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:	2000
Website:	www.liveatabramspark.com	Property Class:	C	Lease Start Date:	
Telephone:	831-384-0119	Occupancy / Leased %:	99.0% 100.0%	Opening Date:	
Owner:	City of Marina	Rent Optimizer (Y/N):	No	Stabilization:	
Management:	Alliance Residential	Type of Rent Optimizer:		Last Sale Date:	6/1/1998

FEES, DEPOSITS, & LEASE TERMS			COMMUNITY RATINGS			UTILITIES			FEE
Application Fee:	\$45		Location:	B		Gas:	Resident		
Administrative Fee:	\$0		Visibility:	B		Electricity:	Resident		
Amenity Fee:	\$0		Curb Appeal:	C		Common Area Electric:	Community		
Security Deposit (Refundable):	Equal to one month		Condition:	C		Water / Sewer:	Resident/Metered		
Security Deposit (Non-Refundable):	N/A		Clubhouse:	B		Trash:	Resident		
Pet Deposit (Refundable):	\$250 covers up to		Fitness Center:			Valet Trash:	No		
Pet Deposit (Non-Refundable):	N/A		Pool:			Pest Control:	Community		
Pet Rent:	\$25 per pet per mo		Overall Property Amenities:	C		Bulk Cable/Internet Package:	No		
Locator Fee:			Interiors:	C		Fiber-Optic Available:			
Min. / Max. Lease Term Offered:	MTM, 6 & 12 month					APPLIANCES			
Short Term Premium / MTM Fee:	\$150	\$150				Heater:	Gas	Range:	Gas
						Water Heater:	Gas		

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

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	Yes		A/C Corridors	No	Accent Walls	No
Detached Garage:	No		BBQ Grills	No	Appliance Color	White
Carport:	No		Bike Share	No	Energy Star	Yes
Parking Structure:	No		Bike Storage	No	Ceiling Fan(s)	No
Reserved Space:	No		Billiards	No	Ceiling Heights:	
Tandem Parking:	No		Business Center	Yes	First Floor	
SECURITY			CARES Program	No	Mid Floors	
Access Gates:	No		Coffee Bar / Internet Café	No	Top Floor	
Gate Attendant:	No		Concierge	No	Color Scheme Options	
Courtesy Officer:	No		Conference Room	Yes	Countertops:	Laminate
Security System:	No		Dog Park / Dog Run	No	Tile Backsplash	No
FITNESS			Electric Car Charging Station	No	Computer Desk	No
Fitness Center:	No		Elevator(s)	No	Crown Molding	No
Pilates/Yoga/Spinning Area:	No		Golf Simulator / Putting Green	No	Double Sink Vanity	No
Instructor Led Classes:	No		Lake	No	Fireplace	No
TECHNOLOGY			Laundry Room	No	Flooring:	
Technology Package:	No		LEED Certified	No	Living	Carpet
Bluetooth Speakers:	No		Massage Room	No	Bedroom(s)	Carpet
Keyless Entry:	No		Media Room	No	Wet Areas	Sheet Vinyl
Smart Lighting:	No		On-Site Retail / Restaurant	No	Iceemaker	No
Smart Outlets:	No		Package Locker / Concierge	No	Kitchen Island	Yes
Upgraded Thermostats:	No		Playground	Yes	Kitchen Pantry	Yes
UPGRADES / RENOVATION			Pool(s)	No	Lighting:	
Rehab:	Yes	8	Spa / Jacuzzi	No	LED Lighting	
Renovation Description:			Recycling Center	No	Under Cabinet Lighting	
			Rentable Clubhouse	Yes	Patio / Balcony	Yes
			Roof Deck	No	Roman Tub(s)	No
			Sauna	No	Separate Shower	No
			Shuttle Service	No	Walk-In Closets	Yes
Courtyard:			Sports Court(s)	Yes	Washer / Dryer	Connections All Units
Floor Premium:			Tanning Bed	No	Window Treatment	Blinds - Mini
Pool View:			WiFi	No	Wine Chiller	No
Skyline View:			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	High Rent (with premiums)	Average	Avg. PSF	Adjustment (Utilities, Garage, ...)	Adj. Rent	Adj. Rent PSF	Monthly Prorated Conc	Upfront	Lease Term	Eff Rent	Eff Rent PSF
2x1	A	92	47%	1,000	\$1,550	\$1,650	\$1,600	\$1.60	\$0	\$1,600	\$1.60	\$0	\$0			
2X1	A - R	4	2%	1,000	\$2,050	\$2,050	\$2,050	\$2.05	\$0	\$2,050	\$2.05	\$0	\$0			
4 BR TH	B	16	8%	1,700	\$2,175	\$2,175	\$2,175	\$1.28	\$0	\$2,175	\$1.28	\$0	\$0			
4 BR TH	B - SR	2	1%	1,700	\$2,400	\$2,400	\$2,400	\$1.41	\$0	\$2,400	\$1.41	\$0	\$0			
4 BR TH	C	29	15%	1,750	\$2,225	\$2,225	\$2,225	\$1.27	\$0	\$2,225	\$1.27	\$0	\$0			
4 BR TH	C - R	4	2%	1,750	\$2,700	\$2,700	\$2,700	\$1.54	\$0	\$2,700	\$1.54	\$0	\$0			
4 BR TH	C - SR	2	1%	1,750	\$2,500	\$2,500	\$2,500	\$1.43	\$0	\$2,500	\$1.43	\$0	\$0			
4 BR TH	D	46	23%	1,800	\$2,275	\$2,300	\$2,288	\$1.27	\$0	\$2,288	\$1.27	\$0	\$0			
Total/Average		194	100%	1,336	\$1,923	\$1,978	\$1,950	\$1.41	\$0	\$1,950	\$1.41	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

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MARKETING

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

MARKET SURVEY

Shadow Market

Market Survey Date: **April 1, 2016**

COMMUNITY DESCRIPTION					
Comp 1:	Shadow Market	Number of Units:	9	Status:	Active
Address:	Various	Construction Type:	Garden	Year Built:	Variable
City/State/Zip:	Marina, CA, 93933	Property Type:	Conventional	Year Renovated:	
Website:		Property Class:	B	Lease Start Date:	
Telephone:	Variable	Occupancy / Leased %:	100.0% 100.0%	Opening Date:	
Owner:	Variable	Rent Optimizer (Y/N):	N	Stabilization:	
Management:	Variable	Type of Rent Optimizer:		Last Sale Date:	

FEES, DEPOSITS, & LEASE TERMS		COMMUNITY RATINGS		UTILITIES		FEE
Application Fee:	\$0	Location:		Gas:	Resident	
Administrative Fee:	\$0	Visibility:		Electricity:	Resident	
Amenity Fee:	\$0	Curb Appeal:		Common Area Electric:	Resident	
Security Deposit (Refundable):	Variable	Condition:		Water / Sewer:	Resident	
Security Deposit (Non-Refundable):		Clubhouse:		Trash:	Resident	
Pet Deposit (Refundable):	Variable	Fitness Center:		Valet Trash:	N/A	
Pet Deposit (Non-Refundable):		Pool:		Pest Control:	Resident	
Pet Rent:	\$0	Overall Property Amenities:		Bulk Cable/Internet Package:	N/A	
Locator Fee:		Interiors:		Fiber-Optic Available:		
Min. / Max. Lease Term Offered:	Variable			APPLIANCES		
Short Term Premium / MTM Fee:	Variable			Heater:		
				Range:		
				Water Heater:		

COMMENTS	
Concessions:	
Property Narrative:	

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

UNIT MIX AND RENTS

Unit Mix					Base Rent				Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent	High Rent (with premiums)	Average	Avg. PSF	Adjustment (Utilities, Garage, ...)	Adj. Rent	Adj. Rent PSF	Monthly Prorated Conc.	Upfront	Lease Term	Eff Rent	Eff Rent PSF
2x1		6	67%	800	\$1,425	\$1,775	\$1,600	\$2.00	\$0	\$1,600	\$2.00	\$0	\$0	0		
2X2 TH		1	11%	800	\$1,665	\$1,665	\$1,665	\$2.08	\$0	\$1,665	\$2.08	\$0	\$0	0		
4 BR		2	22%	1,965	\$2,875	\$2,875	\$2,775	\$1.41	\$0	\$2,775	\$1.41	\$0	\$0	0		
Total/Average		9	100%	1,065	\$1,729	\$2,007	\$1,868	\$1.76	\$0	\$1,868	\$1.76	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

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MARKETING

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

MARKET SURVEY

Preston Park

Market Survey Date: April 1, 2016

COMMUNITY DESCRIPTION					
Comp 2:	Preston Park	Number of Units:	354	Status:	Active
Address:	682 Wahl Ct	Construction Type:	Garden	Year Built:	1987
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:	
Website:	www.liveatprestonpark.com	Property Class:	B	Lease Start Date:	
Telephone:	(831) 384-0119	Occupancy / Leased %:	98.3% 100.0%	Opening Date:	
Owner:	City of Marina	Rent Optimizer (Y/N):	N	Stabilization:	
Management:	Alliance Residential	Type of Rent Optimizer:		Last Sale Date:	9/15/2015

FEES, DEPOSITS, & LEASE TERMS		COMMUNITY RATINGS		UTILITIES		FEE
Application Fee:	\$45	Location:	B	Gas:	Resident	
Administrative Fee:	\$0	Visibility:	B	Electricity:	Resident	
Amenity Fee:	\$0	Curb Appeal:	C	Common Area Electric:	Community	
Security Deposit (Refundable):	Equal to one months' rent	Condition:	C	Water / Sewer:	Resident/Metered	
Security Deposit (Non-Refundable):	N/A	Clubhouse:	B	Trash:	Resident	
Pet Deposit (Refundable):	\$250 covers up to 2 pets	Fitness Center:		Valet Trash:	N/A	
Pet Deposit (Non-Refundable):	N/A	Pool:		Pest Control:	Community	
Pet Rent:	\$25 per pet per month	Overall Property Amenities:	C	Bulk Cable/Internet Package:		
Locator Fee:		Interiors:	C	Fiber-Optic Available:		
Min. / Max. Lease Term Offered:	MTM, 6 and 12 months			APPLIANCES		
Short Term Premium / MTM Fee:	\$150			Heater:	Gas	
	\$150			Range:	Gas	
				Water Heater:	Gas	

COMMENTS	
Concessions:	No concessions. Community is partially Below Market Rent and Section 8.
Property Narrative:	All units have an attached garage, in-home laundry room, and gated backyard. \$25 fee for end units. Stucco & Siding Project completed 9/15. Window/exterior door replacements completed 5/15. Water Conservation Project completed 1/15. New roofs installed/replaced 8/14.

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	Yes		A/C Corridors	No	Accent Walls	No
Detached Garage:	No		BBQ Grills	No	Appliance Color	White
Carport:	No		Bike Share	No	Energy Star	Yes
Parking Structure:	No		Bike Storage	No	Ceiling Fan(s)	No
Reserved Space:	No		Billiards	No	Ceiling Heights:	
Tandem Parking:	No		Business Center	Yes	First Floor	Vaulted
SECURITY			CARES Program	No	Mid Floors	
Access Gates:	No		Coffee Bar / Internet Café	No	Top Floor	
Gate Attendant:	No		Concierge	No	Color Scheme Options	No
Courtesy Officer:	No		Conference Room	Yes	Countertops:	Laminate
Security System:	No		Dog Park / Dog Run	No	Tile Backsplash	No
FITNESS			Electric Car Charging Station	No	Computer Desk	No
Fitness Center:	No		Elevator(s)	No	Crown Molding	No
Pilates/Yoga/Spinning Area:	No		Golf Simulator / Putting Green	No	Double Sink Vanity	No
Instructor Led Classes:	No		Lake	No	Fireplace	No
TECHNOLOGY			Laundry Room	No	Flooring:	
Technology Package:	No		LEED Certified	No	Living	Carpet
Bluetooth Speakers:	No		Massage Room	No	Bedroom(s)	Carpet
Keyless Entry:	No		Media Room	No	Wet Areas	Sheet Vinyl
Smart Lighting:	No		On-Site Retail / Restaurant	No	Icemaker	No
Smart Outlets:	No		Package Locker / Concierge	No	Kitchen Island	Yes
Upgraded Thermostats:	No		Playground	Yes	Kitchen Pantry	Yes
UPGRADES / RENOVATION			Pool(s)	No	Lighting:	
Rehab:	Yes	2	Spa / Jacuzzi	No	LED Lighting	
Renovation Description:			Recycling Center	No	Under Cabinet Lighting	
			Rentable Clubhouse	Yes	Patio / Balcony	Yes
			Roof Deck	No	Roman Tub(s)	No
			Sauna	No	Separate Shower	No
PREMIUMS			Shuttle Service	No	Walk-In Closets	Yes
Courtyard:			Sports Court(s)	Yes	Washer / Dryer	Connections All Units
Floor Premium:			Tanning Bed	No	Window Treatment	Blinds - Mini
Pool View:			WiFi	No	Wine Chiller	No
Skyline View:			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	High Rent (with premiums)	Average	Avg. PSF	Adjustment (Utilities, Garage, ...)	Adj. Rent	Adj. Rent PSF	Monthly Prorated Conc	Upfront	Lease Term	Eff Rent	Eff Rent PSF	
2X1	A	5	2%	1,150	\$1,700	\$1,700	\$1,700	\$1.48	\$0	\$1,700	\$1.48	\$0	\$0				
2X1	A - SR	4	1%	1,150	\$1,800	\$1,800	\$1,800	\$1.57	\$0	\$1,800	\$1.57	\$0	\$0				
2X2 TH	B	90	25%	1,278	\$1,775	\$1,800	\$1,788	\$1.40	\$0	\$1,788	\$1.40	\$0	\$0				
2X2 TH	B - R	2	1%	1,278	\$2,350	\$2,350	\$2,350	\$1.84	\$0	\$2,350	\$1.84	\$0	\$0				
2X2 TH	B - SR	3	1%	1,278	\$1,905	\$1,930	\$1,918	\$1.50	\$0	\$1,918	\$1.50	\$0	\$0				
2X2 TH	C	119	34%	1,323	\$1,800	\$1,825	\$1,813	\$1.37	\$0	\$1,813	\$1.37	\$0	\$0				
2X2 TH	C - SR	3	1%	1,323	\$1,935	\$1,960	\$1,948	\$1.47	\$0	\$1,948	\$1.47	\$0	\$0				
3X2 TH	D	122	34%	1,572	\$2,100	\$2,125	\$2,113	\$1.34	\$0	\$2,113	\$1.34	\$0	\$0				
3X2 TH	D - SR	3	1%	1,572	\$2,350	\$2,375	\$2,363	\$1.50	\$0	\$2,363	\$1.50	\$0	\$0				
Total/Average		354	100%	1,393	\$1,905	\$1,925	\$1,917	\$1.38	\$0	\$1,917	\$1.38	\$0	\$0	10	\$0	\$0.00	

UNIT MIX & RENT COMMENTS

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MARKETING

ES Site	Reputation Score
Apartment Ratings	
Apartment.com	4.0
Citysearch	
Facebook	4.0
Google+Local	3.1
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	3.0

MARKET SURVEY

Sunbay Suites

Market Survey Date: April 1, 2016

COMMUNITY DESCRIPTION					
Comp 3:	Sunbay Suites	Number of Units:	266	Status:	Active
Address:	5200 Coe Ave	Construction Type:	High-Rise	Year Built:	1989
City/State/Zip:	Seaside, CA. 93955	Property Type:	Conventional	Year Renovated:	
Website:	www.sunbaysuites.com	Property Class:	B	Lease Start Date:	
Telephone:	(831) 394-2515	Occupancy / Leased %:	99.0% 100.0%	Opening Date:	
Owner:	Sunbay Resort Associates	Rent Optimizer (Y/N):	No	Stabilization:	
Management:	Sunbay Suites	Type of Rent Optimizer:		Last Sale Date:	

FEES, DEPOSITS, & LEASE TERMS		COMMUNITY RATINGS		UTILITIES		FEE
Application Fee:	\$30	Location:	A	Gas:	Resident	
Administrative Fee:	\$0	Visibility:	B	Electricity:	Resident	
Amenity Fee:	\$0	Curb Appeal:	A	Common Area Electric:	Community	
Security Deposit (Refundable):	Equal to one months' rent	Condition:	B	Water / Sewer:	Community	
Security Deposit (Non-Refundable):		Clubhouse:	B	Trash:	Community	
Pet Deposit (Refundable):	N/A	Fitness Center:	B	Valet Trash:	No	
Pet Deposit (Non-Refundable):	N/A	Pool:	B	Pest Control:	Resident	
Pet Rent:	N/A	Overall Property Amenities:	B	Bulk Cable/Internet Package:	No	
Locator Fee:		Interiors:	B	Fiber-Optic Available:		
Min. / Max. Lease Term Offered:	Month to Month and 6 months			APPLIANCES		
Short Term Premium / MTM Fee:	\$400			Heater:	Range:	Water Heater:

COMMENTS	
Concessions:	
Property Narrative:	

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors	No	Accent Walls	No
Detached Garage:	No		BBQ Grills	Yes	Appliance Color	
Carport:	Yes		Bike Share	No	Energy Star	
Parking Structure:			Bike Storage	No	Ceiling Fan(s)	Yes
Reserved Space:	Yes		Billiards	No	Ceiling Heights:	
Tandem Parking:			Business Center	No	First Floor	
SECURITY			CARES Program	No	Mid Floors	
Access Gates:	Yes/2		Coffee Bar / Internet Café	No	Top Floor	
Gate Attendant:			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:	Yes		Elevator(s)	No	Crown Molding	No
Pilates/Yoga/Spinning Area:			Golf Simulator / Putting Green	No	Double Sink Vanity	No
Instructor Led Classes:			Lake	No	Fireplace	Gas
TECHNOLOGY			Laundry Room	Yes	Flooring:	
Technology Package:			LEED Certified	No	Living	
Bluetooth Speakers:			Massage Room	No	Bedroom(s)	
Keyless Entry:			Media Room	No	Wet Areas	
Smart Lighting:			On-Site Retail / Restaurant	No	Icemaker	No
Smart Outlets:			Package Locker / Concierge	No	Kitchen Island	
Upgraded Thermostats:			Playground	Yes	Kitchen Pantry	Yes
UPGRADES / RENOVATION			Pool(s)	Yes 5	Lighting:	
Rehab:			Spa / Jacuzzi	Yes	LED Lighting	
Renovation Description:			Recycling Center	No	Under Cabinet Lighting	
			Rentable Clubhouse	Yes	Patio / Balcony	Yes Storage: No
			Roof Deck	No	Roman Tub(s)	No
PREMIUMS			Sauna	Yes	Separate Shower	No
Courtyard:			Shuttle Service	No	Walk-In Closets	No
Floor Premium:			Sports Court(s)	Yes	Washer / Dryer	No
Pool View:			Tanning Bed	No	Window Treatment	
Skyline View:			WiFi	No	Wine Chiller	No
Other:			Other		Other	

UNIT MIX AND RENTS

Unit Mix				Base Rent					Adjusted Rent			Concessions			Effective Rent	
Unit Type	Floorplan Description	# of Units	% of Units	Square Feet	Low Rent	High Rent (with premiums)	Average	Avg. PSF	Adjustment (Utilities, Garage, ...)	Adj. Rent	Adj. Rent PSF	Monthly Prorated Conc	Upfront	Lease Term	Eff Rent	Eff Rent PSF
Studio		32	12%	345	\$1,025	\$1,575	\$1,300	\$3.77		\$1,300	\$3.77	\$0	\$0	0		
1x1		64	24%	500	\$1,375	\$1,475	\$1,325	\$2.65		\$1,325	\$2.65	\$0	\$0	0		
2x1		85	32%	650	\$1,450	\$1,735	\$1,593	\$2.45		\$1,593	\$2.45	\$0	\$0	0		
2x2		85	32%	700	\$1,600	\$1,910	\$1,755	\$2.51		\$1,755	\$2.51	\$0	\$0	0		
Total/Average		266	100%	593	\$1,381	\$1,709	\$1,545	\$2.60	\$0	\$1,545	\$2.60	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

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MARKETING

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

MARKET SURVEY

Marina Square Apartments

Market Survey Date: April 1, 2016

COMMUNITY DESCRIPTION					
Comp 4:	Marina Square Apartments	Number of Units:	48	Status:	Active
Address:	269 Reservation Rd	Construction Type:	Garden	Year Built:	1978
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:	
Website:		Property Class:	C	Lease Start Date:	
Telephone:	(831) 384-9725	Occupancy / Leased %:	99.0% 100.0%	Opening Date:	
Owner:	DYI Properties	Rent Optimizer (Y/N):	No	Stabilization:	
Management:	DYI Properties	Type of Rent Optimizer:		Last Sale Date:	

FEES, DEPOSITS, & LEASE TERMS		COMMUNITY RATINGS		UTILITIES		FEE
Application Fee:	\$25	Location:	C	Gas:	Resident	
Administrative Fee:	\$0	Visibility:	C	Electricity:	Resident	
Amenity Fee:	\$0	Curb Appeal:	C	Common Area Electric:	Community	
Security Deposit (Refundable):	One months' rent	Condition:	C	Water / Sewer:	Community	
Security Deposit (Non-Refundable):		Clubhouse:	N/A	Trash:	Community	
Pet Deposit (Refundable):	N/A	Fitness Center:	N/A	Valet Trash:	N/A	
Pet Deposit (Non-Refundable):		Pool:	N/A	Pest Control:	Community	
Pet Rent:	N/A	Overall Property Amenities:	C	Bulk Cable/Internet Package:		
Locator Fee:		Interiors:	C	Fiber-Optic Available:		
Min. / Max. Lease Term Offered:	MTM			APPLIANCES		
Short Term Premium / MTM Fee:				Heater:	Range:	Water Heater:

COMMENTS	
Concessions:	
Property Narrative:	No pets allowed, upgraded units include new kitchen counter tops and cabinets.

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors	No	Accent Walls	No
Detached Garage:	Yes		BBQ Grills	Yes	Appliance Color	White
Carpport:	Yes		Bike Share	No	Energy Star	No
Parking Structure:	No		Bike Storage	No	Ceiling Fan(s)	No
Reserved Space:	No		Billiards	No	Ceiling Heights:	
Tandem Parking:			Business Center	No	First Floor	
SECURITY			CARES Program	No	Mid Floors	
Access Gates:			Coffee Bar / Internet Café	No	Top Floor	
Gate Attendant:			Concierge	No	Color Scheme Options	
Courtesy Officer:			Conference Room	No	Countertops:	
Security System:			Dog Park / Dog Run	No	Tile Backsplash	
FITNESS			Electric Car Charging Station	No	Computer Desk	No
Fitness Center:			Elevator(s)	No	Crown Molding	No
Pilates/Yoga/Spinning Area:			Golf Simulator / Putting Green	No	Double Sink Vanity	No
Instructor Led Classes:			Lake	No	Fireplace	No
TECHNOLOGY			Laundry Room	Yes	Flooring:	
Technology Package:			LEED Certified	No	Living	
Bluetooth Speakers:			Massage Room	No	Bedroom(s)	
Keyless Entry:			Media Room	No	Wet Areas	
Smart Lighting:			On-Site Retail / Restaurant	No	Icemaker	No
Smart Outlets:			Package Locker / Concierge	No	Kitchen Island	
Upgraded Thermostats:			Playground	Yes	Kitchen Pantry	No
UPGRADES / RENOVATION			Pool(s)	No	Lighting:	
Rehab:			Spa / Jacuzzi	No	LED Lighting	
Renovation Description:			Recycling Center	No	Under Cabinet Lighting	
			Rentable Clubhouse	No	Patio / Balcony	Yes
			Roof Deck	No	Roman Tub(s)	No
			Sauna	No	Separate Shower	No
PREMIUMS			Shuttle Service	No	Walk-In Closets	No
Courtyard:			Sports Court(s)	No	Washer / Dryer	No
Floor Premium:			Tanning Bed	No	Window Treatment	
Pool View:			WiFi	No	Wine Chiller	No
Skyline View:			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	High Rent (with premiums)	Average	Avg. PSF	Adjustment (Utilities, Garage, ...)	Adj. Rent	Adj. Rent PSF	Monthly Prorated Conc	Upfront	Lease Term	Eff Rent	Eff Rent PSF
2x1		48	100%	1,000	\$1,450	\$1,700	\$1,575	\$1.58	\$0	\$1,575	\$1.58	\$0	\$0	0	\$0	\$0.00
Total/Average		48	100%	1,000	\$1,450	\$1,700	\$1,575	\$1.58	\$0	\$1,575	\$1.58	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

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MARKETING

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

MARKET SURVEY

Marina Del Sol

Market Survey Date: April 1, 2016

COMMUNITY DESCRIPTION					
Comp 5:	Marina Del Sol	Number of Units:	108	Status:	Active
Address:	187 Palm Ave	Construction Type:	Garden	Year Built:	1977
City/State/Zip:	Marina, CA. 93933	Property Type:	Conventional	Year Renovated:	
Website:		Property Class:	C	Lease Start Date:	
Telephone:	(831) 384-5619	Occupancy / Leased %:	99.0% 100.0%	Opening Date:	
Owner:	Pioneer Properties	Rent Optimizer (Y/N):	No	Stabilization:	
Management:	Pioneer Properties	Type of Rent Optimizer:		Last Sale Date:	

FEES, DEPOSITS, & LEASE TERMS		COMMUNITY RATINGS		UTILITIES		FEE
Application Fee:	\$15	Location:	C	Gas:	Resident	
Administrative Fee:	\$0	Visibility:	C	Electricity:	Resident	
Amenity Fee:		Curb Appeal:	C	Common Area Electric:	Community	
Security Deposit (Refundable):	\$1,000	Condition:	C	Water / Sewer:	Community	
Security Deposit (Non-Refundable):		Clubhouse:	N/A	Trash:	Community	
Pet Deposit (Refundable):	\$500	Fitness Center:	N/A	Valet Trash:	N/A	
Pet Deposit (Non-Refundable):		Pool:	N/A	Pest Control:	Community	
Pet Rent:		Overall Property Amenities:	C	Bulk Cable/Internet Package:		
Locator Fee:		Interiors:	C	Fiber-Optic Available:		
Min. / Max. Lease Term Offered:	MTM			APPLIANCES		
Short Term Premium / MTM Fee:	N/A			Heater:	Electric	Range:
				Electric	Water Heater:	Electric

COMMENTS	
Concessions:	No concessions.
Property Narrative:	

PARKING		MO. FEE:	COMMUNITY AMENITIES		UNIT AMENITIES	
Attached Garage:	No		A/C Corridors	No	Accent Walls	No
Detached Garage:	No		BBQ Grills	No	Appliance Color	No
Carport:	Yes		Bike Share	No	Energy Star	No
Parking Structure:			Bike Storage	No	Ceiling Fan(s)	No
Reserved Space:	Yes	\$5 per spot	Billiards	No	Ceiling Heights:	
Tandem Parking:			Business Center	No	First Floor	
SECURITY			CARES Program	No	Mid Floors	
Access Gates:	No		Coffee Bar / Internet Café	No	Top Floor	
Gate Attendant:			Concierge	No	Color Scheme Options	
Courtesy Officer:			Conference Room	No	Countertops:	
Security System:			Dog Park / Dog Run	No	Tile Backsplash	
FITNESS			Electric Car Charging Station	No	Computer Desk	No
Fitness Center:	No		Elevator(s)	No	Crown Molding	No
Pilates/Yoga/Spinning Area:			Golf Simulator / Putting Green	No	Double Sink Vanity	No
Instructor Led Classes:			Lake	No	Fireplace	No
TECHNOLOGY			Laundry Room	Yes	Flooring:	
Technology Package:			LEED Certified	No	Living	
Bluetooth Speakers:			Massage Room	No	Bedroom(s)	
Keyless Entry:			Media Room	No	Wet Areas	
Smart Lighting:			On-Site Retail / Restaurant	No	Icemaker	No
Smart Outlets:			Package Locker / Concierge	No	Kitchen Island	No
Upgraded Thermostats:			Playground	No	Kitchen Pantry	No
UPGRADES / RENOVATION			Pool(s)	No	Lighting:	
Rehab:			Spa / Jacuzzi	No	LED Lighting	
Renovation Description:			Recycling Center	No	Under Cabinet Lighting	
			Rentable Clubhouse	No	Patio / Balcony	No
			Roof Deck	No	Roman Tub(s)	No
			Sauna	No	Separate Shower	No
PREMIUMS			Shuttle Service	No	Walk-In Closets	No
Courtyard:			Sports Court(s)	No	Washer / Dryer	No
Floor Premium:			Tanning Bed	No	Window Treatment	
Pool View:			WiFi	No	Wine Chiller	No
Skyline View:			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	High Rent (with premiums)	Average	Avg. PSF	Adjustment (Utilities, Garage, ...)	Adj. Rent	Adj. Rent PSF	Monthly Prorated Conc	Upfront	Lease Term	Eff Rent	Eff Rent PSF
1x1		54	50%	618	\$1,275	\$1,275	\$1,275	\$2.06		\$1,275	\$2.06	\$0	\$0	0		
2x1		54	50%	796	\$1,600	\$1,600	\$1,600	\$2.17		\$1,600	\$2.17	\$0	\$0	0		
Total/Average		108	100%	677	\$1,438	\$1,438	\$1,438	\$2.12	\$0	\$1,438	\$2.12	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

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MARKETING

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

MARKET SURVEY

Shoreline Apartments

Market Survey Date: April 1, 2016

COMMUNITY DESCRIPTION					
Comp #: Shoreline Apartments	Number of Units: 86	Status: Active			
Address: 3124 Lake Dr	Construction Type: Garden	Year Built: 1973			
City/State/Zip: Marina, CA. 93933	Property Type: Conventional	Year Renovated:			
Website:	Property Class: B	Lease Start Date:			
Telephone: (831) 384-9573	Occupancy / Leased %: 99.0% 100.0%	Opening Date:			
Owner: N/A	Rent Optimizer (Y/N): No	Stabilization:			
Management: Lamar	Type of Rent Optimizer:	Last Sale Date:			

FEES, DEPOSITS, & LEASE TERMS		COMMUNITY RATINGS		UTILITIES		FEE
Application Fee: \$40	Location: B	Gas: Resident				
Administrative Fee: \$0	Visibility: B	Electricity: Resident				
Amenity Fee:	Curb Appeal: B	Common Area Electric: Community				
Security Deposit (Refundable): \$500	Condition: C	Water / Sewer: Community				
Security Deposit (Non-Refundable):	Clubhouse: N/A	Trash: Community				
Pet Deposit (Refundable): \$350	Fitness Center: N/A	Valet Trash: N/A				
Pet Deposit (Non-Refundable):	Pool: N/A	Pest Control: N/A				
Pet Rent: \$50	Overall Property Amenities: B	Bulk Cable/Internet Package:				
Locator Fee:	Interiors: C	Fiber-Optic Available:				
Min. / Max. Lease Term Offered: 12 months		APPLIANCES				
Short Term Premium / MTM Fee:		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			Bike Share	No	Energy Star	
Parking Structure:			Bike Storage	No	Ceiling Fan(s)	No
Reserved Space: Yes			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/Spinning 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
UPGRADES / RENOVATION			Pool(s)	No	Lighting:	
Rehab:			Spa / Jacuzzi	No	LED Lighting	
Renovation Description:			Recycling Center	No	Under Cabinet Lighting	
			Rentable Clubhouse	No	Patio / Balcony	Yes
			Roof Deck	No	Roman Tub(s)	No
			Sauna	No	Separate Shower	No
PREMIUMS			Shuttle Service	No	Walk-In Closets	No
Courtyard:			Sports Court(s)	No	Washer / Dryer	No
Floor Premium:			Tanning Bed	No	Window Treatment	
Pool View:			WiFi	Yes	Wine Chiller	No
Skyline View:			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	High Rent (with premiums)	Average	Avg. PSF	Adjustment (Utilities, Garage, ...)	Adj. Rent	Adj. Rent PSF	Monthly Prorated Conc	Upfront	Lease Term	Eff Rent	Eff Rent PSF
1x1		32	37%	720	\$1,175	\$1,375	\$1,275	\$1.77		\$1,275	\$1.77	\$0	\$0	0		
2x1		32	37%	850	\$1,475	\$1,475	\$1,475	\$1.74		\$1,475	\$1.74	\$0	\$0	0		
2x2		22	26%	880	\$1,600	\$1,600	\$1,600	\$1.82		\$1,600	\$1.82	\$0	\$0	0		
Total/Average		66	100%	809	\$1,385	\$1,470	\$1,433	\$1.77	\$0	\$1,433	\$1.77	\$0	\$0	0	\$0	\$0.00

UNIT MIX & RENT COMMENTS

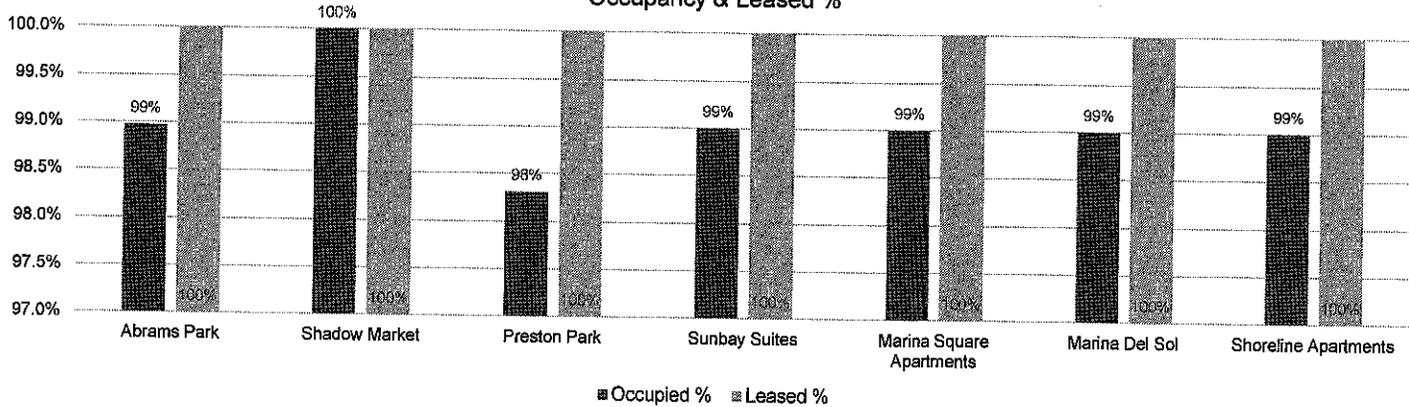
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MARKETING

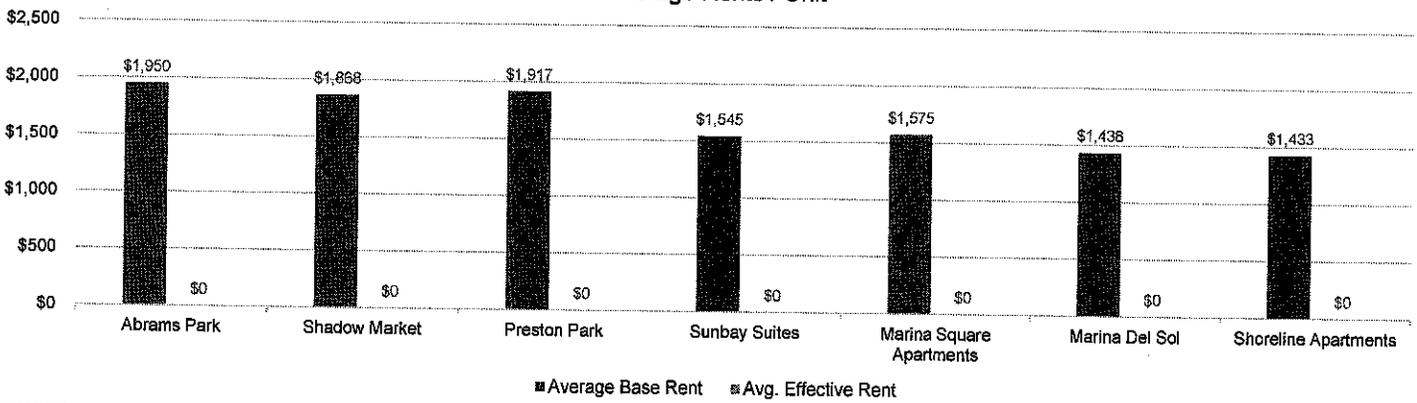
IT'S Site	Reputation Score
Apartment Ratings	5.0
Apartments.com	
Citysearch	
Facebook	5.0
Google+Local	
Insider Pages	
MerchantCircle	
Rent.com	
Superpages	
Yahoo! Local	
Yellow Pages	
Yelp	4.5

Comp	Property	Year Built	# of Units	Avg. Square Feet	Occupied %	Leased %	Average Base Rent	Avg. Base Rent PSF	Month's Free	Lease Term	Avg. Effective Rent	Avg. Effective Rent PSF	Rehab	Management Company
Subject	Abrams Park	1978	194	1,386	99.0%	100.0%	\$1,950	\$1.41	0.00	0	\$0	\$0.00	Yes	Alliance Residential
Comp 1:	Shadow Market	Variable	9	1,059	100.0%	100.0%	\$1,868	\$1.76	0.00	0	\$0	\$0.00		Variable
Comp 2:	Preston Park	1987	354	1,393	98.3%	100.0%	\$1,917	\$1.38	0.00	0	\$0	\$0.00	Yes	Alliance Residential
Comp 3:	Sunbay Suites	1989	266	593	99.0%	100.0%	\$1,545	\$2.60	0.00	0	\$0	\$0.00		Sunbay Suites
Comp 4:	Marina Square Apartments	1978	48	1,000	99.0%	100.0%	\$1,575	\$1.58	0.00	0	\$0	\$0.00		DYI Properties
Comp 5:	Marina Del Sol	1977	108	677	99.0%	100.0%	\$1,438	\$2.12	0.00	0	\$0	\$0.00		Pioneer Properties
Comp 6:	Shoreline Apartments	1973	86	809	99.0%	100.0%	\$1,433	\$1.77	0.00	0	\$0	\$0.00		Lamar
Total / Average		1980	1,065	1,052	99.0%	100.0%	\$1,726	\$1.64	0.00	0	\$0	\$0.00		

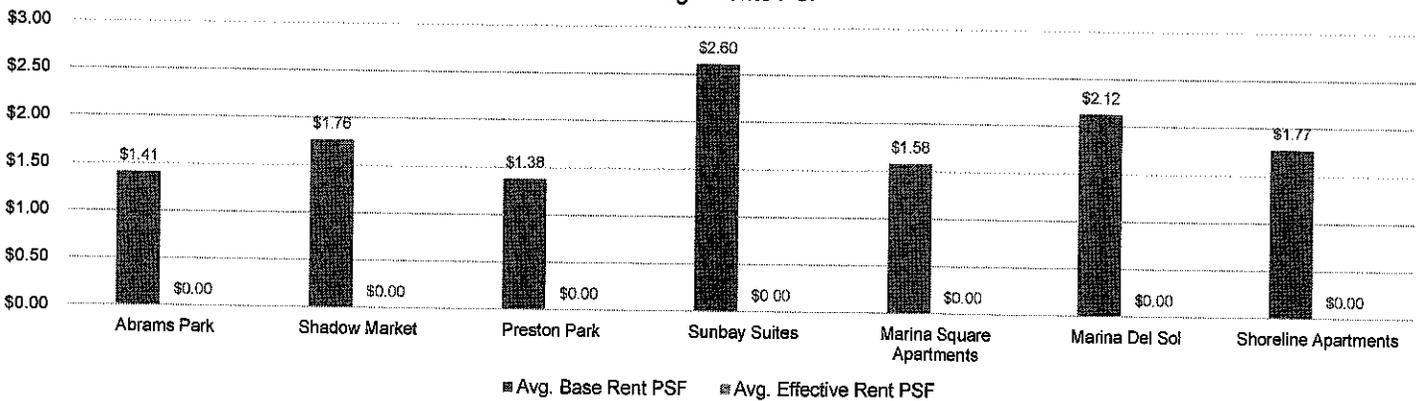
Occupancy & Leased %



Average Rents / Unit



Average Rents PSF



COMPARISON ANALYSIS

SUBJECT Comp 1 Comp 2 Comp 3 Comp 4 Comp 5 Comp 6

Insert Property Photo							
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Property	Abrams Park	Shadow Market	Preston Park	Sunbay Suites	Marina Square Apartments	Marina Del Sol	Shoreline Apartments
----------	-------------	---------------	--------------	---------------	--------------------------	----------------	----------------------

COMMUNITY DESCRIPTION							
# of Units	194	9	354	266	48	108	86
Construction Type	Garden	Garden	Garden	High-Rise	Garden	Garden	Garden
Property Type	Conventional						
Property Class	C	B	B	B	C	C	B
Occupancy/Leased %	99% / 100%	100% / 100%	98% / 100%	99% / 100%	99% / 100%	99% / 100%	99% / 100%
Rent Optimizer	No	N	N	No	No	No	No
Status	Active						
Year Built	1878	Variable	1997	1989	1978	1977	1973
Rehab	Yes / 2000		Yes / 0000				

RENTS / CONCESSIONS							
Avg. Base Rent	\$1,950 / \$1.41 psf	\$1,868 / \$1.76 psf	\$1,917 / \$1.38 psf	\$1,545 / \$2.60 psf	\$1,575 / \$1.58 psf	\$1,438 / \$2.12 psf	\$1,433 / \$1.77 psf
Avg. Eff. Rent	\$000 / \$0.00 psf						
Concessions	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

FEES, DEPOSITS, & LEASE TERMS							
Application Fee	\$45	\$0	\$45	\$30	\$25	\$15	\$40
Administrative Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amenity Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Deposit (Refund.)	equal to one months rent	Variable / \$0	equal to one months rent	equal to one months rent	One months rent / \$0	\$1000 / \$0	\$500 / \$0
Security Deposit (NR)	N/A / \$0	\$0 / \$0	N/A / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0
Pet Deposit (Refundable)	50 covers up to 2 pets	Variable / \$0	50 covers up to 2 pets /	N/A / \$0	N/A / \$0	\$500 / \$0	\$350 / \$0
Pet Deposit (NR)	N/A / \$0	\$0 / \$0	N/A / \$0	N/A / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0
Pet Rent	25 per pet per month /	\$0 / \$0	25 per pet per month /	N/A / \$0	N/A / \$0	\$0 / \$0	\$50 / \$0
Locator Fee							
Min/Max Lease Term	MTM, 6 & 12 month /	Variable /	MTM, 6 and 12 months /	1m to Month and 6 month	MTM /	MTM /	12 months /
Short Term Prem/MTM Fee	\$150 / \$150	Variable / \$0	\$150 / \$150	\$400 / \$0	\$0 / \$0	N/A / \$0	\$0 / \$0

COMMUNITY RATINGS							
Location	B		B	A	C	C	B
Visibility	B		B	B	C	C	B
Curb Appeal	C		C	A	C	C	B
Condition	C		C	B	C	C	C
Clubhouse	B		B	B	N/A	N/A	N/A
Fitness Center				B	N/A	N/A	N/A
Pool				B	N/A	N/A	N/A
Overall Prop Amenities	C		C	B	N/A	N/A	N/A
Interiors	C		C	B	C	C	B

UTILITY FEES							
Gas							
Electricity							
Common Area Electric							
Water/Sewer							
Trash							
Valet Trash							
Pest Control							
Cable/Internet Package							
TOTAL UTILITY FEES	\$0						

COMMUNITY AMENITIES							
A/C Corridors	No	No	No	No	No	No	No
BBQ Grills	No	No	No	Yes	Yes	No	No
Bike Share	No	No	No	No	No	No	No
Bike Storage	No	No	No	No	No	No	No
Billiards	No	No	No	No	No	No	No
Business Center	Yes	No	Yes	No	No	No	No
CARES Program	No	No	No	No	No	No	No

Coffee Bar/Internet Café	No						
Concierge	No						
Conference Room	Yes	No	Yes	No	No	No	No
Dog Park/Dog Run	No						
Car Charging Station	No						
Elevator(s)	No						
Golf Simulator/Putting Green	No						
Lake	No						
Laundry Room	No	No	No	Yes	Yes	Yes	Yes
LEED Certified	No						
Massage Room	No						
Media Room	No						
On-Site Retail/Restaurant	No						
Package Locker/Concierge	No						
Playground	Yes	No	Yes	Yes	Yes	No	No
Pool(s)	No	No	No	Yes	No	No	No
Spa / Jacuzzi	No	No	No	Yes	No	No	No
Recycling Center	No						
Rentable Clubhouse	Yes	No	Yes	Yes	No	No	No
Roof Deck	No						
Sauna	No	No	No	Yes	No	No	No
Shuttle Service	No						
Sports Court(s)	Yes	No	Yes	Yes	No	No	No
Tanning Bed	No						
WiFi	No	No	No	No	No	No	Yes
Other	Other /						

UNIT AMENITIES

Accent Walls	No	No	No	No	No	No	No
Appliance Color	White	No	White		White	No	
Energy Star Appliances	Yes	No	Yes		No	No	
Ceiling Fan(s)	No	No	No	Yes	No	No	No
Ceiling Height (1st/Mid/Top)	//	//	Vaulted //	//	//	//	//
Color Scheme Options		No	No				
Countertops (Op 1/Op 2)	Laminate		Laminate				
Tile Backsplash (Op 1/Op 2)	No		No				
Computer Desk	No	No	No	No	No	No	No
Crown Molding	No	No	No	No	No	No	No
Double Sink Vanity	No	No	No	No	No	No	No
Fireplace	No	No	No	Gas	No	No	No
Flooring: Living Room	Carpet		Carpet				
Flooring: Bedroom	Carpet		Carpet				
Flooring: Wet Areas	Sheet Vinyl		Sheet Vinyl				
Icemaker	No	No	No	No	No	No	No
Kitchen Island	Yes	No	Yes			No	No
Kitchen Pantry	Yes	No	Yes	Yes	No	No	No
Lighting:		No					
LED Lighting							
Under Cabinet Lighting							
Patio / Balcony	Yes	No	Yes	Yes	Yes	No	Yes
Roman Tub(s)	No	No	No	No	No	No	No
Separate Shower	No	No	No	No	No	No	No
Walk-In Closets	Yes	No	Yes	No	No	No	No
Washer/Dryer / Fee	Connections	No	Connections	No	No	No	No
Window Treatment	Blinds - Mini	No	Blinds - Mini				
Wine Cooler	No	No	No	No	No	No	No
Other	Other /	Other /	Other /	Other /	Other /	Other /	Other /

PARKING

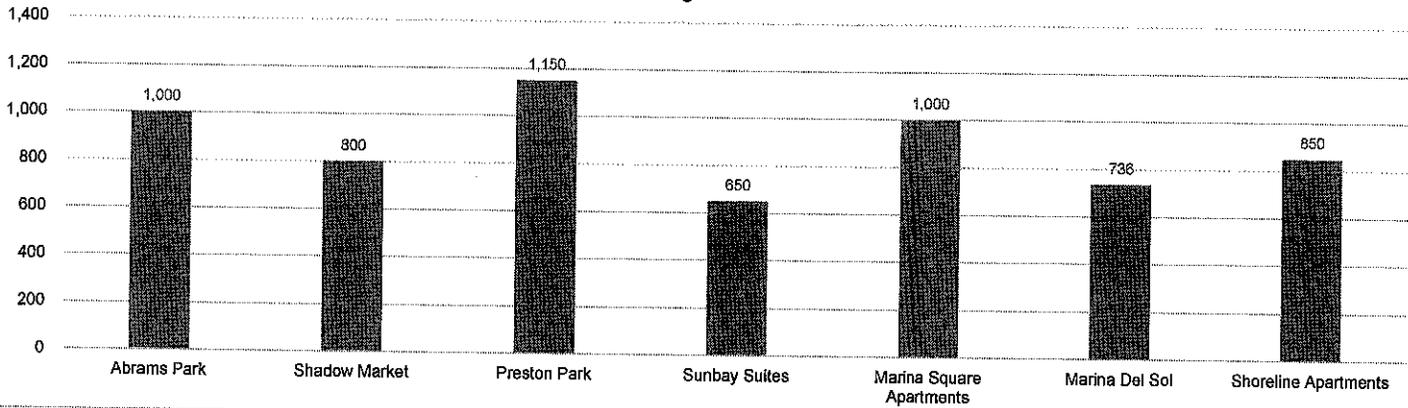
Attached Garage	Yes	No	Yes	No	No	No	No
Detached Garage	No	No	No	No	Yes	No	
Carport	No	No	No	Yes	Yes	Yes	Yes
Parking Structure	No	No	No		No		
Reserved Space	No	No	No	Yes	No	Yes / \$5 per spot	Yes
Tandem Parking	No	No	No				

SECURITY							
Access Gates	No	No	No	Yes/2		No	No
Gate Attendant	No	No	No				No
Courtesy Officer	No	No	No				
Security System	No	No	No	No			No
FITNESS							
Fitness Center	No	No	No	Yes		No	No
Pilates/Yoga/Spinning Area	No	No	No				No
Instructor Led Classes	No	No	No				No
TECHNOLOGY							
Technology Package / Fee	No	No	No				
Bluetooth Speakers	No	No	No				
Keyless Entry	No	No	No				
Smart Lighting	No	No	No				
Smart Outlets	No	No	No				
Upgraded Thermostats	No	No	No				
UPGRADES / RENOVATIONS							
Rehab (Y/N)	Yes		Yes				
# of Ready Units / Premium	8 / \$0	/ \$0	2 / \$0	/ \$0	/ \$0	/ \$0	/ \$0
MARKETING / LS SITES & REPUTATION SCORES							
Apartment Ratings				2.5	3	2	5
Apartments.com			4				
Citysearch							
Facebook	4.7		4	2.8			5
Google+Local	3		3.1				
Insider Pages							
MerchantCircle							
Rent.com							
Superpages							
Yahoo! Local							
Yellow Pages					5		
Yelp	3.7		3	2.5		3	4.5

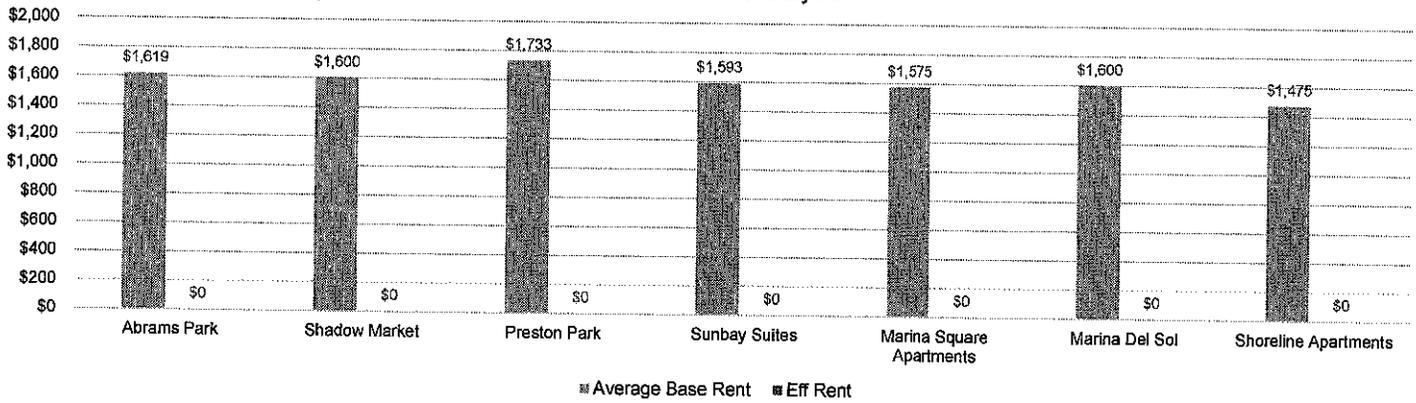
2X1 ANALYSIS

Comp	Unit Mix				Base Rent				Adjusted Rent		Concessions		Effective Rent	
	Property	Year Built	# of 2X1 Units	Avg Square Foot	Low Rent	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Months Free	Lease Term	Eff Rent	Eff Rent PSF
Subject	Abrams Park	1978	96	1,000	\$1,571	\$1,667	\$1,619	\$1.62	\$1,619	\$1.62	0.00	0		
Comp 1	Shadow Market	Variable	6	800	\$1,425	\$1,775	\$1,600	\$2.00	\$1,600	\$2.00	0.00	0		
Comp 2	Preston Park	1987	12	1,150	\$1,733	\$1,733	\$1,733	\$1.51	\$1,733	\$1.51	0.00	0		
Comp 3	Sunbay Suites	1989	85	650	\$1,450	\$1,735	\$1,593	\$2.45	\$1,593	\$2.45	0.00	0		
Comp 4	Marina Square Apartments	1978	48	1,000	\$1,450	\$1,700	\$1,575	\$1.58	\$1,575	\$1.58	0.00	0		
Comp 5	Marina Del Sol	1977	54	736	\$1,600	\$1,600	\$1,600	\$2.17	\$1,600	\$2.17	0.00	0		
Comp 6	Shoreline Apartments	1973	32	850	\$1,475	\$1,475	\$1,475	\$1.74	\$1,475	\$1.74	0.00	0		
Total/Average		1980	333	855	\$1,521	\$1,664	\$1,593	\$1.86	\$1,593	\$1.86	0.00	0	\$0	\$0.00

Average Unit Size

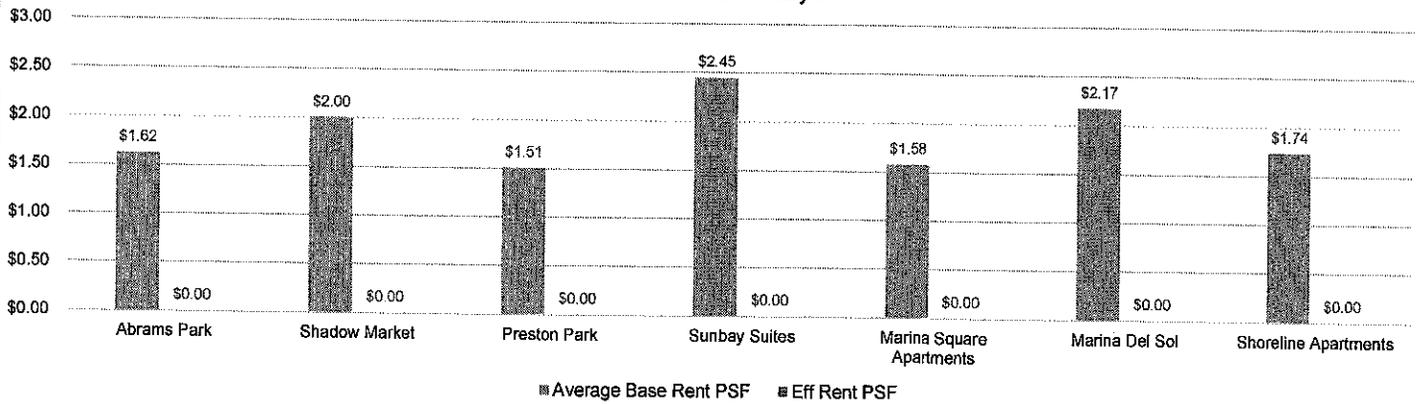


2X1 Rent / Unit Analysis



■ Average Base Rent ■ Eff Rent

2X1 Rent PSF Analysis



■ Average Base Rent PSF ■ Eff Rent PSF

ALL 2X1 UNITS

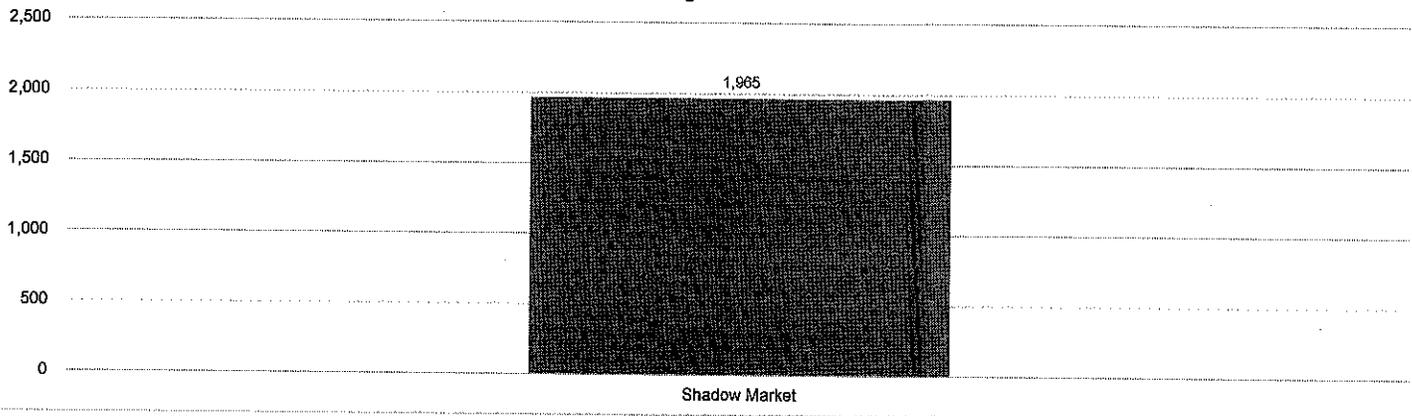
SORT BY: SQUARE FEET

Floorplan Type	Unit Mix				Base Rent				Adjusted Rent		Concessions		Effective Rent	
	Property	Unit Descrip	# of Units	Avg Square Feet	Low Rent	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Months Free	Lease Term	Eff Rent	Eff Rent PSF
2x1	Abrams Park	A	92	1,000	\$1,550	\$1,650	\$1,600	\$1.60	\$1,600	\$1.60	0.00	0		
2X1	Abrams Park	A - R	4	1,000	\$2,050	\$2,050	\$2,050	\$2.05	\$2,050	\$2.05	0.00	0		
2x1	Shadow Market	0	6	800	\$1,425	\$1,775	\$1,600	\$2.00	\$1,600	\$2.00	0.00	0		
2x1	Preston Park	A	8	1,150	\$1,700	\$1,700	\$1,700	\$1.48	\$1,700	\$1.48	0.00	0		
2X1	Preston Park	A - SR	4	1,150	\$1,800	\$1,800	\$1,800	\$1.57	\$1,800	\$1.57	0.00	0		
2x1	Sunbay Suites	0	85	650	\$1,450	\$1,735	\$1,593	\$2.45	\$1,593	\$2.45	0.00	0		
2x1	Marina Square Apartments	0	48	1,000	\$1,450	\$1,700	\$1,575	\$1.58	\$1,575	\$1.58	0.00	0		
2x1	Marina Del Sol	0	54	736	\$1,600	\$1,600	\$1,600	\$2.17	\$1,600	\$2.17	0.00	0		
2x1	Shoreline Apartments	0	32	650	\$1,475	\$1,475	\$1,475	\$1.74	\$1,475	\$1.74	0.00	0		

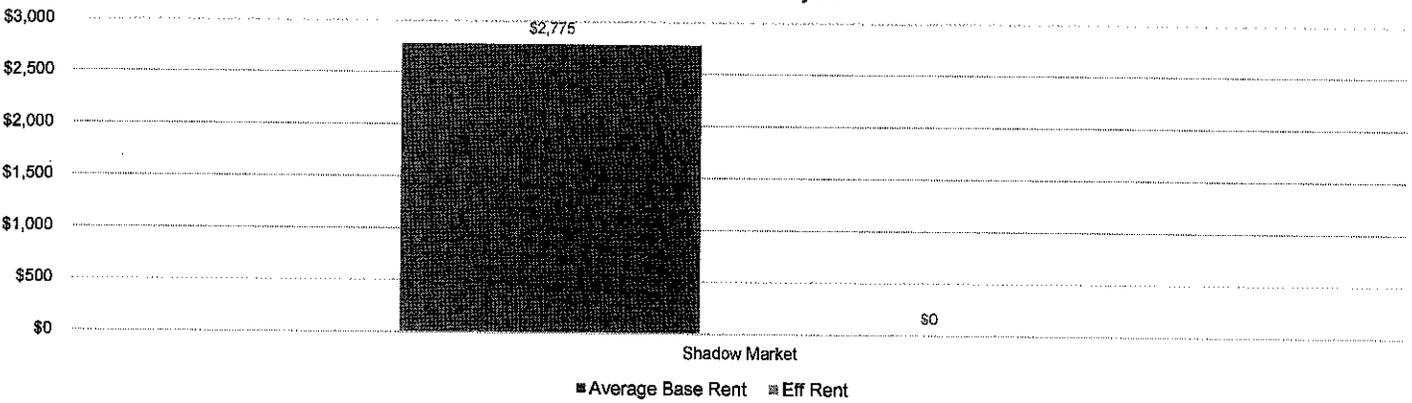
4 BR ANALYSIS

Comp	Unit Mix				Base Rent				Adjusted Rent		Concessions		Effective Rent	
	Property	Year Built	# of 4 BR Units	Avg Square Feet	Low Rent	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Months Free	Lease Term	Eff Rent	Eff Rent PSF
Comp 1	Shadow Market	Variable	2	1,965	\$2,675	\$2,875	\$2,775	\$1.41	\$2,775	\$1.41	0.00	0		
Total/Average			2	1,965	\$2,675	\$2,875	\$2,775	\$1.41	\$2,775	\$1.41	0.00	0	\$0	\$0.00

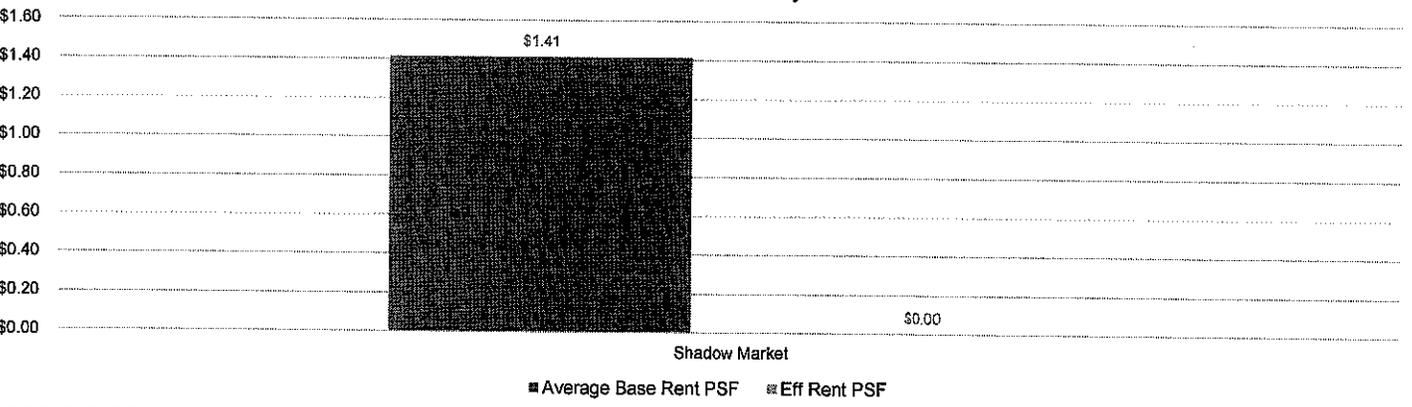
Average Unit Size



4 BR Rent / Unit Analysis



4 BR Rent PSF Analysis



ALL 4 BR UNITS

SORT BY: SQUARE FEET

Units				Base Rent			Adjusted Rent		Concessions		Effective Rent			
Floorplan Type	Property	Unit Descrip.	# of Units	Avg. Square Feet	Low Rent	High Rent (with premiums)	Average Base Rent	Average Base Rent PSF	Adjusted Rent	Adjusted Rent PSF	Months Free	Lease Term	Eff Rent	Eff Rent PSF

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Posted: about 4 hours ago

\$1425 / 2br - 850ft² - spacious 2 bedroom 1 bath upstairs (3330 Del Monte Blvd.)



Available NOW!!

Westwinds Apartments
3330 Del Monte Blvd.
2/1 Large Upstairs End Unit
\$1,425.00 + Deposit

831..883..8079 between 8am-12pm or leave a message after 12pm
MUST SEE

NO PETS!!!!

NO PETS

Up Graded Fixtures

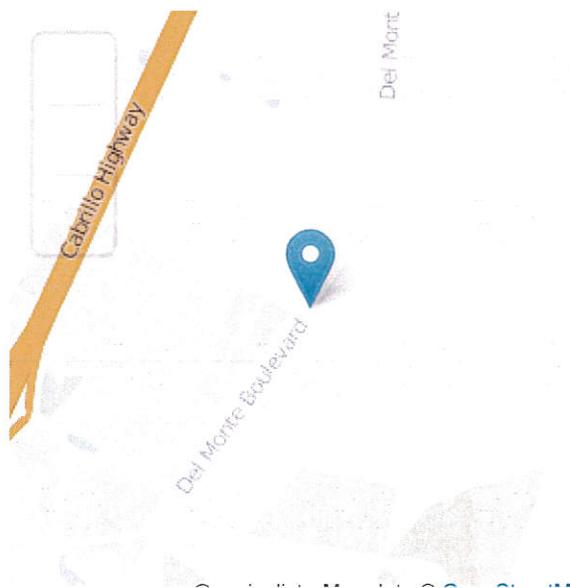
Blinds for all Windows

Carpet in living areas and bedrooms

Linoleum in the Kitchen and bathroom

Water Heater (We Pay for Water but each unit has its own so you will never run out of hot water because of your neighbors use!!!)

Coin-Opp onsite



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reply below

Posted: 28 days ago

\$1500 / 2br - Spacious, Sunny and Pet Friendly!! Recently Updated! (Marina)



Two Bedroom Apartment Available!

3148 Crescent Ave Unit #5, Marina, CA 93933

\$1500/mo

KEY FEATURES

Sq Footage: 800 sqft.

Bedrooms: 2 Beds

Bathrooms: 1 Bath

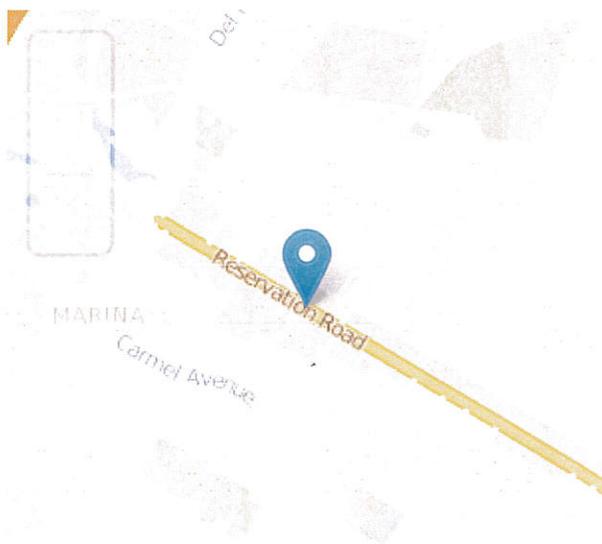
Parking: 1 Carport

Lease Duration: 1 Year

Deposit: \$1500

Pets Policy: Cats & Dogs OK

Please Call or Text 415.350.8165 to schedule a tour today



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reply below

Posted: 28 days ago

\$1510 / 2br - 742ft² - Spacious 2 Bed Apartment Home with Back Yard! Pets Welcome! (Marina)



Two Bedroom Apartment with Yard Available!

3044 Owen Ave # 1, Marina, CA 93933

\$1,510/mo

KEY FEATURES

Sq Footage: 742 sqft.

Bedrooms: 2 Beds

Bathrooms: 1 Bath

Parking: 1 Carport

Lease Duration: 1 Year

Deposit: \$1,510



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Posted: 21 days ago

\$1550 / 2br - 2bed 1 bath private home addition for rent (marina)



Available is a small private home addition for rent. This addition is located on the side of my main house and has its own private entrance. It is blocked off from the main house with no access to interior except from its front door. The inside has been completely remodeled and includes: new carpet/linoleum throughout, brand new kitchen (including new sink/faucet, gas stove, range top microwave, cabinets) new faucet in bathroom, new steps, new front door.

1st bedroom has large closet. Master bedroom has very large closet perfect for extra storage and separate entrance into bath. bathroom has tile floors and shower. Space will fit medium sized refrigerator in kitchen, all other appliances full sized. Tenant will have 1 spot in driveway available. No garage or laundry. There is a small private front yard. Includes its own central heater with controllable thermostat and water heater dedicated to rental.

Rent to include ALL utilities except laundry, mail, personal internet/satellite.

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reply below

Posted: 28 days ago

\$1655 / 2br - Spacious Two Bedroom Apartment Home! (Marina)



Two Bedroom Apartment Available!

3040 Sunset Ave Unit #2, Marina, CA 93933

\$1,655/mo

KEY FEATURES

Sq Footage: 850 sqft.

Bedrooms: 2 Beds

Bathrooms: 1 Bath

Parking: 1 Carport

Lease Duration: 1 Year

Deposit: \$1,655



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reply below

Posted: 28 days ago

\$1775 / 2br - Brand New Renovations!! Pet Friendly! (Monterey)



Two Bedroom Apartment Available!

455 Ramona Ave Unit #21. Marina, CA 93933

\$1,775/mo

KEY FEATURES

Sq Footage: 800 sqft.
Bedrooms: 2 Beds
Bathrooms: 1 Bath
Parking: 1 Carport
Lease Duration: 1 Year
Deposit: \$1,775
Pets Policy: Cats & Dogs OK
Laundry: Shared
Property Type: Apartment

DESCRIPTION

Unit Includes:

- Spacious living area
- Separate Dining Room & Living Room area
- 1 assigned covered parking
- *Pets welcome with additional deposit of \$250, and pet rent of \$50 per dog, \$35 per cat.
- 6-12 month lease options available (Certain premiums may apply)

Other Amenities include:

- Convenient 24 hour on-site coin-operated laundry facility

Spacious two bedroom, one bath, newly upgraded apartment home located in beautiful Monterey, CA. This newly renovated home is conveniently situated near the beach and only blocks to all restaurant and shopping needs! Centrally located to nearby public transportation and freeways. Call to schedule a tour today 866-882-7346

455 Ramona Ave, Monterey CA 93933

2Bed 1 Bath - \$1775/mo

Office is located at 295 Reservation Rd, Marina CA 93933
Call or text Randy 415-350-8165 or



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Posted: 6 days ago

\$1615 / 2br - Two Bedroom with 1.5 baths - Pet Friendly (Marina)



Two Bedroom Apartment Available!

Driftwood Apartments - 321 Reservation Rd Unit #5, Marina, CA 93933

\$1,615/mo

KEY FEATURES

Bedrooms: 2 Beds

Bathrooms: 1.5 Baths

Parking: 1 Carport

Lease Duration: 1 Year

Deposit: \$1,615

Pets Policy: Cats & Dogs OK



- do NOT contact me with unsolicited services or offers

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Posted: 2 days ago

\$2675 / 4br - 1800ft² - Beautiful 4 bed 2 bath 1800 sq.ft. home

(136 Aaron Way)



ONLY SHOWING APRIL 2nd 10am.

Beautiful 4 bed 2 bath home that is 1800 sq.ft with an attached 2 car garage in a very desirable part of Marina. Close to the beach and HWY 1 access. Conveniently located to shopping,dining, and all your day to day needs.Just minutes to the Monterey Peninsula.Ready for move in on 4/15/2016.

No pets.

Beware of anyone offering this property for less than the advertised amount.





- do NOT contact me with unsolicited services or offers

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Posted: 17 days ago

**\$2875 / 4br - 2129ft² - Beautiful Two Story Monterey Bay
Estates Home - 3232 De Forest Rd. (Marina, CA)**



Home Located In Great Marina

Neighborhood

\$2,875/mo -- 4 Bed/ 3 Bath
3232 De Forest Rd., Marina, CA
Contact: Mangold Property Management
(831) 372-1338

- Master Bedroom Suite
- Ground Floor Bedroom
- Washer and Dryer Hook-ups
- Large Fenced Back Yard

1 Year Lease Term Required, Application Fee is \$25 Per Applicant 18 yrs. and Older

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



Calculation of Affordable Unit FY 16/17 Rent Levels Using Keyser-Marston Methodology

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

HUD AMI Level	Number of Persons							
	1	2	3	4	5	6	7	8
Very Low (50% AMI)	\$ 26,650	\$ 30,450	\$ 34,250	\$ 38,050	\$ 41,100	\$ 44,150	\$ 47,200	\$ 50,250
Low/Lower (60% AMI)	\$ 31,980	\$ 36,540	\$ 41,100	\$ 45,660	\$ 49,320	\$ 52,980	\$ 56,640	\$ 60,300
Low (80% AMI)	\$ 42,650	\$ 48,750	\$ 54,850	\$ 60,900	\$ 65,800	\$ 70,650	\$ 75,550	\$ 80,400

Used for 2BD

Used for 4 BD

Source is HUD Median Income for Monterey County 2015 at <https://www.huduser.gov/portal/datasets/il/il2016/2016summary.odn>

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

HUD Area Median Income (AMI) Level	Number of Bedrooms	
	2BD ¹	4BD ²
Very Low (50% AMI)	\$ 856	\$ 1,104
Low/Lower (60% AMI)	\$ 1,028	\$ 1,325
Low (80% AMI)	\$ 1,371	\$ 1,766

Notes:

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

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

(C) **AFFORDABLE UNITS RENT CALCULATION USING 50%/60%/80% BRACKET LESS HAMC (HCV Program) UTILITIES ALLOWANCE**

	2BD	4BD
Very Low (50% AMI)	\$ 856	\$ 1,104
Less Utilities	\$ (145)	\$ (199)
Monthly Rent Net of Utilities	\$ 711	\$ 905
Low/Lower (60% AMI)	\$ 1,028	\$ 1,325
Less Utilities	\$ (145)	\$ (199)
Monthly Rent Net of Utilities	\$ 883	\$ 1,126
Low/Lower (80% AMI)	\$ 1,371	\$ 1,766
Less Utilities	\$ (145)	\$ (199)
Monthly Rent Net of Utilities	\$ 1,226	\$ 1,567

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

http://www.hamonterey.org/wp-content/uploads/2015/01/UTA-Apartments-Townhouse-06_01-2015.pdf

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

Abrams Park Budget Memo Attachment D - Highlights of Operating Expenses

ATTACHMENT D

<u>Operating Expenses</u>	Approved Budget FY 2015/2016	Estimated Actuals FY 2015/ 2016	Proposed FY 2016/2017		Variance of Approved Budget From 2015/2016 Estimated Actuals	%	Comments		Variance of Proposed Budget from FY 2015/2016 Estimated Actuals	%	Comments		2016/2017 Proposed Budget vs. 2015/2016 Approved Budget	%
SALARIES	\$262,448	\$253,742	\$255,172	D	(\$8,706)	-3.43%	Decrease due to reduction in staff.	I	\$1,430	0.56%	Negligible difference	D	(\$7,276)	-2.77%
PAYROLL TAXES + BURDEN	\$80,840	\$73,736	\$80,608	D	(\$7,104)	-9.63%	Expenses are split 40% Abrams Park, 60% Preston Park	I	\$6,872	8.53%	Variance due to addition of in house staff with insurance benefits.	D	(\$232)	-0.29%
NON-STAFF LABOR	\$12,000	\$5,128	\$9,000	D	(\$6,872)	#####	Temp service utilized to fill in during emergency staff shortage	I	\$3,872	43.02%	Variance due to rising costs for temporary services	D	(\$3,000)	-25.00%
LANDSCAPING	\$48,000	\$46,789	\$46,480	D	(\$1,211)	-2.59%	Decrease due to contract for lower than estimated cost.	D	(\$309)	-0.66%	Negligible difference	D	(\$1,520)	-3.17%
UTILITIES	\$107,940	\$79,490	\$89,490	D	(\$28,450)	-35.79%	Overall decrease due to less water usage	I	\$10,000	11.17%	Increase due to anticipated increase in water/sewer fees.	D	(\$18,450)	-17.09%
REDECORATING	\$113,754	\$110,551	\$111,287	D	(\$3,203)	-2.90%	Lower than anticipated need for counter top/bath reglaze.	I	\$736	0.66%	Anticipating slightly higher expenses in this category.	D	(\$2,467)	-2.17%
MAINTENANCE	\$95,345	\$90,818	\$95,311	D	(\$4,527)	-4.98%	Slight reduction in maintenance supplies.	I	\$4,493	4.71%	Increase to account for deteriorating electrical, plumbing, and vehicle maintenance.	D	(\$34)	-0.04%
MARKETING	\$9,998	\$9,619	\$10,252	D	(\$379)	-3.94%	Decrease due to no longer utilizing services with MyNewPlace.	I	\$633	6.17%	Increase due to increasing ARW fees and planned replacement of Community Office sign.	I	\$254	2.54%
ADMINISTRATIVE	\$57,470	\$53,364	\$55,748	D	(\$4,106)	-7.69%	Decrease in expenses as postage, bank charges, training expenses were lower than anticipated.	I	\$2,384	4.28%	Increase due to addition of property mileage and IT services.	D	(\$1,722)	-3.00%
INSURANCE	\$3,000	\$52,800	\$102,600	I	\$49,800	94.32%	Flood insurance premium	I	\$49,800	48.54%	Increase due to Premiums paid by property beginning Jan-16	I	\$99,600	0.00%
NON-ROUTINE MAINTENANCE	\$160,250	\$158,312	\$143,950	D	(\$1,938)	-1.22%	Have not had as many major unit incidents as projected.	D	(\$14,362)	-9.98%	Decrease due to completion of building and structure projects.	D	(\$16,300)	-10.17%
TOTAL OPERATING EXPENSES	\$1,106,203	\$1,096,820	\$1,166,583	D	(\$9,383)	-0.86%	Decrease in expenses overall; unexpected addition of Property Insurance as an expense item	I	\$69,763	5.98%	Increase due in part to addition of Property Insurance expense, increase in anticipated water use costs.	I	\$60,380	5.46%

I -- DESIGNATES INCREASE
D -- DESIGNATES DECREASE

**ABRAMS PARK
2017 STANDARD BUDGET
CONSOLIDATION & SIGN-OFF**

Description	2017 Total	2016 Projected	Variance	Variance %
Physical Occupancy	98.35 %	98.75 %		
Economic Occupancy	96.32 %	96.61 %		
Gross Market Potential	\$3,246,775	\$3,162,037	\$84,738	2.7%
Market Gain/Loss to Lease	(\$41,218)	(\$33,258)	(\$7,960)	-23.9%
Affordable Housing	\$0	\$0	\$0	0.0%
Non-Revenue Apartments	(\$39,145)	(\$33,636)	(\$5,509)	-16.4%
Rental Concessions	\$0	(\$599)	\$599	100.0%
Delinquent Rent	\$0	\$0	\$0	0.0%
Vacancy Loss	(\$40,225)	(\$39,336)	(\$890)	-2.3%
Prepaid/Previous Paid Rent	\$0	\$0	\$0	0.0%
Other Months' Rent/Delinquency Recovery	\$0	\$0	\$0	0.0%
Other Months' Rent/Del. Recov. Aff. Housing	\$0	\$0	\$0	0.0%
Bad Debt Expense	\$0	\$0	\$0	0.0%
Other Resident Income	\$41,005	\$40,872	\$133	0.3%
Miscellaneous Income	\$600	\$2,617	(\$2,017)	-77.1%
Corp Apartment Income	\$0	\$0	\$0	0.0%
Retail Income	\$0	\$0	\$0	0.0%
TOTAL INCOME	\$3,167,792	\$3,098,697	\$69,095	2.2%
PAYROLL	\$386,111	\$370,239	(\$15,872)	-4.3%
LANDSCAPING	\$46,480	\$46,789	\$309	0.7%
UTILITIES	\$89,490	\$79,490	(\$10,000)	-12.6%
REDECORATING	\$111,287	\$110,551	(\$736)	-0.7%
MAINTENANCE	\$95,311	\$90,818	(\$4,493)	-4.9%
MARKETING	\$10,252	\$9,619	(\$633)	-6.6%
ADMINISTRATIVE	\$55,748	\$53,364	(\$2,384)	-4.5%
RETAIL EXPENSE	\$0	\$0	\$0	0.0%
PROFESSIONAL SERVICES	\$79,320	\$78,805	(\$515)	-0.7%
INSURANCE	\$102,600	\$52,800	(\$49,800)	-94.3%
AD-VALOREM TAXES	\$46,034	\$46,034	(\$0)	0.0%
NON ROUTINE MAINTENANCE	\$143,950	\$158,312	\$14,362	9.1%
TOTAL OPERATING EXP	\$1,166,583	\$1,096,820	(\$69,763)	-6.4%
NET OPERATING INCOME	\$2,001,209	\$2,001,877	(\$668)	0.0%
DEBT SERVICE	\$0	\$0	\$0	0.0%
DEPRECIATION	\$0	\$0	\$0	0.0%
AMORTIZATION	\$0	\$0	\$0	0.0%
PARTNERSHIP	\$4,000	\$4,000	\$0	0.0%
EXTRAORDINARY COST	\$0	\$0	\$0	0.0%
NET INCOME	\$1,997,209	\$1,997,877	(\$668)	0.0%
CAPITAL EXPENDITURES	\$574,370	\$1,123,761	\$549,391	48.9%
MORTGAGE PRINCIPAL	\$0	\$0	\$0	0.0%
TAX ESCROW	\$0	\$0	\$0	0.0%
INSURANCE ESCROW	\$0	\$0	\$0	0.0%
INTEREST ESCROW	\$0	\$0	\$0	0.0%
MORTGAGE INSURANCE PREM RESERV	\$0	\$0	\$0	0.0%
REPLACEMENT RESERVE	\$459,989	\$495,657	\$35,668	7.2%
REPLACEMENT RESERVE REIMBURSEM	(\$574,370)	(\$1,123,761)	(\$549,391)	-48.9%
WIP	\$0	\$0	\$0	0.0%
OWNER DISTRIBUTIONS	\$1,537,220	\$1,502,220	(\$35,000)	-2.3%
DEPRECIATION AND AMORTIZATION	\$0	\$0	\$0	0.0%
NET CASH FLOW	(\$0)	(\$0)	(\$0)	-133.4%

Approvals

Owner _____ Date _____

Asset Manager _____ Date _____

COO _____ Date _____

VP _____ Date _____

Regional Manager _____ Date _____

Business Manager _____ Date _____

Alliance Residential, LLC makes no guarantee, warranty or representation whatsoever in connection with the accuracy of this Operating Budget as it is intended as a good faith estimate only.

ABRAMS PARK
2017 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	per unit	per sq ft	2016 Projected
INCOME																	
RENTAL INCOME																	
5101	Gross Market Potential	\$263,761	\$263,761	\$263,761	\$272,832	\$272,832	\$272,832	\$272,832	\$272,832	\$272,832	\$272,832	\$272,832	\$272,832	\$3,246,775	\$16,736	\$12.05	\$3,162,037
5103	Market Gain/Loss to Lease	(\$2,078)	(\$1,728)	(\$1,312)	(\$7,649)	(\$6,726)	(\$5,766)	(\$4,908)	(\$3,988)	(\$2,870)	(\$1,852)	(\$1,262)	(\$1,082)	(\$41,218)	(\$212)	(\$0.15)	(\$33,258)
5105	Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
ACTUAL POTENTIAL RENT		\$261,683	\$262,033	\$262,449	\$265,184	\$266,107	\$267,067	\$267,925	\$268,845	\$269,963	\$270,981	\$271,571	\$271,751	\$3,205,557	\$16,523	\$11.90	\$3,128,779
Average Potential Rent		\$1,349	\$1,351	\$1,353	\$1,367	\$1,372	\$1,377	\$1,381	\$1,386	\$1,392	\$1,397	\$1,400	\$1,401	\$16,523			\$16,128
Average Potential Rent per sq ft		\$0.97	\$0.97	\$0.97	\$0.98	\$0.99	\$0.99	\$0.99	\$1.00	\$1.00	\$1.01	\$1.01	\$1.01	\$11.90			\$11.61
5115	Non-Revenue Apartments	(\$3,189)	(\$3,189)	(\$3,189)	(\$3,287)	(\$3,287)	(\$3,287)	(\$3,287)	(\$3,287)	(\$3,287)	(\$3,287)	(\$3,287)	(\$3,287)	(\$39,145)	(\$202)	(\$0.15)	(\$33,636)
5120	Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	(\$599)
5125	Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5130	Vacancy Loss	(\$2,524)	(\$3,534)	(\$3,534)	(\$3,169)	(\$3,697)	(\$3,697)	(\$3,169)	(\$3,697)	(\$3,697)	(\$3,169)	(\$3,169)	(\$3,169)	(\$40,225)	(\$207)	(\$0.15)	(\$39,336)
5135	Prepaid/Previous Paid Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5140	Other Months' Rent/Delinquency Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5143	Other Months' Rent/Delinq Recov. - Aff. Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5145	Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5150	Rent Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5155	Write-Offs	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$1,000	\$5	\$0.00	\$0
TOTAL RENTAL INCOME		\$255,971	\$255,811	\$255,727	\$258,728	\$259,123	\$260,083	\$261,469	\$262,361	\$262,979	\$264,525	\$265,115	\$265,295	\$3,127,187	\$16,120	\$11.61	\$3,055,208
Average Effective Rent		\$1,340	\$1,344	\$1,339	\$1,355	\$1,364	\$1,362	\$1,369	\$1,378	\$1,377	\$1,385	\$1,388	\$1,389	\$16,367			\$15,913
Average Effective Rent per sq ft		\$0.97	\$0.97	\$0.96	\$0.98	\$0.98	\$0.98	\$0.99	\$0.99	\$0.99	\$1.00	\$1.00	\$1.00	\$11.79			\$11.46
Physical Occupancy		98.71 %	98.20 %	98.20 %	98.45 %	98.20 %	98.20 %	98.45 %	98.20 %	98.20 %	98.45 %	98.45 %	98.45 %	98.35 %			98.75 %
Economic Occupancy		97.05 %	96.99 %	96.95 %	94.83 %	94.98 %	95.33 %	95.84 %	96.16 %	96.39 %	96.96 %	97.17 %	97.24 %	96.32 %			96.61 %
OTHER RESIDENT INCOME																	
5205	Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5210	Washer/Dryer Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5211	Washer/Dryer Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5215	Resident Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5220	Carport Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5221	Garage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5225	Damages/Cleaning Fees	\$2,120	\$2,120	\$1,590	\$1,590	\$1,590	\$1,325	\$1,325	\$1,590	\$1,590	\$1,590	\$2,120	\$1,855	\$20,405	\$105	\$0.08	\$19,458
5230	Phone System Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5233	Phone System Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5235	Storage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5237	Slip Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5240	Termination Fees	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$250	\$0	\$0	\$500	\$0	\$1,250	\$6	\$0.00	\$2,201
5245	MTM Premium	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5250	Application Fees	\$518	\$518	\$518	\$473	\$428	\$473	\$428	\$428	\$518	\$473	\$563	\$518	\$5,850	\$30	\$0.02	\$5,697
5255	Pet Fees	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$3,300	\$17	\$0.01	\$2,742
5260	NSF/Late Fees	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$10,200	\$53	\$0.04	\$10,775
5261	Legal Expense Recovery	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5265	Resident Utility Bill Back Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5266	Illuminar Electric - Occupied Bill Back Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5268	Illuminar Electric - Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5270	Alarm Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5275	SMART Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5276	Yard Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5280	Transfer Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5285	Maid Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5290	Renovation Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0

**ABRAMS PARK
2017 STANDARD BUDGET
DETAIL BUDGET**



Acct #	Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	per unit	per sq ft	2016 Projected
5295	Police Fee Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
5296	Property Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL OTHER RESIDENT INCOME		\$3,763	\$3,763	\$3,233	\$3,188	\$3,643	\$2,923	\$2,878	\$3,393	\$3,233	\$3,188	\$4,308	\$3,498	\$41,005	\$211	\$0.15	\$40,872

ABRAMS PARK
2017 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	per unit	per sq ft	2016 Projected	
MISCELLANEOUS INCOME																		
5305	Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5310	Clubhouse Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5315	Vending Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5325	Interest Income	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600	\$3	\$0.00	\$2,128	
5330	Cable Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5331	Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5335	Collection Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$489	
5340	Bad Debt Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5350	Bad Debt Expense - Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL MISCELLANEOUS INCOME		\$50	\$600	\$3	\$0.00	\$2,617												
CORPORATE APT INCOME																		
5405	Corp Apartment Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5406	Corp Apartment Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL CORPORATE APT INCOME		\$0	\$0	\$0.00	\$0													
RETAIL INCOME																		
5505	Retail Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5507	Deferred Retail Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5508	Retail Garage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5550	Retail Income CAM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5555	Retail Income Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
5560	Retail Income Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL RETAIL INCOME		\$0	\$0	\$0.00	\$0													
TOTAL INCOME		\$259,783	\$259,623	\$259,009	\$261,966	\$262,815	\$263,056	\$264,397	\$265,804	\$266,261	\$267,762	\$269,473	\$268,843	\$3,168,792	\$16,334	\$11.76	\$3,098,697	
CONTROLLABLE OPERATING EXPENSES																		
PAYROLL																		
	Administrative Salaries	\$9,984	\$9,984	\$9,662	\$9,984	\$9,662	\$9,984	\$9,984	\$9,018	\$9,984	\$9,662	\$9,984	\$9,952	\$117,846	\$607	\$0.44	\$118,862	
	Maintenance Salaries	\$11,660	\$11,660	\$11,284	\$11,660	\$11,284	\$11,660	\$11,660	\$10,531	\$11,660	\$11,284	\$11,660	\$11,624	\$137,626	\$709	\$0.51	\$134,880	
6405	Bonus	\$639	\$9,112	\$736	\$475	\$8,802	\$478	\$333	\$8,805	\$657	\$486	\$9,308	\$857	\$40,687	\$210	\$0.15	\$37,198	
6410	Payroll Taxes	\$3,220	\$3,868	\$3,087	\$2,882	\$3,173	\$2,398	\$2,130	\$2,261	\$1,754	\$1,640	\$2,368	\$1,716	\$30,496	\$157	\$0.11	\$25,109	
6430	Payroll Benefits and Burden	\$3,955	\$4,626	\$3,898	\$4,154	\$4,538	\$3,942	\$3,931	\$4,409	\$4,168	\$3,878	\$4,642	\$3,966	\$50,108	\$258	\$0.19	\$48,627	
6440	Non-Staff Labor	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000	\$46	\$0.03	\$5,128	
6445	New Hire Expense	\$0	\$0	\$174	\$0	\$0	\$0	\$0	\$174	\$0	\$0	\$0	\$0	\$348	\$2	\$0.00	\$434	
TOTAL PAYROLL		\$30,208	\$40,000	\$29,590	\$29,906	\$38,208	\$29,212	\$28,788	\$35,949	\$28,974	\$27,700	\$38,711	\$28,865	\$386,111	\$1,990	\$1.43	\$370,239	
LANDSCAPING																		
7105	Landscaping Monthly Service	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$38,400	\$198	\$0.14	\$38,000	
7110	Landscaping Other	\$100	\$0	\$800	\$100	\$0	\$0	\$100	\$0	\$800	\$100	\$0	\$0	\$2,000	\$10	\$0.01	\$2,827	
7115	Irrigation/Sprinkler Repairs	\$510	\$500	\$510	\$510	\$500	\$510	\$510	\$500	\$510	\$510	\$500	\$510	\$6,080	\$31	\$0.02	\$5,962	
TOTAL LANDSCAPING		\$3,810	\$3,700	\$4,510	\$3,810	\$3,700	\$3,710	\$3,810	\$3,700	\$4,510	\$3,810	\$3,700	\$3,710	\$46,480	\$240	\$0.17	\$46,789	

**ABRAMS PARK
2017 STANDARD BUDGET
DETAIL BUDGET**



Acct #	Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	per unit	per sq ft	2016 Projected	
UTILITIES																		
7205	Electric - Common Area	\$435	\$435	\$435	\$435	\$450	\$450	\$450	\$435	\$435	\$435	\$435	\$435	\$5,265	\$27	\$0.02	\$5,191	
7206	Illuminar Electric - Occupied	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7207	Electric - Vacant	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$780	\$4	\$0.00	\$761	
7210	Gas - Common Area	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$60	\$0	\$0.00	\$34	
7212	Gas - Vacant	\$35	\$35	\$35	\$35	\$40	\$40	\$40	\$40	\$40	\$35	\$35	\$35	\$445	\$2	\$0.00	\$461	
7215	Water	\$4,090	\$4,190	\$4,190	\$2,690	\$2,690	\$2,690	\$2,690	\$2,690	\$4,190	\$4,190	\$4,190	\$4,190	\$42,680	\$220	\$0.16	\$33,546	
7218	Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7220	Sewer	\$3,175	\$3,175	\$3,175	\$3,175	\$3,175	\$3,175	\$3,175	\$3,175	\$3,175	\$3,175	\$3,175	\$3,175	\$38,100	\$196	\$0.14	\$37,305	
7225	Trash Removal	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$2,160	\$11	\$0.01	\$2,191	
7230	Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7235	Utility Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7237	Illuminar Electric - Occupied Reimb	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL UTILITIES		\$7,985	\$8,085	\$8,085	\$6,585	\$6,605	\$6,605	\$6,605	\$6,590	\$8,090	\$8,085	\$8,085	\$8,085	\$89,490	\$461	\$0.33	\$79,490	
REDECORATING																		
7305	Redecorating - General Cleaning	\$1,378	\$1,378	\$1,033	\$1,033	\$1,033	\$861	\$861	\$1,033	\$1,033	\$1,033	\$1,378	\$1,206	\$13,262	\$68	\$0.05	\$13,068	
7310	Redecorating - Carpet/Tile	\$765	\$865	\$419	\$519	\$519	\$246	\$246	\$519	\$419	\$519	\$865	\$592	\$6,495	\$33	\$0.02	\$6,215	
7315	Redecorating - Painting Supplies	\$1,889	\$1,889	\$1,016	\$1,016	\$1,416	\$1,180	\$1,180	\$1,416	\$1,016	\$1,416	\$1,889	\$1,653	\$16,978	\$88	\$0.06	\$16,367	
7320	Redecorating - Painting Contract	\$3,991	\$3,991	\$2,993	\$2,993	\$2,993	\$2,494	\$2,494	\$2,993	\$2,993	\$2,993	\$3,991	\$3,492	\$38,413	\$198	\$0.14	\$39,363	
7325	Redecorating - Rehab	\$1,700	\$2,000	\$1,700	\$1,700	\$2,000	\$1,700	\$1,700	\$2,000	\$1,700	\$1,700	\$2,000	\$1,700	\$21,600	\$111	\$0.08	\$20,908	
7330	Redecorating - Drapes/Blinds	\$634	\$634	\$501	\$501	\$501	\$434	\$434	\$501	\$501	\$501	\$634	\$567	\$6,340	\$33	\$0.02	\$6,316	
7335	Redecorating - Appliance Repair	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400	\$12	\$0.01	\$2,466	
7340	Redecorating - Carpet Repair	\$600	\$600	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$600	\$600	\$600	\$5,800	\$30	\$0.02	\$5,848	
7345	Redecorating - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7350	Redecorating - Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7360	Redecorating - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7370	Redecorating - Doors/Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL REDECORATING		\$11,157	\$11,557	\$8,263	\$8,363	\$9,063	\$7,516	\$7,516	\$9,063	\$8,263	\$8,963	\$11,557	\$10,010	\$111,287	\$574	\$0.41	\$110,551	
MAINTENANCE																		
7420	Building & Structure	\$300	\$400	\$300	\$300	\$400	\$300	\$300	\$400	\$300	\$300	\$400	\$300	\$4,000	\$21	\$0.01	\$3,738	
7422	Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7425	Electrical	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$18,900	\$97	\$0.07	\$18,345	
7430	Plumbing	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$20,400	\$105	\$0.08	\$20,780	
7435	HVAC	\$0	\$800	\$515	\$600	\$1,300	\$750	\$500	\$1,400	\$650	\$600	\$800	\$150	\$8,065	\$42	\$0.03	\$7,216	
7440	Supplies	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200	\$22	\$0.02	\$4,033	
7442	Housekeeping	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$1,680	\$9	\$0.01	\$1,532	
7445	Small Equipment	\$300	\$128	\$0	\$450	\$680	\$300	\$300	\$408	\$0	\$300	\$680	\$0	\$3,546	\$18	\$0.01	\$3,521	
7450	Pest Control	\$450	\$450	\$750	\$450	\$450	\$750	\$450	\$450	\$750	\$450	\$450	\$750	\$6,600	\$34	\$0.02	\$5,586	
7455	Swimming Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7460	Maintenance Guarantee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7465	Snow Removal/Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7470	Windows/Doors	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800	\$40	\$0.03	\$7,397	
7475	Keys & Locks	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$5,100	\$26	\$0.02	\$4,913	
7480	Fire Extinguish, 1st Aid	\$0	\$387	\$0	\$0	\$1,300	\$87	\$0	\$300	\$1,800	\$87	\$425	\$0	\$4,260	\$22	\$0.02	\$3,642	
7481	Alarm Expense	\$150	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$600	\$3	\$0.00	\$639	
7485	Maintenance Other	\$365	\$1,365	\$365	\$365	\$1,165	\$365	\$365	\$1,365	\$365	\$365	\$1,165	\$365	\$7,980	\$41	\$0.03	\$7,492	
7486	Maintenance Uniforms	\$0	\$0	\$1,160	\$0	\$0	\$0	\$0	\$1,020	\$0	\$0	\$0	\$0	\$2,180	\$11	\$0.01	\$1,984	
7490	Maintenance - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7493	Appliance Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7495	Carpet Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL MAINTENANCE		\$6,405	\$8,370	\$7,930	\$7,155	\$10,135	\$7,392	\$6,905	\$10,183	\$8,705	\$7,092	\$8,635	\$6,405	\$95,311	\$491	\$0.35	\$90,818	

ABRAMS PARK
2017 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	per unit	per sq ft	2016 Projected	
MARKETING																		
7505	Advertising-Print	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$1,320	\$7	\$0.00	\$1,363	
7510	Advertising-Product.Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7515	Apartment Magazines/Guides	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7520	Advertising Internet, Radio & TV	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$250	\$1	\$0.00	\$64	
7525	Collaterals	\$0	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$1	\$0.00	\$0	
7530	Advertising Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$848	
7535	Dues, Memberships & Subscriptions	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200	\$1	\$0.00	\$197	
7540	Resident Functions	\$0	\$400	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550	\$3	\$0.00	\$465	
7545	Signage	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$350	\$2	\$0.00	\$150	
7550	Marketing Promotion	\$500	\$500	\$800	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$800	\$6,600	\$34	\$0.02	\$6,150	
7555	Locator/Broker Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7560	Resident Referrals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7565	Resident Retention	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100	\$1	\$0.00	\$100	
7570	Model Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7575	Other Marketing - Non Advertisement	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$732	\$4	\$0.00	\$180	
7580	Shopper Reports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$102	
TOTAL MARKETING		\$871	\$1,071	\$971	\$871	\$971	\$671	\$921	\$921	\$671	\$671	\$671	\$971	\$10,252	\$53	\$0.04	\$9,619	
ADMINISTRATIVE																		
7620	Telephone	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$8,640	\$45	\$0.03	\$8,622	
7621	Pagers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7622	Answering Service	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$660	\$3	\$0.00	\$630	
7625	Office Supplies	\$400	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,600	\$13	\$0.01	\$2,591	
7630	Office Equip/Furniture Rental	\$700	\$100	\$100	\$700	\$100	\$100	\$700	\$100	\$100	\$700	\$100	\$100	\$3,600	\$19	\$0.01	\$3,552	
7635	Postage/Express Mail	\$135	\$110	\$135	\$135	\$310	\$135	\$135	\$110	\$135	\$135	\$110	\$135	\$1,725	\$9	\$0.01	\$1,680	
7636	Printing	(\$0)	\$60	\$45	(\$0)	(\$0)	\$45	(\$0)	\$60	\$45	(\$0)	(\$0)	\$45	\$296	\$2	\$0.00	\$249	
7640	Licenses & Subscriptions	\$312	\$0	\$0	\$97	\$0	\$0	\$97	\$0	\$0	\$97	\$0	\$2,400	\$3,003	\$15	\$0.01	\$3,130	
7645	Courtesy Patrol	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7650	Training & Education	\$215	\$215	\$315	\$215	\$215	\$1,815	\$215	\$215	\$715	\$215	\$215	\$315	\$4,880	\$25	\$0.02	\$3,114	
7655	Eviction/Legal Fees	\$470	\$1,970	\$470	\$470	\$470	\$470	\$470	\$1,970	\$470	\$470	\$470	\$470	\$8,640	\$45	\$0.03	\$8,893	
7660	Credit Bureau Fees	\$325	\$325	\$315	\$276	\$239	\$273	\$242	\$242	\$315	\$281	\$354	\$317	\$3,503	\$18	\$0.01	\$3,186	
7665	Bank Charges/Credit Card Fees	\$425	\$425	\$425	\$425	\$425	\$425	\$1,225	\$425	\$425	\$425	\$425	\$425	\$5,900	\$30	\$0.02	\$6,967	
7670	Travel & Entertainment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$990	\$0	\$0	\$0	\$0	\$990	\$5	\$0.00	\$1,425	
7675	Administrative Other	\$50	\$250	\$0	\$50	\$250	\$0	\$50	\$250	\$0	\$50	\$250	\$0	\$1,200	\$6	\$0.00	(\$318)	
7680	Charitable Contribution Exp.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7686	Administrative Uniforms	\$800	\$0	\$50	\$0	\$0	\$50	\$700	\$0	\$50	\$0	\$0	\$50	\$1,700	\$9	\$0.01	\$1,770	
7690	Computer Expense	\$200	\$700	\$200	\$200	\$200	\$200	\$4,435	\$700	\$976	\$200	\$200	\$200	\$8,411	\$43	\$0.03	\$7,873	
7695	Renter's Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
7696	Bad Debt Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL ADMINISTRATIVE		\$4,807	\$5,130	\$3,030	\$3,543	\$3,184	\$4,488	\$9,244	\$6,037	\$4,206	\$3,548	\$3,099	\$5,432	\$55,748	\$287	\$0.21	\$53,364	

ABRAMS PARK
2017 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	per unit	per sq ft	2016 Projected
RETAIL EXPENSE																	
7705	Retail Administrative Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7710	Retail Electricity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7711	Retail Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7712	Retail Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7713	Retail Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7714	Retail Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7715	Retail Trash Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7720	Retail Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7725	Retail Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7730	Retail Window Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7735	Retail Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7740	Retail Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7741	Retail Parking Lot Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7742	Retail Parking Lot Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7743	Retail HVAC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7744	Retail Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7750	Retail Marketing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7755	Retail Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7760	Retail Snow Removal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7765	Retail Roof Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7770	Retail Painting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7775	Retail Fire Protection System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7780	Retail Machinery & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7785	Retail Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7790	Retail Real Estate Tax Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
7795	Retail Insurance Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL RETAIL EXPENSE		\$0	\$0	\$0.00	\$0												
TOTAL CONTROLLABLE EXPENSES		\$65,243	\$77,912	\$62,379	\$60,233	\$71,866	\$59,594	\$63,788	\$72,443	\$63,418	\$59,868	\$74,458	\$63,478	\$794,679	\$4,096	\$2.95	\$760,870
NON CONTROLLABLE EXPENSES																	
PROFESSIONAL SERVICES																	
8105	Management Fees	\$6,495	\$6,491	\$6,475	\$6,549	\$6,570	\$6,576	\$6,610	\$6,645	\$6,657	\$6,694	\$6,737	\$6,721	\$79,220	\$408	\$0.29	\$78,705
8107	Incentive Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8108	Asset Mgt Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8110	Accounting/Audit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8115	Partnership Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8120	Tax Consulting Fess	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8121	Tax Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8122	Appraisal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8125	Professional Services - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100	\$1	\$0.00	\$100
8130	Apt. Assoc. Dues & Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
TOTAL PROFESSIONAL SERVICES		\$6,495	\$6,491	\$6,475	\$6,549	\$6,570	\$6,576	\$6,610	\$6,745	\$6,657	\$6,694	\$6,737	\$6,721	\$79,320	\$409	\$0.29	\$78,805
INSURANCE																	
8205	Property & Liability Insurance	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$99,600	\$513	\$0.37	\$49,800
8210	Casualty Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
8215	Other Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$3,000	\$15	\$0.01	\$3,000
TOTAL INSURANCE		\$8,300	\$11,300	\$8,300	\$8,300	\$8,300	\$8,300	\$102,600	\$529	\$0.38	\$52,800						

**ABRAMS PARK
2017 STANDARD BUDGET
DETAIL BUDGET**



Acct #	Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	per unit	per sq ft	2016 Projected	
AD-VALOREM TAXES																		
8305	Real Estate Taxes	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$46,034	\$237	\$0.17	\$46,034	
8310	Personal Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
8315	Taxes Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
8320	Local/City Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
8325	Police Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL AD-VALOREM TAXES		\$3,836	\$46,034	\$237	\$0.17	\$46,034												
NON ROUTINE MAINTENANCE																		
8410	Buildings and Structures	\$0	\$12,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,750	\$66	\$0.05	\$45,975	
8412	Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
8413	Clubhouse & Fitness Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
8415	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
8420	Paving & Landscaping	\$12,000	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,000	\$144	\$0.10	\$10,000	
8425	Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
8426	Flooring - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
8427	Flooring - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
8428	Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
8429	Interiors-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
8430	Other Non-Routine	\$3,300	\$39,000	\$3,000	\$3,300	\$18,000	\$3,000	\$3,300	\$18,000	\$3,000	\$3,300	\$3,000	\$3,000	\$103,200	\$532	\$0.38	\$102,337	
8450	Association Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL NON ROUTINE MAINTENANCE		\$15,300	\$67,750	\$3,000	\$3,300	\$18,000	\$3,000	\$3,300	\$18,000	\$3,000	\$3,300	\$3,000	\$3,000	\$143,950	\$742	\$0.53	\$158,312	
TOTAL NON CONTROL EXPENSES		\$33,931	\$86,377	\$21,611	\$21,985	\$36,706	\$21,712	\$22,046	\$39,881	\$21,793	\$22,130	\$21,873	\$21,859	\$371,904	\$1,917	\$1.38	\$335,950	
TOTAL OPERATING EXP		\$99,173	\$164,289	\$83,990	\$82,218	\$108,573	\$81,306	\$85,834	\$112,324	\$85,211	\$81,998	\$96,331	\$85,337	\$1,166,583	\$6,013	\$4.33	\$1,096,820	
NET OPERATING INCOME		\$160,610	\$95,334	\$175,019	\$179,748	\$154,243	\$181,750	\$178,562	\$153,480	\$181,051	\$185,764	\$173,142	\$183,506	\$2,002,209	\$10,321	\$7.43	\$2,001,877	
DEBT SERVICE																		
9005	Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9010	Debt Service-2nd Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9011	Debt Service - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9015	Other Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9020	Other Lease Payments-Ins.Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9025	Other Lease Payments-Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9030	Mezzanine Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL DEBT SERVICE		\$0	\$0	\$0.00	\$0													
DEPRECIATION																		
9109	Deprec - Land Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9110	Deprec - Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9115	Deprec - Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9120	Deprec - Paving & Landscape	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9125	Deprec - Apartment Interiors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9130	Deprec - Other Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9162	Deprec - Land Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL DEPRECIATION		\$0	\$0	\$0.00	\$0													
AMORTIZATION																		
9210	Amortization Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9220	Amortization - Loan Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL AMORTIZATION		\$0	\$0	\$0.00	\$0													

ABRAMS PARK
2017 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	per unit	per sq ft	2016 Projected	
PARTNERSHIP																		
9402	Bank Service Charges-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9403	Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9404	HOA Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9405	Legal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9407	State Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9410	Audit and Tax Preparation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$0	\$0	\$0	\$4,000	\$21	\$0.01	\$4,000	
9414	Bookkeeping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9415	Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9416	Supervisory Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9417	Admin Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9418	Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9420	Travel Partnership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9430	Interest Income - Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9450	Partnership Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9451	Partnership Non-Routine Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9452	Other Partnership Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL PARTNERSHIP		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$0	\$0	\$0	\$4,000	\$21	\$0.01	\$4,000	
EXTRAORDINARY COST																		
9510	Extraordinary Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9515	Gain/Loss on Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
9530	Gain/Loss from Disposal of Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL EXTRAORDINARY COST		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
NET INCOME		\$160,610	\$95,334	\$175,019	\$179,748	\$154,243	\$181,750	\$178,562	\$153,480	\$177,051	\$185,764	\$173,142	\$183,506	\$1,998,209	\$10,300	\$7.42	\$1,997,877	
CAPITAL EXPENDITURES																		
1410	Building and Structures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375,000	\$0	\$375,000	\$1,933	\$1.39	\$751,150	
1415	Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
1416	Autos/Trucks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$5,900	
1420	Paving & Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$124,976	
1425	Apartment Interiors	\$14,700	\$13,555	\$14,700	\$14,700	\$16,805	\$14,250	\$14,700	\$13,555	\$14,700	\$14,700	\$16,805	\$13,700	\$176,870	\$912	\$0.66	\$189,700	
1426	Carpet/Plank - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
1427	Appliance - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
1428	Computers & Related Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$1,355	
1430	Other Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500	\$0	\$22,500	\$116	\$0.08	\$50,680	
1432	Other Capital, Value Add	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL CAPITAL EXPENDITURES		\$14,700	\$13,555	\$14,700	\$14,700	\$16,805	\$14,250	\$14,700	\$13,555	\$14,700	\$14,700	\$414,305	\$13,700	\$574,370	\$2,961	\$2.13	\$1,123,761	
MORTGAGE PRINCIPAL																		
2070	Mortgage Note Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
2106	Construction Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
2205	Mortgage Principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
2210	Long-Term Notes Payable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
2215	Note Payable Principle Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL MORTGAGE PRINCIPAL		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TAX ESCROW																		
1335	Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL TAX ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
INSURANCE ESCROW																		
1340	Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
TOTAL INSURANCE ESCROW		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	

ABRAMS PARK
2017 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	per unit	per sq ft	2016 Projected
	INTEREST ESCROW																
1341	Interest Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0
	TOTAL INTEREST ESCROW	\$0	\$0.00	\$0													

ABRAMS PARK
2017 STANDARD BUDGET
DETAIL BUDGET



Acct #	Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	per unit	per sq ft	2016 Projected	
MORTGAGE INSURANCE PREM RESERVE																		
1343	Mortgage Insurance Prem Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
	TOTAL MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0.00	\$0											
REPLACEMENT RESERVE																		
1345	Replacement Reserve Impound	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,337	\$459,989	\$2,371	\$1.71	\$495,657	
	TOTAL REPLACEMENT RESERVE	\$38,332	\$38,337	\$459,989	\$2,371	\$1.71	\$495,657											
REPLACEMENT RESERVE REIMBURSEMENT																		
	Replacement Reserve Reimbursement	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,866)	(\$574,370)	(\$2,961)	(\$2.13)	(\$1,123,761)	
	TOTAL REPLACEMENT RESERVE REIMBURSEMENT	(\$47,864)	(\$47,866)	(\$574,370)	(\$2,961)	(\$2.13)	(\$1,123,761)											
WIP																		
1501	WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
1502	WIP - Contra Operating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
1510	WIP - Redev Hard Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
1520	WIP - Redev Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
1530	WIP - Redev Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
	TOTAL WIP	\$0	\$0	\$0	\$0	\$0.00	\$0											
OWNER DISTRIBUTIONS																		
3010	Owner Distributions	\$128,102	\$128,102	\$128,102	\$128,102	\$128,102	\$128,102	\$128,102	\$128,102	\$128,101	\$128,101	\$128,101	\$128,101	\$1,537,220	\$7,924	\$5.71	\$1,502,220	
	TOTAL OWNER DISTRIBUTIONS	\$128,102	\$128,101	\$128,101	\$128,101	\$128,101	\$1,537,220	\$7,924	\$5.71	\$1,502,220								
DEPRECIATION AND AMORTIZATION																		
	Depreciation and Amortization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0	
	TOTAL DEPRECIATION AND AMORTIZATION	\$0	\$0	\$0	\$0	\$0.00	\$0											
	NET CASH FLOW	\$27,340	(\$36,791)	\$41,749	\$46,478	\$18,868	\$48,930	\$45,292	\$21,355	\$43,782	\$52,495	(\$359,732)	\$51,234	\$1,000	\$5	\$0.00	(\$0)	

ABRAMS PARK
2017 STANDARD BUDGET
SUMMARY BUDGET



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	Per Unit	2016 Projected
INCOME															
RENTAL INCOME	\$255,971	\$255,811	\$255,727	\$258,728	\$259,123	\$260,083	\$261,469	\$262,361	\$262,979	\$264,525	\$265,115	\$265,295	\$3,127,187	\$16,120	\$3,055,208
OTHER RESIDENT INCOME	\$3,763	\$3,763	\$3,233	\$3,188	\$3,643	\$2,923	\$2,878	\$3,393	\$3,233	\$3,188	\$4,308	\$3,498	\$41,005	\$211	\$40,872
MISCELLANEOUS INCOME	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600	\$3	\$2,617
CORPORATE APT INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RETAIL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL INCOME	\$259,783	\$259,623	\$259,009	\$261,966	\$262,815	\$263,056	\$264,397	\$265,804	\$266,261	\$267,762	\$269,473	\$268,843	\$3,168,792	\$16,334	\$3,098,697
OPERATING EXPENSES															
PAYROLL	\$30,208	\$40,000	\$29,590	\$29,906	\$38,208	\$29,212	\$28,788	\$35,949	\$28,974	\$27,700	\$38,711	\$28,865	\$386,111	\$1,990	\$370,239
LANDSCAPING	\$3,810	\$3,700	\$4,510	\$3,810	\$3,700	\$3,710	\$3,810	\$3,700	\$4,510	\$3,810	\$3,700	\$3,710	\$46,480	\$240	\$46,789
UTILITIES	\$7,985	\$8,085	\$8,085	\$6,585	\$6,605	\$6,605	\$6,605	\$6,590	\$8,090	\$8,085	\$8,085	\$8,085	\$89,490	\$461	\$79,490
REDECORATING	\$11,157	\$11,557	\$8,263	\$8,363	\$9,063	\$7,516	\$7,516	\$9,063	\$8,263	\$8,963	\$11,557	\$10,010	\$111,287	\$574	\$110,551
MAINTENANCE	\$6,405	\$8,370	\$7,930	\$7,155	\$10,135	\$7,392	\$6,905	\$10,183	\$8,705	\$7,092	\$8,635	\$6,405	\$95,311	\$491	\$90,818
MARKETING	\$871	\$1,071	\$971	\$871	\$971	\$671	\$921	\$921	\$671	\$671	\$671	\$971	\$10,252	\$53	\$9,619
ADMINISTRATIVE	\$4,807	\$5,130	\$3,030	\$3,543	\$3,184	\$4,488	\$9,244	\$6,037	\$4,206	\$3,548	\$3,099	\$5,432	\$55,748	\$287	\$53,364
RETAIL EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL CONTROLLABLE EXPENSES	\$65,243	\$77,912	\$62,379	\$60,233	\$71,866	\$59,594	\$63,788	\$72,443	\$63,418	\$59,868	\$74,458	\$63,478	\$794,679	\$4,096	\$760,870
NON CONTROLLABLE EXPENSES															
PROFESSIONAL SERVICES	\$6,495	\$6,491	\$6,475	\$6,549	\$6,570	\$6,576	\$6,610	\$6,745	\$6,657	\$6,694	\$6,737	\$6,721	\$79,320	\$409	\$78,805
INSURANCE	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$11,300	\$8,300	\$8,300	\$8,300	\$8,300	\$102,600	\$529	\$52,800
AD-VALOREM TAXES	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,838	\$46,034	\$237	\$46,034
NON ROUTINE MAINTENANCE	\$15,300	\$67,750	\$3,000	\$3,300	\$18,000	\$3,000	\$3,300	\$18,000	\$3,000	\$3,300	\$3,000	\$3,000	\$143,950	\$742	\$158,312
TOTAL NON CONTROL EXPENSES	\$33,931	\$86,377	\$21,611	\$21,985	\$36,706	\$21,712	\$22,046	\$39,881	\$21,793	\$22,130	\$21,873	\$21,859	\$371,904	\$1,917	\$335,950
TOTAL OPERATING EXP	\$99,173	\$164,289	\$83,990	\$82,218	\$108,573	\$81,306	\$85,834	\$112,324	\$85,211	\$81,998	\$96,331	\$85,337	\$1,166,583	\$6,013	\$1,096,820
NET OPERATING INCOME	\$160,610	\$95,334	\$175,019	\$179,748	\$154,243	\$181,750	\$178,562	\$153,480	\$181,051	\$185,764	\$173,142	\$183,506	\$2,002,209	\$10,321	\$2,001,877
DEBT SERVICE															
DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEPRECIATION	\$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
PARTNERSHIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$0	\$0	\$0	\$4,000	\$0	\$4,000
EXTRAORDINARY COST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET INCOME	\$160,610	\$95,334	\$175,019	\$179,748	\$154,243	\$181,750	\$178,562	\$153,480	\$177,051	\$185,764	\$173,142	\$183,506	\$1,998,209		\$1,997,877
CAPITAL EXPENDITURES															
CAPITAL EXPENDITURES	\$14,700	\$13,555	\$14,700	\$14,700	\$16,805	\$14,250	\$14,700	\$13,555	\$14,700	\$14,700	\$414,305	\$13,700	\$574,370		\$1,123,761
MORTGAGE PRINCIPAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TAX ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INSURANCE ESCROW	\$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
MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPLACEMENT RESERVE	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,337	\$459,989		\$495,657
REPLACEMENT RESERVE REIMBURSEMENT	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,866)	(\$574,370)		(\$1,123,761)
WIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OWNER DISTRIBUTIONS	\$128,102	\$128,102	\$128,102	\$128,102	\$128,102	\$128,102	\$128,102	\$128,102	\$128,101	\$128,101	\$128,101	\$128,101	\$1,537,220		\$1,502,220
DEPRECIATION AND AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET CASH FLOW	\$27,340	(\$36,791)	\$41,749	\$46,478	\$18,868	\$48,930	\$45,292	\$21,355	\$43,782	\$52,495	(\$359,732)	\$51,234	\$1,000		(\$0)

ABRAMS PARK
2017 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	2016 Projected
Occupancy Summary														
Beginning Occupancy	98.97 %	98.45 %	97.94 %	98.45 %	98.45 %	97.94 %	98.45 %	98.45 %	97.94 %	98.45 %	98.45 %	98.45 %	98.37 %	
Occupied Units (Less MTM)	154	152	150	150	150	148	148	147	145	145	144	143	148	
MTM Occupied	38	39	40	41	41	42	43	44	45	46	47	48	43	
Move Ins	7	7	7	6	5	6	5	5	7	6	8	7	76	
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 %	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	
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 % - 2017 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 - 2016 Projection	4	4	7	6	3	3	3	4	3	3	4	5		49
Turnover % - 2016 Projection	2.06 %	2.06 %	3.61 %	3.09 %	1.55 %	1.55 %	1.55 %	2.06 %	1.55 %	1.55 %	2.06 %	2.58 %		25.26 %
Ending Occupancy - Units	191	190	191	191	190	191	191	190	191	191	191	191	191	
Ending Occupancy - 2017 Budget	98.45 %	97.94 %	98.45 %	98.45 %	97.94 %	98.45 %	98.45 %	97.94 %	98.45 %	98.45 %	98.45 %	98.45 %	98.32 %	
Ending Occupancy - 2016 Projection	97.39 %	98.98 %	98.47 %	99.75 %	99.32 %	99.33 %	98.69 %	98.60 %	98.60 %	98.60 %	98.60 %	98.67 %		98.75 %
Average Monthly Occupancy	98.71 %	98.20 %	98.20 %	98.45 %	98.20 %	98.20 %	98.45 %	98.20 %	98.20 %	98.45 %	98.45 %	98.45 %	98.35 %	
Economic Occupancy	97.05 %	96.99 %	96.95 %	94.83 %	94.98 %	95.33 %	95.84 %	96.16 %	96.39 %	96.96 %	97.17 %	97.24 %	96.32 %	
2016 Economic Occupancy	94.63 %	97.10 %	96.63 %	97.67 %	97.40 %	97.29 %	96.60 %	96.37 %	96.37 %	96.37 %	96.37 %	96.56 %	96.61 %	

Comments

ABRAMS PARK
2017 STANDARD BUDGET
RENTAL INCOME DETAILS



Description		Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	2016 Projected
Loss/Gain To Lease															
	2016 Monthly Changes In Gross Market Rent	\$269,910	\$2,010	\$2,003	(\$2,398)	\$441	\$178	(\$5,256)	(\$16,888)	\$0	\$0	\$0	\$13,761		\$263,761
	2017 Monthly Changes In Gross Market Rent	\$0	\$0	\$0	\$9,071	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,071	
	2017 Monthly Change In Gross Market Rent per Unit	\$0	\$0	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47	
	2017 Accum Gross Market Rent Change per Unit	\$0	\$0	\$0	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47	
	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	\$0	\$4,115	\$3,507	\$2,946	\$2,338	\$1,683	\$982	\$281	\$0	\$0		
12	2017 New Leases	\$0	\$0	\$0	\$982	\$982	\$982	\$982	\$982	\$982	\$982	\$982	\$982	\$982	
12	2017 Lease Renewals	\$0	\$0	\$0	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	\$1,590	
	Total Loss-to-Lease for Mkt Rent Increases	\$0	\$0	\$0	\$6,687	\$6,079	\$5,518	\$4,910	\$4,255	\$3,554	\$2,852	\$2,572	\$2,572		
	Prior Fiscal Year Loss to Lease Burn-off	\$2,128	\$1,828	\$1,592	\$1,387	\$1,182	\$993	\$788	\$567	\$331	\$95	\$0	\$0		
Local Market Conditions															
	Avg Above/(Below) Mkt Rent On New Leases	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	
	Avg Above/(Below) Mkt Rent On Lease Renewals	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	(\$65)	
	New Leases LTL due to Market Conditions	(\$700)	(\$1,400)	(\$2,100)	(\$2,700)	(\$3,200)	(\$3,800)	(\$4,300)	(\$4,800)	(\$5,500)	(\$6,100)	(\$6,900)	(\$7,600)		
	Lease Renewal LTL due to Market Conditions	\$650	\$1,300	\$1,820	\$2,275	\$2,665	\$3,055	\$3,510	\$3,965	\$4,485	\$5,005	\$5,590	\$6,110		
	2017 Budgeted Loss-to-Lease (Loss)	(\$2,078)	(\$1,728)	(\$1,312)	(\$7,649)	(\$6,726)	(\$5,766)	(\$4,908)	(\$3,988)	(\$2,870)	(\$1,852)	(\$1,262)	(\$1,082)	(\$41,218)	
	2016 Projected Loss-to-Lease (Loss)	(\$4,081)	(\$4,081)	(\$3,827)	(\$2,208)	(\$2,072)	(\$2,427)	(\$2,427)	(\$2,427)	(\$2,427)	(\$2,427)	(\$2,427)	(\$2,427)		(\$33,258)

Comments

**ABRAMS PARK
2017 STANDARD BUDGET
RENTAL INCOME DETAILS**



Description				Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	2016 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	\$0
	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	\$0
				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2017 Budget Model Allowance			\$0	\$0												
	2016 Projected Model Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
110%	S Calmus - Associate Rent Discount		4.2 DM	\$2,100	\$2,100	\$2,100	\$2,163	\$2,163	\$2,163	\$2,163	\$2,163	\$2,163	\$2,163	\$2,163	\$2,163	\$25,766	
40%	679 Wahl - Community Center		2X1 M	\$544	\$544	\$544	\$562	\$562	\$562	\$562	\$562	\$562	\$562	\$562	\$562	\$6,690	
40%	682 Wahl - Leasing Office		2X1 M	\$544	\$544	\$544	\$562	\$562	\$562	\$562	\$562	\$562	\$562	\$562	\$562	\$6,690	
100%	Associate Rent Discount			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
100%	Associate Rent Discount			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Housing Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Housing Allowance			\$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	\$0
100%	Courtesy Patrol			\$0	\$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	\$0
	Courtesy Patrol Taxes			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	2017 Budget Associate Discount			(\$3,189)	(\$3,189)	(\$3,189)	(\$3,287)	(\$39,145)									
	2016 Projected Associate Discount			(\$3,072)	(\$1,022)	(\$1,219)	(\$3,147)	(\$3,147)	(\$3,147)	(\$3,147)	(\$3,147)	(\$3,147)	(\$3,147)	(\$3,147)	(\$3,147)		(\$33,636)
	2017 Budget Non-Revenue Units			(\$3,189)	(\$3,189)	(\$3,189)	(\$3,287)	(\$39,145)									
	2016 Projected Non-Revenue Units			(\$3,072)	(\$1,022)	(\$1,219)	(\$3,147)	(\$3,147)	(\$3,147)	(\$3,147)	(\$3,147)	(\$3,147)	(\$3,147)	(\$3,147)	(\$3,147)		(\$33,636)

Comments

Office and Community Center Space assigned as rentable space. Split Preston Expenses for Office and Community Center in Preston Park.

ABRAMS PARK
2017 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	2016 Projected
Concessions														
New Leases	7	7	7	6	4	6	5	4	7	6	7	7	73	
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	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	
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	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	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	
Avg Duration of Concession Offered	12	12	12	12	12	12	12	12	12	12	12	12	12	
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

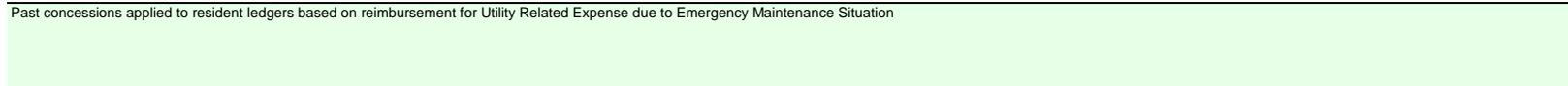
ABRAMS PARK
2017 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	2016 Projected
PAST CONCESSIONS					Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16		
Current Physical Occupancy					0.00%									
Renewal Ratio					0.00%									
Lease Expirations					0	0	0	0	0	0	0	0		
Skips and Eviction					0	0	0	0	0	0	0	0		
MTM Expirations					0	0	0	0	0	0	0	0		
Renewals					0	0	0	0	0	0	0	0		
Total Move-Outs					0	0	0	0	0	0	0	0		
Occupancy Goal					0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Move-ins Scheduled					0	0	0	0	0	0	0	0		
Move-in Leases Needed					0	0	0	0	0	0	0	0		
New Leases (Upfront Concession Amount)					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
New Leases Upfront Concession Total					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
New Leases (Prorated Monthly Concession Amount)					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
New Leases Prorated Concession Total					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Renewal Leases (Upfront Concession Amount)					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Renewal Leases Upfront Concession Total					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Renewal Leases (Prorated Monthly Concession Amount)					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Renewal Leases Prorated Concession Total					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Concessions Committed					\$0	\$0	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Concessions Committed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Reoccurring Concessions Total	\$0	\$599												
Total Concessions	\$0	\$599												
2017 Rent Concessions	\$0													
2016 Projected Rent Concessions	(\$299)	\$0	\$0	(\$300)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		(\$599)

Comments

Past concessions applied to resident ledgers based on reimbursement for Utility Related Expense due to Emergency Maintenance Situation



ABRAMS PARK
2017 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	2016 Projected
Vacancy Loss														
Beginning Vacant Units	2	3	4	3	3	4	3	3	4	3	3	3	3	
Ending Vacant Units	3	4	3	3	4	3	3	4	3	3	3	3	3	
Average Monthly Vacancy	1.29 %	1.80 %	1.80 %	1.55 %	1.80 %	1.80 %	1.55 %	1.80 %	1.80 %	1.55 %	1.55 %	1.55 %	1.65 %	
Above/(Below) Average Rent per Unit (Weighted)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	(\$350)	
Ending Vacancy % - 2017 Budget	1.55 %	2.06 %	1.55 %	1.55 %	2.06 %	1.55 %	1.55 %	2.06 %	1.55 %	1.55 %	1.55 %	1.55 %	1.68 %	
Ending Vacancy % - 2016 Projected	2.61 %	1.02 %	1.53 %	0.25 %	0.68 %	0.67 %	1.31 %	1.40 %	1.40 %	1.40 %	1.40 %	1.33 %		1.25 %
2017 Vacancy Loss	(\$2,524)	(\$3,534)	(\$3,534)	(\$3,169)	(\$3,697)	(\$3,697)	(\$3,169)	(\$3,697)	(\$3,697)	(\$3,169)	(\$3,169)	(\$3,169)	(\$40,225)	
2016 Projected Vacancy Loss	(\$7,048)	(\$2,779)	(\$4,184)	(\$671)	(\$1,842)	(\$1,812)	(\$3,500)	(\$3,500)	(\$3,500)	(\$3,500)	(\$3,500)	(\$3,500)		(\$39,336)

Comments

Both Cash and Accrual Based properties must complete this section.

Delinquent Rent														
	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	
Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2017 Budget Delinquent Rent	\$0													
2016 Projected Delinquent Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0

Comments

ABRAMS PARK
2017 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	2016 Projected
<i>Both Cash and Accrual Based properties must complete this section.</i>														
Other Month's Rent														
Other Month's Rent	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	\$0	\$0
2017 Budget Other Month's Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected Other Month's Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Both Cash and Accrual Based properties must complete this section.

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	2016 Projected
Other Month's Rent - Affordable Housing														
Other Month's Rent / Delinq. Recov. - Aff. Housing	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	\$0	\$0
2017 Budget Other Month's Rent - Aff. Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected Other Month's Rent Aff. Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

5105 Affordable Housing														
													\$0	\$0
													\$0	\$0
													\$0	\$0
													\$0	\$0
Total Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2017 STANDARD BUDGET
RENTAL INCOME DETAILS



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	2016 Projected
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5150 Rent Adjustments

													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
Total Rent Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

5155 Write-Offs

		\$500						\$500					\$1,000	
													\$0	
													\$0	
													\$0	
													\$0	
Total Write-Offs	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$1,000	\$1,000
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Write Offs due to Uncollected Rent and Damage Balances

ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5205 Laundry													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
 There are no community laundry facilities

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5210 Washer/Dryer Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Washer/Dryer Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
 There are no community laundry facilities

ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5211 Washer/Dryer Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Washer/Dryer Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
 There are no community laundry facilities

5215 Resident Fees	Average	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
Deposit (Non-Refundable)	\$0	\$0	\$0	\$0	\$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	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
 There are no Non-Refundable Deposit fees

**ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5220 Carport Income													
	\$/Unit	No. Units											
Parking - Reserved	\$0	0	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking Structure		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
Parking - Covered		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
													\$0
													\$0
Total Carport Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
There are no Parking Fees / Income

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5221 Garage Income													
	\$/Unit	No. Units											
Detached Garages	\$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
Attached Garages	\$0	194	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
													\$0
Total Garage Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
There are no Parking Fees / Income

ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	
5225 Damages/Cleaning Fees	Avg. Fee													
100% Damages & Cleaning Fees	\$265	\$2,120	\$2,120	\$1,590	\$1,590	\$1,590	\$1,325	\$1,325	\$1,590	\$1,590	\$1,590	\$2,120	\$1,855	\$20,405
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Damages/Cleaning Fees	\$2,120	\$2,120	\$1,590	\$1,590	\$1,590	\$1,325	\$1,325	\$1,590	\$1,590	\$1,590	\$2,120	\$1,855	\$20,405	
2016 Projected	\$260	\$310	\$200	\$785	\$3,280	\$1,600	\$2,083	\$2,280	\$2,000	\$2,000	\$2,000	\$2,660	\$19,458	

Comments
Average charge per move out consists of \$310 for cleaning, \$170 per carpet clean. Move-outs charges are averaged between contract and in-house charges. We replace one carpet per three move-outs, this is not generally charged back to the resident due to the age of the carpet.

5230 Phone System Income														
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Phone System Income	\$0													
2016 Projected	\$0													

Comments
There are no Phone Systems to derive income from

ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5233 Phone System Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Phone System Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
 There are no communal Phone Systems to expense

5235 Storage Income														
% Full	\$/Unit	No. Units												
100%	Storage	\$0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
Total Storage Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2016 Projected		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Comments
 There are no communal Storage units

ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5237 Slip Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Slip Income	\$0												
2016 Projected	\$0												

Comments

5240 Termination Fees	\$/Unit													
		100.00%	100.00%	100.00%	100.00%	200.00%	100.00%	100.00%	100.00%	100.00%	200.00%	100.00%	116.67%	
Cancellation Fee	\$250	\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$250	\$0	\$0	\$500	\$0	\$1,250
														\$0
														\$0
														\$0
														\$0
														\$0
Total Termination Fees		\$0	\$0	\$0	\$0	\$500	\$0	\$0	\$250	\$0	\$0	\$500	\$0	\$1,250
2016 Projected		\$250	\$0	\$484	\$0	\$967	\$250	\$0	\$0	\$0	\$0	\$250	\$0	\$2,201

Comments
 Fee for Cancelled Move-in \$250 per occurrence; includes estimation for unfulfilled Lease Agreement Term

ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5245 MTM Premium \$/Unit													
Short Term Premiums \$0	0	0	0	0	0	0	0	0	0	0	0	0	0
100% MTM Premiums \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fee applies to new move-ins only													\$0
													\$0
													\$0
													\$0
Total MTM Premium	\$0												
2016 Projected	\$0												

Comments
Based on New move Ins only. Fee does not apply to BMR homes

5250 Application Fees \$/Unit													
Applicant Denials + Cancellations 5	0	0	0	0	0	0	0	0	0	0	0	0	130
100% Application Fees \$45	\$518	\$518	\$518	\$473	\$428	\$473	\$428	\$428	\$518	\$473	\$563	\$518	\$5,850
													\$0
													\$0
													\$0
													\$0
Total Application Fees	\$518	\$518	\$518	\$473	\$428	\$473	\$428	\$428	\$518	\$473	\$563	\$518	\$5,850
2016 Projected	\$540	\$315	\$90	\$0	\$720	\$405	\$855	\$484	\$572	\$528	\$616	\$572	\$5,697

Comments
Application Fees projected to be slightly higher in 2016/2017.

ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5255 Pet Fees													
	\$/Pet	Avg # of Pets											
Small Dog - Rent	\$25	5	0	0	0	0	0	0	0	0	0	0	60
			\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$1,500
Large Dog - Rent	\$25	3	0	0	0	0	0	0	0	0	0	0	36
			\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
Cat - Rent	\$25	3	0	0	0	0	0	0	0	0	0	0	36
			\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
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
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
Cat - 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
Total Pet Fees			\$275	\$3,300									
2016 Projected			\$225	\$225	\$225	\$242	\$250	\$225	\$225	\$225	\$225	\$225	\$2,742

Comments
 Pet Rent charges apply to new move-ins only. Pet fee is \$25 per month per pet.YOY Increase due to growth of residents with pet rent charges.

5260 NSF/Late Fees	\$/Res.	No.	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
100% NSF Fees	\$25	2	0	0	0	0	0	0	0	0	0	0	0	0	24
			\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
100% Late Fees	\$50	0	16	16	16	16	16	16	16	16	16	16	16	16	192
			\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$9,600
															\$0
															\$0
															\$0
Total NSF/Late Fees			\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$10,200
2016 Projected			\$1,200	\$750	\$1,000	\$950	\$700	\$875	\$1,050	\$850	\$850	\$850	\$850	\$850	\$10,775

Comments
 Anticipated fees due to NSF or residents paying late.

ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5261 Legal Expense Recovery													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Legal Expense Recovery	\$0												
2016 Projected	\$0												

Comments

5265 Resident Utility Bill Back Income														
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
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%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
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
Trash	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
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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
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
Conservice Monthly Billing Fee		\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Conservice Reimbursement														\$0
Reverse Conservice for RUBS N/A														\$0
														\$0
														\$0
Total Resident Utility Bill Back Income		\$0												
2016 Projected		\$0												

Comments
Abrams residents pay their own utilities

ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
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5266 Illuminar Electric - Occupied Bill Back Income

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Illuminar Electric - Occupied Bill Back Income	\$0												
2016 Projected	\$0												

Comments
 Does not apply

5268 Illuminar Electric - Revenue

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Illuminar Electric - Revenue	\$0												
2016 Projected	\$0												

Comments
 Does not apply

**ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5270 Alarm Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Alarm Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
No Alarm income

5275 SMART Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total SMART Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
No SMART income

ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5276 Yard Revenue													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Yard Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

5280 Transfer Fees	\$/Res.	No.											
		0	0	0	0	0	0	0	0	0	0	0	0
Transfer Fees	\$50		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Transfer Fees			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments
 Does not apply

ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5285 Maid Service													
Maid Service Concierge	\$0												\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Maid Service	\$0												
2016 Projected	\$0												

Comments

5290 Renovation Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Renovation Income	\$0												
2016 Projected	\$0												

Comments

**ABRAMS PARK
2017 STANDARD BUDGET
OTHER RESIDENT INCOME**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5295 Police Fee Reimbursement													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Police Fee Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

5296 Property Tax Reimbursement													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Property Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL OTHER RESIDENT INCOME	\$3,763	\$3,763	\$3,233	\$3,188	\$3,643	\$2,923	\$2,878	\$3,393	\$3,233	\$3,188	\$4,308	\$3,498	\$41,005
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ABRAMS PARK
2017 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5305 Miscellaneous Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Miscellaneous Income	\$0												
2016 Projected	\$0												

Comments

5310 Clubhouse Income	Cost/ Qty												
Clubhouse Fee	\$50	0	0	0	0	0	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 Clubhouse Income		\$0											
2016 Projected		\$0											

Comments

ABRAMS PARK
2017 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5315 Vending Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Vending Income	\$0												
2016 Projected	\$0												

Comments

Does not apply

5325 Interest Income													
													\$0
													\$0
Reserve Interest	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
													\$0
													\$0
													\$0
													\$0
Total Interest Income	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
2016 Projected	\$274	\$276	\$274	\$36	\$277	\$291	\$150	\$150	\$100	\$100	\$100	\$100	\$2,128

Comments

Lower anticipated income than previous years due to lower cash reserves after Capital Projects completed in 2015/2016calendar year.

ABRAMS PARK
2017 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5330 Cable Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Cable Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

5331 Cable Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Cable Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

ABRAMS PARK
2017 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5335 Collection Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Collection Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$489

Comments

Does not apply

5340 Bad Debt Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Bad Debt Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Write off of bad debt is included in account #7696.

ABRAMS PARK
2017 STANDARD BUDGET
MISCELLANEOUS INCOME



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
5350 Bad Debt Expense - Other Income													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Bad Debt Expense - Other Income	\$0												
2016 Projected	\$0												

Comments

TOTAL MISCELLANEOUS INCOME	\$50	\$600												
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**ABRAMS PARK
2017 STANDARD BUDGET
PAYROLL SUMMARY**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
Administrative Salaries													
6205 Regional Manager	\$1,101	\$1,101	\$1,066	\$1,101	\$1,066	\$1,101	\$1,101	\$995	\$1,101	\$1,066	\$1,101	\$1,098	\$12,996
6210 Business Manager	\$2,202	\$2,202	\$2,131	\$2,202	\$2,131	\$2,202	\$2,202	\$1,989	\$2,202	\$2,131	\$2,202	\$2,195	\$25,993
6215 Assistant Business Manager	\$1,849	\$1,849	\$1,790	\$1,849	\$1,790	\$1,849	\$1,849	\$1,670	\$1,849	\$1,790	\$1,849	\$1,843	\$21,829
6220 Sales Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6225 Sales Associate	\$2,065	\$2,065	\$1,999	\$2,065	\$1,999	\$2,065	\$2,065	\$1,866	\$2,065	\$1,999	\$2,065	\$2,059	\$24,378
6230 Activities Director	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6235 Asst. Activities Dir.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6240 Concierge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6245 Accounting Support	\$996	\$996	\$964	\$996	\$964	\$996	\$996	\$899	\$996	\$964	\$996	\$993	\$11,754
6250 Admin Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6255 Other	\$1,770	\$1,770	\$1,713	\$1,770	\$1,713	\$1,770	\$1,770	\$1,599	\$1,770	\$1,713	\$1,770	\$1,765	\$20,896
Total Administrative Salaries	\$9,984	\$9,984	\$9,662	\$9,984	\$9,662	\$9,984	\$9,984	\$9,018	\$9,984	\$9,662	\$9,984	\$9,952	\$117,846
2016 Projected	\$11,321	\$6,624	\$7,682	\$9,440	\$10,167	\$9,539	\$10,681	\$10,681	\$10,681	\$10,681	\$10,681	\$10,681	\$118,862

Comments

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

Maintenance Salaries													
6305 Director of Facilities	\$805	\$805	\$779	\$805	\$779	\$805	\$805	\$727	\$805	\$779	\$805	\$802	\$9,497
6310 Service Supervisor	\$2,543	\$2,543	\$2,461	\$2,543	\$2,461	\$2,543	\$2,543	\$2,297	\$2,543	\$2,461	\$2,543	\$2,535	\$30,015
6315 Assistant Service Supervisor	\$1,349	\$1,349	\$1,305	\$1,349	\$1,305	\$1,349	\$1,349	\$1,218	\$1,349	\$1,305	\$1,349	\$1,344	\$15,917
6320 Service Technician	\$4,991	\$4,991	\$4,830	\$4,991	\$4,830	\$4,991	\$4,991	\$4,508	\$4,991	\$4,830	\$4,991	\$4,975	\$58,906
6325 Groundskeeper	\$1,973	\$1,973	\$1,910	\$1,973	\$1,910	\$1,973	\$1,973	\$1,782	\$1,973	\$1,910	\$1,973	\$1,967	\$23,290
6330 Painter-in-House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6335 Housekeeper	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6350 Maintenance Housing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Maintenance Salaries	\$11,660	\$11,660	\$11,284	\$11,660	\$11,284	\$11,660	\$11,660	\$10,531	\$11,660	\$11,284	\$11,660	\$11,624	\$137,626
2016 Projected	\$12,171	\$7,081	\$10,217	\$12,388	\$11,215	\$12,292	\$11,586	\$11,586	\$11,586	\$11,586	\$11,586	\$11,586	\$134,880

Comments

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

**ABRAMS PARK
2017 STANDARD BUDGET
PAYROLL SUMMARY**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
6405 Bonus													
Quarterly Bonus	\$0	\$8,471	\$0	\$0	\$8,471	\$0	\$0	\$8,471	\$0	\$0	\$8,471	\$0	\$33,882
Move-In Bonus	\$639	\$641	\$639	\$475	\$331	\$478	\$333	\$335	\$657	\$486	\$837	\$663	\$6,514
Rent Growth Bonus	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Discretionary Bonus	\$0	\$0	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$194	\$291
Occupancy Bonus													\$0
Delinquency Bonus													\$0
													\$0
													\$0
													\$0
Total Bonus	\$639	\$9,112	\$736	\$475	\$8,802	\$478	\$333	\$8,805	\$657	\$486	\$9,308	\$857	\$40,687
2016 Projected	\$945	\$11,143	\$264	\$0	\$7,636	\$180	\$280	\$8,188	\$180	\$0	\$8,188	\$194	\$37,198

Comments

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

6410 Payroll Taxes													
Social Security	\$1,382	\$1,907	\$1,344	\$1,371	\$1,844	\$1,372	\$1,363	\$1,758	\$1,383	\$1,329	\$1,919	\$1,391	\$18,362
Medicare	\$323	\$446	\$314	\$321	\$431	\$321	\$319	\$411	\$323	\$311	\$449	\$325	\$4,294
Federal Unemployment	\$173	\$173	\$163	\$136	\$103	\$81	\$51	\$11	\$6	\$0	\$0	\$0	\$896
State Unemployment	\$1,342	\$1,342	\$1,265	\$1,054	\$795	\$625	\$398	\$82	\$43	\$0	\$0	\$0	\$6,944
Total Payroll Taxes	\$3,220	\$3,868	\$3,087	\$2,882	\$3,173	\$2,398	\$2,130	\$2,261	\$1,754	\$1,640	\$2,368	\$1,716	\$30,496
2016 Projected	\$1,488	\$1,748	\$1,274	\$1,845	\$5,233	\$1,462	\$1,703	\$2,700	\$1,755	\$1,703	\$2,700	\$1,499	\$25,109

Comments

All staff are billed at a 40% Abrams Park / 60% Preston Park split.

**ABRAMS PARK
2017 STANDARD BUDGET
PAYROLL SUMMARY**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
6430 Payroll Benefits and Burden													
Health Insurance	\$3,472	\$3,472	\$3,472	\$3,472	\$3,472	\$3,472	\$3,472	\$3,472	\$3,472	\$3,472	\$3,472	\$3,472	\$41,664
Life Insurance	\$49	\$49	\$47	\$49	\$47	\$49	\$49	\$45	\$49	\$47	\$49	\$49	\$576
LTD/STD	\$167	\$167	\$162	\$167	\$162	\$167	\$167	\$151	\$167	\$162	\$167	\$167	\$1,972
Worker's Compensation	\$1,671	\$2,307	\$1,626	\$1,659	\$2,231	\$1,659	\$1,648	\$2,127	\$1,673	\$1,607	\$2,321	\$1,682	\$22,212
401(k)	\$170	\$207	\$165	\$169	\$200	\$170	\$169	\$189	\$170	\$164	\$207	\$171	\$2,152
Payroll Processing Fees	\$426	\$426	\$426	\$638	\$426	\$426	\$426	\$426	\$638	\$426	\$426	\$426	\$5,533
Reverse for Preston Split	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$24,000)
Total Payroll Benefits and Burden	\$3,955	\$4,626	\$3,898	\$4,154	\$4,538	\$3,942	\$3,931	\$4,409	\$4,168	\$3,878	\$4,642	\$3,966	\$50,108
2016 Projected	\$5,949	\$3,172	\$3,191	\$4,670	\$2,543	\$3,951	\$4,172	\$4,690	\$3,959	\$3,959	\$4,690	\$3,682	\$48,627

Comments

All staff are billed at a 40% Abrams Park / 60% Preston Park split.

6440 Non-Staff Labor													
													\$0
	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$9,000
													\$0
													\$0
													\$0
													\$0
													\$0
Total Non-Staff Labor	\$750	\$750	\$750	\$750	\$750	\$9,000							
2016 Projected	\$0	\$128	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$5,128

Comments

Vacation and open position coverage

**ABRAMS PARK
2017 STANDARD BUDGET
PAYROLL SUMMARY**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
6445 New Hire Expense													
Manager Hire Screening \$485.00	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Manager Screening \$435.00	0	0	0	1	0	0	0	1	0	0	0	0	2
Split cost with Preston Park			(\$261)					(\$261)					(\$522)
													\$0
Total New Hire Expense	\$0	\$0	\$174	\$0	\$0	\$0	\$0	\$174	\$0	\$0	\$0	\$0	\$348
2016 Projected	\$0	\$0	\$260	\$0	\$0	\$0	\$0	\$174	\$0	\$0	\$0	\$0	\$434

Comments

New hire costs split with Preston Park 40%AP / 60%PP

TOTAL PAYROLL SUMMARY	\$30,208	\$40,000	\$29,590	\$29,906	\$38,208	\$29,212	\$28,788	\$35,949	\$28,974	\$27,700	\$38,711	\$28,865	\$386,111
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**ABRAMS PARK
2017 STANDARD BUDGET
LANDSCAPING EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7105 Landscaping Monthly Service													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Landscaping Service \$3,200 Monthly	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$38,400
Total Landscaping Monthly Service	\$3,200	\$38,400											
2016 Projected	\$3,150	\$3,200	\$3,200	\$3,200	\$3,200	\$38,000							

Comments

Monthly service agreement covers; mowing, blowing of debris, weed control, and minor trimming.

7110 Landscaping Other													
Monument Sign Refresh	\$100		\$800	\$100			\$100		\$800	\$100			\$2,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Landscaping Other	\$100	\$0	\$800	\$100	\$0	\$0	\$100	\$0	\$800	\$100	\$0	\$0	\$2,000
2016 Projected	\$57	\$2,033	(\$1,250)	\$0	\$0	\$255	\$32	\$0	\$800	\$800	\$0	\$100	\$2,827

Comments

Cost incurred for: mulch, flowers, plant replenishment, minor tree trimming, fertilizer, yard ornaments, water feature maintenance and other items not covered in the monthly landscape contract.

**ABRAMS PARK
2017 STANDARD BUDGET
LANDSCAPING EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7115 Irrigation/Sprinkler Repairs													
Routine repairs / replacements	\$510	\$500	\$510	\$510	\$500	\$510	\$510	\$500	\$510	\$510	\$500	\$510	\$6,080
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Irrigation/Sprinkler Repairs	\$510	\$500	\$510	\$510	\$500	\$510	\$510	\$500	\$510	\$510	\$500	\$510	\$6,080
2016 Projected	\$140	\$3	\$220	\$112	\$87	\$500	\$500	\$500	\$500	\$500	\$1,000	\$1,900	\$5,962

Comments

Cost incurred for: routine sprinkler replacement and repair, draining problem solving, etc. not covered in the monthly landscape contract. YOY increase to costs driven by aging system.

TOTAL LANDSCAPING EXPENSE	\$3,810	\$3,700	\$4,510	\$3,810	\$3,700	\$3,710	\$3,810	\$3,700	\$4,510	\$3,810	\$3,700	\$3,710	\$46,480
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ABRAMS PARK
2017 STANDARD BUDGET
UTILITIES EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7205 Electric - Common Area													
PG&E	\$435	\$435	\$435	\$435	\$450	\$450	\$450	\$435	\$435	\$435	\$435	\$435	\$5,265
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electric - Common Area	\$435	\$435	\$435	\$435	\$450	\$450	\$450	\$435	\$435	\$435	\$435	\$435	\$5,265
2016 Projected	\$500	\$458	\$441	\$444	\$12	\$457	\$480	\$480	\$480	\$480	\$480	\$480	\$5,191

Comments

Cost of electric usage for offices, clubhouse, buildings, exterior lighting, and other common areas.

7206 Illuminar Electric - Occupied													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Illuminar Electric - Occupied	\$0												
2016 Projected	\$0												

Comments

Does not apply

ABRAMS PARK
2017 STANDARD BUDGET
UTILITIES EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7207 Electric - Vacant													
Average Cost per Vacant Unit	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PG&E	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$780
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electric - Vacant	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$780
2016 Projected	\$73	\$43	\$173	\$103	\$111	(\$101)	\$60	\$60	\$60	\$60	\$60	\$60	\$761

Comments

Cost of electric usage of vacant units.

7210 Gas - Common Area													
PG&E	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$60
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas - Common Area	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$60
2016 Projected	(\$3)	\$3	\$2	\$160	(\$174)	(\$74)	\$20	\$20	\$20	\$20	\$20	\$20	\$34

Comments

Cost of gas usage for offices, clubhouse, buildings, exterior lighting, and other common areas.

**ABRAMS PARK
2017 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7212 Gas - Vacant													
Average Cost per Vacant Unit	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PG&E	\$35	\$35	\$35	\$35	\$40	\$40	\$40	\$40	\$40	\$35	\$35	\$35	\$445
													\$0
													\$0
													\$0
													\$0
													\$0
Total Gas - Vacant	\$35	\$35	\$35	\$35	\$40	\$40	\$40	\$40	\$40	\$35	\$35	\$35	\$445
2016 Projected	(\$43)	\$58	\$22	\$147	\$224	(\$97)	\$25	\$25	\$25	\$25	\$25	\$25	\$461

Comments

Cost of gas usage of vacant units.

7215 Water													
Marina Coast Water - Irrigation - Commc	\$3,900	\$4,000	\$4,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$4,000	\$4,000	\$4,000	\$4,000	\$40,400
Marina Coast Water - Vacant	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$2,280
													\$0
													\$0
													\$0
													\$0
													\$0
Total Water	\$4,090	\$4,190	\$4,190	\$2,690	\$2,690	\$2,690	\$2,690	\$2,690	\$4,190	\$4,190	\$4,190	\$4,190	\$42,680
2016 Projected	\$6,954	\$437	\$343	\$4,660	(\$2,584)	\$1,237	\$3,000	\$3,500	\$4,000	\$4,000	\$4,000	\$4,000	\$33,546

Comments

Cost of water usage for vacant units, parks, pathways and common use areas by residents. YOY increase to account for any increase in fees, and take into account reduction of water usage due to water saving irrigation. 2015/2016 Water bills reflect irrigation placed on Raid Delay and extreme water conservation mode.

**ABRAMS PARK
2017 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7218 Irrigation													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Irrigation	\$0												
2016 Projected	\$0												

Comments

see GL # 7215

7220 Sewer														
Marina Coast Water - Sewer - Vacant	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$34,800
Monterey Regional Pollution	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$275	\$3,300
													\$0	
													\$0	
													\$0	
													\$0	
													\$0	
Total Sewer	\$3,175	\$38,100												
2016 Projected	\$3,018	\$3,161	\$2,939	\$3,064	\$3,026	\$3,047	\$3,175	\$37,305						

Comments

Cost of sewer and sanitation services supplied by the local municipality. Sewer Flush is a quarterly event that is accrued monthly. Increase to account for proposed increase in water/sewer rates.

ABRAMS PARK
2017 STANDARD BUDGET
UTILITIES EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7225 Trash Removal													
Valet Waste Monthly Billing Fee	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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtraction of Valet Waste													\$0
Waste Dump Fee	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$2,160
													\$0
													\$0
													\$0
													\$0
Total Trash Removal	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$2,160
2016 Projected	\$556	\$554	\$328	(\$147)	(\$69)	\$70	\$150	\$150	\$150	\$150	\$150	\$150	\$2,191

Comments

Community does not use Valet Waste this service. Slight decrease YOY as community has full use of a dump truck.

7230 Cable Expense													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Cable Expense	\$0												
2016 Projected	\$0												

Comments

Comments

ABRAMS PARK
2017 STANDARD BUDGET
UTILITIES EXPENSE



Description		Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7235	Utility Reimbursement													
Gas	Community \$0.00	0.00% \$0												
Electricity	Community \$0.00	0.00% \$0												
Water	Community \$0.00	0.00% \$0												
Sewer	Community \$0.00	0.00% \$0												
Trash	Community \$0.00	0.00% \$0												
Valet Waste	Community \$0.00	0.00% \$0												
Pest Control	Community \$0.00	0.00% \$0												
Cable	Community \$0.00	0.00% \$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 Utility Reimbursement		\$0												
2016 Projected		\$0												

Comments

**ABRAMS PARK
2017 STANDARD BUDGET
UTILITIES EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7237 Illuminar Electric - Occupied Reimb													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Illuminar Electric - Occupied Reimb	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL UTILITIES EXPENSE	\$7,985	\$8,085	\$8,085	\$6,585	\$6,605	\$6,605	\$6,605	\$6,590	\$8,090	\$8,085	\$8,085	\$8,085	\$89,490
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ABRAMS PARK
2017 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7305 Redecorating - General Cleaning Cost/Turn													
% of Turnovers Handled by S	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	45.00%	
General Cleaning for Turnovers \$313	\$1,378	\$1,378	\$1,033	\$1,033	\$1,033	\$861	\$861	\$1,033	\$1,033	\$1,033	\$1,378	\$1,206	\$13,262
Reverse cleaning fees													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - General Cleaning	\$1,378	\$1,378	\$1,033	\$1,033	\$1,033	\$861	\$861	\$1,033	\$1,033	\$1,033	\$1,378	\$1,206	\$13,262
2016 Projected	\$1,259	(\$198)	\$1,000	\$1,325	\$420	\$263	\$1,600	\$1,292	\$1,292	\$1,605	\$1,605	\$1,605	\$13,068

Comments

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

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7310 Redecorating - Carpet/Tile Cost/Turn													
Carpet Cleaning for Turnovers \$173	\$865	\$865	\$519	\$519	\$519	\$346	\$346	\$519	\$519	\$519	\$865	\$692	\$7,095
Tile for Turnovers \$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Carpet Cleaning for Lease Renewals \$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
	(\$100)		(\$100)			(\$100)	(\$100)		(\$100)			(\$100)	(\$600)
													\$0
													\$0
													\$0
Total Redecorating - Carpet/Tile	\$765	\$865	\$419	\$519	\$519	\$246	\$246	\$519	\$419	\$519	\$865	\$592	\$6,495
2016 Projected	\$225	\$240	\$0	\$229	\$323	\$152	\$646	\$800	\$800	\$800	\$1,000	\$1,000	\$6,215

Comments

Carpet Cleanings for unit turns and additional monies allocated for occupied homes where cleaning is required after plumbing issues occur. YOY increase to account for shorter term resident move-outs.

ABRAMS PARK
2017 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	
7315 Redecorating - Painting Supplies	Cost/Turn													
Paint Supplies for Turnovers	\$236	\$1,889	\$1,889	\$1,416	\$1,416	\$1,416	\$1,180	\$1,180	\$1,416	\$1,416	\$1,416	\$1,889	\$1,653	\$18,178
			(\$400)	(\$400)					(\$400)					(\$1,200)
														\$0
														\$0
														\$0
														\$0
														\$0
Total Redecorating - Painting Supplies	\$1,889	\$1,889	\$1,016	\$1,016	\$1,416	\$1,180	\$1,180	\$1,416	\$1,016	\$1,416	\$1,889	\$1,653	\$16,978	
2016 Projected	\$1,267	\$1,508	(\$61)	\$294	\$177	\$491	\$2,400	\$4,000	\$1,398	\$1,398	\$1,864	\$1,631	\$16,367	

Comments

Cost of paint and related painting supplies when apartment painting is performed by vendor service, and in house partial paints.

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	
7320 Redecorating - Painting Contract	Cost/Turn													
% of Turnovers Handled by S		40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	
Paint Contract for Turnovers	\$831	\$3,991	\$3,991	\$2,993	\$2,993	\$2,993	\$2,494	\$2,494	\$2,993	\$2,993	\$2,993	\$3,991	\$3,492	\$38,413
														\$0
														\$0
														\$0
														\$0
														\$0
														\$0
Total Redecorating - Painting Contract	\$3,991	\$3,991	\$2,993	\$2,993	\$2,993	\$2,494	\$2,494	\$2,993	\$2,993	\$2,993	\$3,991	\$3,492	\$38,413	
2016 Projected	\$7,425	\$2,275	\$1,480	\$850	\$3,175	(\$2,000)	\$6,000	\$3,600	\$4,000	\$4,000	\$4,279	\$4,279	\$39,363	

Comments

Contracted costs for painting when a third party contractor performs apartment paints.

ABRAMS PARK
2017 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7325 Redecorating - Rehab													
Reglaze Bathtubs, Kitchen Countertops	\$800	\$700	\$800	\$800	\$700	\$800	\$800	\$700	\$800	\$800	\$700	\$800	\$9,200
Baseboards - 2 units/mth	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$10,800
													\$0
													\$0
Medicine Cabinets/Mirrors		\$400			\$400			\$400			\$400		\$1,600
													\$0
													\$0
Total Redecorating - Rehab	\$1,700	\$2,000	\$1,700	\$21,600									
2016 Projected	\$1,769	\$1,861	\$1,889	\$2,802	\$282	\$305	\$1,800	\$2,300	\$1,800	\$2,000	\$2,300	\$1,800	\$20,908

Comments

Assumes three bathtubs reglazed per month, assumes 2 baseboard installations per month.

7330 Redecorating - Drapes/Blinds	Cost/Turn	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
Drapes for Turnovers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Blinds for Turnovers	\$67	\$534	\$534	\$401	\$401	\$401	\$334	\$334	\$401	\$401	\$401	\$534	\$467	\$5,140
														\$0
Blinds for in place residents		\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
														\$0
														\$0
														\$0
Total Redecorating - Drapes/Blinds	\$634	\$634	\$501	\$501	\$501	\$434	\$434	\$501	\$501	\$501	\$501	\$634	\$567	\$6,340
2016 Projected	\$662	\$851	\$1,120	\$345	\$375	\$470	\$328	\$394	\$394	\$394	\$394	\$525	\$459	\$6,316

Comments

Slight increase in cost of replacement of blinds to take place in occupied homes and during unit turns.

ABRAMS PARK
2017 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7335 Redecorating - Appliance Repair													
													\$0
Appliance Repair Service/Parts	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Appliance Repair	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
2016 Projected	\$411	\$0	\$163	\$623	\$1,082	(\$477)	\$300	\$300	\$0	\$0	\$65	\$0	\$2,466

Comments

Increase in cost of appliance repairs in lieu of replacements.

7340 Redecorating - Carpet Repair													
Repairs by Carpet/Vinyl Vendor	\$600	\$600	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$600	\$600	\$600	\$5,800
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Carpet Repair	\$600	\$600	\$400	\$600	\$600	\$600	\$5,800						
2016 Projected	\$0	\$0	\$90	\$32	\$839	\$87	\$600	\$600	\$1,200	\$600	\$1,200	\$600	\$5,848

Comments

Repairs to carpet and vinyl in place of replacements.

ABRAMS PARK
2017 STANDARD BUDGET
REDECORATING EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7345 Redecorating - Plumbing													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Included in 7430

7350 Redecorating - Resurfacing													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Included in 7325

**ABRAMS PARK
2017 STANDARD BUDGET
REDECORATING EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7360 Redecorating - Lighting													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Included in 7425

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7370 Redecorating - Doors/Cabinets													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Redecorating - Doors/Cabinets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

TOTAL REDECORATING EXPENSE	\$11,157	\$11,557	\$8,263	\$8,363	\$9,063	\$7,516	\$7,516	\$9,063	\$8,263	\$8,963	\$11,557	\$10,010	\$111,287
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ABRAMS PARK
2017 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7420 Building & Structure													
Garage Door Repair	\$300	\$400	\$300	\$300	\$400	\$300	\$300	\$400	\$300	\$300	\$400	\$300	\$4,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Building & Structure	\$300	\$400	\$300	\$300	\$400	\$300	\$300	\$400	\$300	\$300	\$400	\$300	\$4,000
2016 Projected	\$281	\$11	\$583	\$327	(\$65)	\$226	\$375	\$400	\$400	\$400	\$400	\$400	\$3,738

Comments

Budgeting an estimated cost for garage door repairs, supplies, and exterior garage lighting. YOY increase as garage door springs are aging and require service more frequently.

7422 Elevator Maintenance													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Elevator Maintenance	\$0												
2016 Projected	\$0												

Comments

No elevators on site.

**ABRAMS PARK
2017 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7425 Electrical													
	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$1,575	\$18,900
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Electrical	\$1,575	\$18,900											
2016 Projected	\$1,508	\$1,323	\$2,270	\$1,222	\$1,007	\$1,015	\$1,500	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$18,345

Comments

Supplies include: circuit boxes, breakers, switches, switch plates, outlets, exterior lighting, batteries, phone jacks, cable outlets, ceiling fan, motors, etc. Also budgeting contract work related to electrical repair and maintenance when expert assistance is needed to address electrical issues. YOY increase and budgeting based on move-in/out flow to include turn materials for long-term homes that require lighting upgrades.

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7430 Plumbing													
Replace Shower Heads, Bath Faucets, I	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$20,400
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Plumbing	\$1,700	\$20,400											
2016 Projected	\$1,488	\$1,176	\$1,882	\$1,604	\$406	\$1,274	\$1,850	\$1,900	\$2,300	\$2,300	\$2,300	\$2,300	\$20,780

Comments

Supplies include: toilet seats, aerators, flappers, tanks, toilet bowls, sinks, drain parts, faucets, ball cocks, etc. Low flow plumbing is used. YOY increase and budgeting based on move-in/out flow and aging plumbing systems that require more pipe restoration and replacement.

ABRAMS PARK
2017 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7435 HVAC													
Parts and Repairs			\$500	\$600	\$500	\$600	\$500	\$600	\$500	\$600			\$4,400
													\$0
Furnace filters			\$15			\$150			\$150			\$150	\$465
Contractor Repairs/Duct Cleanings		\$800			\$800		\$800			\$800			\$3,200
													\$0
													\$0
													\$0
Total HVAC	\$0	\$800	\$515	\$600	\$1,300	\$750	\$500	\$1,400	\$650	\$600	\$800	\$150	\$8,065
2016 Projected	(\$52)	\$551	\$113	\$154	\$273	\$177	\$600	\$1,300	\$1,000	\$1,300	\$800	\$1,000	\$7,216

Comments

Cost of contractors, repair, and maintenance. Supplies include: compressors, motors, filters, thermostats, refrigerant, sequencers, fuses, valves, heating elements, Freon, transformers, etc. YOY increase due to addition of use of contractor to clean unit air ducts.

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7440 Supplies													
Hardware - Door Knobs; Stop , Towel B:	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Supplies	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,200
2016 Projected	\$121	\$723	\$719	\$865	(\$307)	\$262	\$275	\$275	\$275	\$275	\$275	\$275	\$4,033

Comments

Supplies include: repairs and parts for appliances, door knobs, nuts, bolts, screws, etc. YOY increase to account for anticipating higher turnover rate.

ABRAMS PARK
2017 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7442 Housekeeping													
Supplies	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$1,680
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Housekeeping	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$1,680
2016 Projected	(\$54)	\$0	\$120	\$180	\$55	\$71	\$160	\$200	\$200	\$200	\$200	\$200	\$1,532

Comments

Supplies to clean during light unit turns, chemicals, paper towels, trash bags

7445 Small Equipment													
Service Associate General Tool Set \$128		\$128						\$128					\$256
Small tools and equipment - power tools \$680					\$680					\$680			\$1,360
Emergency Supply Kit \$280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280
Dehumidifier/Blower						\$300							\$300
													\$0
Miscellaneous Tools	\$300			\$450			\$300		\$300				\$1,350
													\$0
													\$0
													\$0
Total Small Equipment	\$300	\$128	\$0	\$450	\$680	\$300	\$300	\$408	\$0	\$300	\$680	\$0	\$3,546
2016 Projected	\$91	\$0	\$699	\$61	\$4	\$86	\$550	\$550	\$680	\$250	\$550	\$0	\$3,521

Comments

Cost of general maintenance on equipment, tools and appliances and other small equipment under \$500.

**ABRAMS PARK
2017 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7450 Pest Control													
Gopher Treatment			\$300			\$300			\$300			\$300	\$1,200
													\$0
													\$0
													\$0
Pest Control \$450 Monthly	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$5,400
													\$0
													\$0
Total Pest Control	\$450	\$450	\$750	\$450	\$450	\$750	\$450	\$450	\$750	\$450	\$450	\$750	\$6,600
2016 Projected	\$325	\$225	\$225	\$245	\$214	\$302	\$450	\$2,000	\$400	\$400	\$400	\$400	\$5,586

Comments

Budget for monthly pest control services. Also budgeting for pest supplies for interior and exterior use by in-house associates. YOY increase to allow for quarterly gopher treatment

7455 Swimming Pool													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Swimming Pool	\$0												
2016 Projected	\$0												

Comments

No Swimming Pool

ABRAMS PARK
2017 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7460 Maintenance Guarantee													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Maintenance Guarantee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

7465 Snow Removal/Parking Lot													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Snow Removal/Parking Lot	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

**ABRAMS PARK
2017 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7470 Windows/Doors													
Windows	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$3,600
Doors	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Screens/Screen Doors	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
													\$0
													\$0
													\$0
													\$0
Total Windows/Doors	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$650	\$7,800
2016 Projected	\$387	\$66	\$181	\$834	(\$68)	\$796	\$650	\$1,700	\$900	\$650	\$650	\$650	\$7,397

Comments

Replacement of cracked window panes; interior or exterior doors; and screening materials. Full window frame replacement under Capital Code 1410.

7475 Keys & Locks													
Keys/locks	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$425	\$5,100
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Keys & Locks	\$425	\$5,100											
2016 Projected	\$807	\$299	\$453	\$532	\$24	\$97	\$450	\$450	\$450	\$450	\$450	\$450	\$4,913

Comments

Slight increase attributed to aging lock systems.

**ABRAMS PARK
2017 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7480 Fire Extinguish, 1st Aid													
Personal Protective Equipment \$65	\$0	\$87	\$0	\$0	\$0	\$87	\$0	\$0	\$0	\$87	\$0	\$0	\$260
Fire Extinguisher Inspection/Certification					\$1,000								\$1,000
Smoke Detectors/Carbon Monoxide Det		\$300			\$300		\$300			\$300			\$1,200
													\$0
Backflow Testing								\$1,800					\$1,800
													\$0
													\$0
Total Fire Extinguish, 1st Aid	\$0	\$387	\$0	\$0	\$1,300	\$87	\$0	\$300	\$1,800	\$87	\$300	\$0	\$4,260
2016 Projected	\$50	\$63	\$165	\$0	\$827	\$50	\$0	\$300	\$1,800	\$87	\$300	\$0	\$3,642

Comments

Annual fire extinguisher inspection performed throughout the property November; fire sprinkler replacement and repair. Yearly Backflow testing performed in March.

7481 Alarm Expense													
													\$0
													\$0
													\$0
													\$0
Security Alarm \$150 Quarterly	\$150			\$150			\$150			\$150			\$600
													\$0
													\$0
Total Alarm Expense	\$150	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$150	\$0	\$0	\$600
2016 Projected	\$28	\$0	\$0	\$154	\$28	\$129	\$150	\$0	\$0	\$150	\$0	\$0	\$639

Comments

Decrease in monthly cost of alarm service for the Office and Community Center are split 60/40 with Preston Park as office space in Abrams Park was closed.

ABRAMS PARK
2017 STANDARD BUDGET
MAINTENANCE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7485 Maintenance Other													
Chevron Gas-Maint Trucks	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
Repairs on Maint Trucks		\$1,000			\$800			\$1,000			\$800		\$3,600
Mini Mobile Storage Rental	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720
													\$0
													\$0
													\$0
													\$0
Key Control System \$55 Monthly	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$660
Total Maintenance Other	\$365	\$1,365	\$365	\$365	\$1,165	\$365	\$365	\$1,365	\$365	\$365	\$1,165	\$365	\$7,980
2016 Projected	\$235	\$141	\$521	\$182	\$249	\$1,064	\$300	\$1,300	\$1,300	\$300	\$600	\$1,300	\$7,492

Comments

Gas for Maintenance vehicles, Maintenance on Trucks, Handitrac System, etc. Fees for rentals of Mini Mobile Unit

7486 Maintenance Uniforms													
Uniform Purchase - Shirts & Pants	\$300	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$2,400
Uniform Purchase - Hat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Uniform Purchase - Winter Jacket	\$100	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
	0	0	0	4	0	0	0	0	4	0	0	0	8
Name Tags (New Assoc. & Replacemen	\$15	\$0	\$0	\$60	\$0	\$0	\$0	\$0	\$60	\$0	\$0	\$0	\$120
													\$0
Adjustment for Abrams 40% split				(\$500)					(\$240)				(\$740)
													\$0
													\$0
Total Maintenance Uniforms	\$0	\$0	\$1,160	\$0	\$0	\$0	\$0	\$1,020	\$0	\$0	\$0	\$0	\$2,180
2016 Projected	\$0	\$0	\$116	\$7	\$0	\$671	\$15	\$0	\$0	\$15	\$1,160	\$0	\$1,984

Comments

Maintenance Badges (\$10/badge) and Hats (\$15/hat) are budgeted on an as needed basis. Budgeted a purchase of 2 badges for the year as well as 3 hats, one for each maintenance associate for both winter and summer months. Abrams' portion of 40% Abrams / 60% Preston split costs.

**ABRAMS PARK
2017 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7490 Maintenance - Rehab													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Maintenance - Rehab	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

7493 Appliance Repair													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Appliance Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply

**ABRAMS PARK
2017 STANDARD BUDGET
MAINTENANCE EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7495 Carpet Repair													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Carpet Repair	\$0												
2016 Projected	\$0												

Comments

Does not apply

TOTAL MAINTENANCE EXPENSE	\$6,405	\$8,370	\$7,930	\$7,155	\$10,135	\$7,392	\$6,905	\$10,183	\$8,705	\$7,092	\$8,635	\$6,405	\$95,311
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**ABRAMS PARK
2017 STANDARD BUDGET
MARKETING EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7505 Advertising-Print													
													\$0
													\$0
													\$0
													\$0
Newsletter \$110 Monthly	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$1,320
													\$0
													\$0
Total Advertising-Print	\$110	\$1,320											
2016 Projected	\$110	\$93	\$113	\$93	\$188	\$107	\$110	\$110	\$110	\$110	\$110	\$110	\$1,363

Comments

Illustratus Newsletter provider Abrams' portion of 40% Abrams / 60% Preston split costs

7510 Advertising-Product.Exp.													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising-Product.Exp.	\$0												
2016 Projected	\$0												

Comments

Does not apply at this time

ABRAMS PARK
2017 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7515 Apartment Magazines/Guides													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Apartment Magazines/Guides	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Does not apply at this time

7520 Advertising Internet, Radio & TV	Per Source												
Unique URL - New Communities Only	\$20												\$0
Music License	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$250
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising Internet, Radio & TV		\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$250
2016 Projected		\$16	\$16	\$16	\$0	\$0	\$16	\$0	\$0	\$0	\$0	\$0	\$64

Comments

Comments

ABRAMS PARK
2017 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7525 Collaterals													
New Move In Key Tags					\$150								\$150
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Collaterals	\$0	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Key tags or bags for new resident move-ins

7530 Advertising Other													
My New Place.com													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Advertising Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$0	\$299	\$0	\$0	\$299	\$848

Comments

Services no longer utilized

ABRAMS PARK
2017 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7535 Dues, Memberships & Subscriptions													
CAA Membership				\$200									\$200
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Dues, Memberships & Subscriptions	\$0	\$0	\$0	\$200	\$0	\$200							
2016 Projected	\$0	\$0	\$0	\$197	\$0	\$197							

Comments

Abrams' portion specific

7540 Resident Functions													
Monthly Resident Activity/School Supplies only		\$400											\$400
													\$0
Thanksgiving give-Away/ Dec holiday event				\$150									\$150
Resident Event													\$0
													\$0
													\$0
													\$0
Total Resident Functions	\$0	\$400	\$0	\$0	\$150	\$0	\$550						
2016 Projected	\$218	\$94	\$153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$465

Comments

All resident function expenses are split 60/40 with Preston Park. Resident functions include the popular Thanksgiving Dinner for 3 households, annual Back to School Supply Give-away, and Bounce House/BBQ events for children.

**ABRAMS PARK
2017 STANDARD BUDGET
MARKETING EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7545 Signage													
Community Flags								\$150					\$150
Leasing Office Sign	\$200												\$200
													\$0
													\$0
													\$0
Total Signage	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$350
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$150

Comments

New Flags for Community; Purchase new Leasing Office sign, Office Hours sign

ABRAMS PARK
2017 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7565 Resident Retention													
Move in Gift								\$100					\$100
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Resident Retention	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100

Comments

Community Branded Move in Gifts for new residents.

7570 Model Maintenance													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Model Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2017 STANDARD BUDGET
MARKETING EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7580 Shopper Reports	Cost/												
Video Shops \$170													\$0
Phone Shops \$25													\$0
Adjust for Abrams 40%													\$0
													\$0
													\$0
													\$0
Total Shopper Reports	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102	\$0	\$0	\$0	\$102

Comments

One Video shop per calendar year

TOTAL MARKETING EXPENSE	\$871	\$1,071	\$971	\$871	\$971	\$671	\$921	\$921	\$671	\$671	\$671	\$971	\$10,252
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ABRAMS PARK
2017 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7620 Telephone	Per Month												
3G Services through AT&T	\$29.99												\$0
Mobile Device	\$80.00												\$0
Inspire - WiFi Common Area Only	\$235												\$0
AT&T Local & Long Distance	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
													\$0
													\$0
Phone System Provider	\$60 Monthly	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$60	\$720
Cellular Phone Service	\$160 Monthly	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$160	\$1,920
													\$0
Total Telephone	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$720	\$8,640
2016 Projected	\$1,137	\$795	\$388	\$609	\$1,687	\$16	\$665	\$665	\$665	\$665	\$665	\$665	\$8,622

Comments

Cost of local and long distance telephone service, in addition to high speed internet access. Also includes rental of telephone equipment and any maintenance of the phone lines. Abrams' portion of 60% Preston / 40% Abrams split.

7621 Pagers													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Pagers	\$0												
2016 Projected	\$0												

Comments

Does not apply

ABRAMS PARK
2017 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7622 Answering Service													
													\$0
													\$0
													\$0
													\$0
													\$0
Answering Service \$55 Monthly	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$660
													\$0
Total Answering Service	\$55	\$660											
2016 Projected	\$50	\$50	\$50	\$50	\$50	\$50	\$55	\$55	\$55	\$55	\$55	\$55	\$630

Comments

Monthly cost of after hour answering service. Abrams' portion of 60% Preston / 40% Abrams split.

7625 Office Supplies	Cost/												
P&P Manuals (New Properties)	\$1,200												\$0
P&P Manuals (Existing Properties)	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Office supplies to maintain office operation		\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
													\$0
													\$0
													\$0
													\$0
Total Office Supplies		\$400	\$200	\$2,600									
2016 Projected		\$294	\$0	\$229	\$205	\$112	\$252	\$200	\$300	\$300	\$200	\$200	\$2,591

Comments

Abrams' portion of 60% Preston / 40% Abrams split. Increase due to supplies needed to facilitate Capital Improvements

ABRAMS PARK
2017 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7630 Office Equip/Furniture Rental													
													\$0
													\$0
													\$0
													\$0
Copier Lease \$100 Monthly	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Copier Toner Service \$450 Quarterly	\$450			\$450			\$450			\$450			\$1,800
Copier Service \$150 Quarterly	\$150			\$150			\$150			\$150			\$600
Total Office Equip/Furniture Rental	\$700	\$100	\$100	\$3,600									
2016 Projected	\$139	\$70	\$111	\$220	\$286	\$527	\$700	\$500	\$100	\$700	\$100	\$100	\$3,552

Comments

Abrams' portion of 60% Preston / 40% Abrams split. YOY increase to account for toner purchases.

Postage/Express Mail	Cost/	Qty/Unit	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7635 Postage/Express Mail															
A/P Invoicing \$0.48 0.38			\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$35	\$425
Site Postage			\$25		\$25	\$25	\$200	\$25	\$25		\$25	\$25		\$25	\$400
Federal Express			\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
															\$0
															\$0
															\$0
															\$0
Total Postage/Express Mail			\$135	\$110	\$135	\$135	\$310	\$135	\$135	\$110	\$135	\$135	\$110	\$135	\$1,725
2016 Projected			\$137	\$244	\$257	\$277	\$159	\$275	\$55	\$55	\$55	\$55	\$55	\$55	\$1,680

Comments

Abrams' portion of 60% Preston / 40% Abrams split.

ABRAMS PARK
2017 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	
7636	Printing	Cost/													
	A/P Check Re-Order	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$0	\$0	\$45	\$180
	Copying Costs for Financials	\$0.55	\$107	\$107	\$107	\$107	\$107	\$107	\$107	\$107	\$107	\$107	\$107	\$107	\$1,280
	Business Cards	\$60	\$60						\$60						\$120
	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	\$2													\$0
	Reverse copying cost for financials		(\$107)	(\$107)	(\$107)	(\$107)	(\$107)	(\$107)	(\$107)	(\$107)	(\$107)	(\$107)	(\$107)	(\$107)	(\$1,284)
															\$0
															\$0
	Total Printing		(\$0)	\$60	\$45	(\$0)	(\$0)	\$45	(\$0)	\$60	\$45	(\$0)	(\$0)	\$45	\$296
	2016 Projected		\$0	\$0	\$0	\$41	\$0	\$0	(\$0)	(\$0)	\$105	(\$0)	(\$0)	\$105	\$249

Comments

Abrams specific for bank deposit slips; checks; financials.

Description		Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total	
7640	Licenses & Subscriptions	Cost/													
	Blue Moon -License	\$0												\$0	
	Clement - Labor Law Poster	\$115	\$115											\$115	
	Kingsley Survey	\$0.50	\$97	\$0	\$0	\$97	\$0	\$0	\$97	\$0	\$0	\$97	\$0	\$0	\$388
	Kingsley Survey Renewal Fee	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
	Business License												\$2,400	\$2,400	
														\$0	
	Reversal of Market Survey													\$0	
														\$0	
														\$0	
														\$0	
	Total Licenses & Subscriptions		\$312	\$0	\$0	\$97	\$0	\$0	\$97	\$0	\$0	\$97	\$0	\$2,400	\$3,003
	2016 Projected		\$199	\$0	\$0	\$176	\$61	\$0	\$197	\$0	\$0	\$97	\$2,400	\$0	\$3,130

Comments

ABRAMS PARK
2017 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7645 Courtesy Patrol													
Courtesy Patrol													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Courtesy Patrol	\$0												
2016 Projected	\$0												

Comments

Does not apply

7650 Training & Education	Cost/													
Training	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Virtual Headsets	\$25													\$0
Hands Free Ear Piece	\$170													\$0
Webcams	\$75													\$0
Travel	Varies													\$0
Management Principles Meeting	\$750								\$1,000					\$1,000
Motivator Meeting	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$0	\$0	\$100	\$400
Alliance Performance Program	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$180
Percentage Adjustment for 40% payroll spl									(\$600)					(\$600)
Regional Training Event						\$1,500								\$1,500
														\$0
														\$0
Total Training & Education	\$215	\$215	\$315	\$215	\$215	\$1,815	\$215	\$215	\$715	\$215	\$215	\$315	\$4,880	
2016 Projected	\$149	\$66	\$66	\$66	\$66	\$1,199	\$80	\$80	\$1,000	\$80	\$80	\$180	\$3,114	

Comments

ABRAMS PARK
2017 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7655 Eviction/Legal Fees													
Monthly Retainer	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$470	\$5,640
Eviction Attorney		\$1,500						\$1,500					\$3,000
													\$0
													\$0
													\$0
Total Eviction/Legal Fees	\$470	\$1,970	\$470	\$470	\$470	\$470	\$470	\$1,970	\$470	\$470	\$470	\$470	\$8,640
2016 Projected	\$461	\$932	(\$1,340)	\$1,335	\$461	\$1,444	\$650	\$650	\$2,000	\$1,000	\$650	\$650	\$8,893

Comments

7660 Credit Bureau Fees															
Applicant Denials + Cancellations	5	0	0	0	0	0	0	0	0	0	0	0	54		
100% Employee Verification	Yes	\$8	\$92	\$92	\$92	\$84	\$76	\$84	\$76	\$76	\$92	\$84	\$100	\$92	\$1,040
100% Resident Verification	No	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
100% Resident Screening	On-Site Cr	\$26.00	\$299	\$299	\$299	\$273	\$247	\$273	\$247	\$247	\$299	\$273	\$325	\$299	\$3,380
100% E-Signature	Yes	\$2.50	\$59	\$59	\$49	\$44	\$41	\$41	\$44	\$44	\$49	\$49	\$54	\$51	\$583
															\$0
Deduction in app fees		(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$125)	(\$1,500)
															\$0
															\$0
															\$0
Total Credit Bureau Fees		\$325	\$325	\$315	\$276	\$239	\$273	\$242	\$242	\$315	\$281	\$354	\$317	\$3,503	
2016 Projected		\$0	\$563	\$148	\$93	\$377	\$226	\$247	\$247	\$320	\$286	\$359	\$322	\$3,186	

Comments

ABRAMS PARK
2017 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description		Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7665	Bank Charges/Credit Card Fees Existing?													
	Yardi Check Scanning Agreemk \$800 Yes	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$800
	Remote Deposit Solution - Check Scanner \$850													\$0
	Credit Card Transaction Fees													\$0
	Bank Fee - Operating Account Yes \$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
	Bank Fee - Depository Account Yes \$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
	Bank Fee - Rehab Account No \$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Bank Fee - Security Deposit Ac Yes \$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$900
														\$0
														\$0
														\$0
														\$0
														\$0
	Total Bank Charges/Credit Card Fees	\$425	\$425	\$425	\$425	\$425	\$425	\$1,225	\$425	\$425	\$425	\$425	\$425	\$5,900
	2016 Projected	\$544	\$555	\$625	\$342	\$615	(\$68)	\$1,355	\$600	\$600	\$600	\$600	\$600	\$6,967

Comments

YOY Reduction in Bank Fees

7670	Travel & Entertainment	Cost/	# of People											
	Team Spirit Day / Fun Day \$50 0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Holiday Party / Alliance Region \$350 16.00	\$0	\$0	\$0	\$5,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,600
	Managers Workshop \$990 1.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$990	\$0	\$0	\$0	\$0	\$990
		0	0	0	0	0	0	0	0	0	0	0	0	0
	Mileage Reimbursement \$0.560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Regional Training Event				(\$5,600)									(\$5,600)
														\$0
														\$0
	Total Travel & Entertainment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$990	\$0	\$0	\$0	\$0	\$990
	2016 Projected	\$64	\$0	\$0	\$0	\$0	\$51	\$0	\$360	\$700	\$0	\$0	\$250	\$1,425

Comments

ABRAMS PARK
2017 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7675 Administrative Other													
Extra Supplies	\$50			\$50			\$50			\$50			\$200
Mileage		\$250			\$250			\$250			\$250		\$1,000
													\$0
													\$0
													\$0
Total Administrative Other	\$50	\$250	\$0	\$50	\$250	\$0	\$50	\$250	\$0	\$50	\$250	\$0	\$1,200
2016 Projected	(\$318)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$318)

Comments

Mileage added for associates utilizing personal vehicles for work use

7680 Charitable Contribution Exp.													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Charitable Contribution Exp.	\$0												
2016 Projected	\$0												

Comments

ABRAMS PARK
2017 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7686 Administrative Uniforms													
Office Associate - Summer Apparel	\$350	\$0	\$0	\$0	\$0	\$0	\$1,050	\$0	\$0	\$0	\$0	\$0	\$1,050
Office Associate - Winter Apparel	\$400	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Dry cleaning - CA, OR & NV only		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0	0	0	2	0	0	2	0	0	2	0	0	2
Name Tags (Replacement)	\$25	\$0	\$0	\$50	\$0	\$0	\$50	\$0	\$0	\$50	\$0	\$0	\$50
Split with Preston Park		(\$400)					(\$350)						(\$750)
													\$0
													\$0
Total Administrative Uniforms	\$800	\$0	\$50	\$0	\$0	\$50	\$700	\$0	\$50	\$0	\$0	\$50	\$1,700
2016 Projected	\$0	\$10	\$750	\$110	\$0	\$0	\$0	\$850	\$0	\$25	\$25	\$0	\$1,770

Comments

Computer Expense	# of	Cost/	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
7690 Computer Expense															
YARDI Annual Maintenance Fee		\$4,200	\$0	\$0	\$0	\$0	\$0	\$0	\$4,200	\$0	\$0	\$0	\$0	\$0	\$4,200
YARDI Invoice Processing Agre Yes		\$776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$776	\$0	\$0	\$0	\$776
YARDI Procure to Pay	No	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRO Rainmaker Set-up Fee		\$2,500													\$0
LRO Rainmaker Monthly Fee	No	\$3.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LRO Rainmaker Auto Comp Up No		\$0.25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IT Support		\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
Email Account	5	\$10	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
Logmein Rescue		\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$35
Antivirus Software		\$40													\$0
iPad Air 4G		\$690													\$0
Logitech C310 Webcam		\$75													\$0
Single Sign-On	0	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Budget Remote Access Licenses		\$290													\$0
Paperless Lease File Storage	No	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
															\$0
IT Service				\$500						\$500					\$1,000
															\$0
															\$0
															\$0
															\$0
															\$0
															\$0
Total Computer Expense			\$200	\$700	\$200	\$200	\$200	\$200	\$4,435	\$700	\$976	\$200	\$200	\$200	\$8,411
2016 Projected			\$160	\$206	\$168	\$587	\$413	\$264	\$4,855	\$180	\$500	\$180	\$180	\$180	\$7,873

Comments

ABRAMS PARK
2017 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
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ABRAMS PARK
2017 STANDARD BUDGET
ADMINISTRATIVE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
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7695 Renter's Insurance

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Renter's Insurance	\$0												
2016 Projected	\$0												

Comments

7696 Bad Debt Expense

													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Bad Debt Expense	\$0												
2016 Projected	\$0												

Comments

TOTAL ADMINISTRATIVE EXPENSE	\$4,807	\$5,130	\$3,030	\$3,543	\$3,184	\$4,488	\$9,244	\$6,037	\$4,206	\$3,548	\$3,099	\$5,432	\$55,748
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ABRAMS PARK
2017 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8105 Management Fees													
Include Water Reimbursement in calcul: No													
Monthly Management Fee 2.50%	\$6,495	\$6,491	\$6,475	\$6,549	\$6,570	\$6,576	\$6,610	\$6,645	\$6,657	\$6,694	\$6,737	\$6,721	\$79,220
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Management Fees	\$6,495	\$6,491	\$6,475	\$6,549	\$6,570	\$6,576	\$6,610	\$6,645	\$6,657	\$6,694	\$6,737	\$6,721	\$79,220
2016 Projected	\$6,468	\$6,673	\$6,676	\$6,720	\$6,754	\$6,744	\$6,445	\$6,445	\$6,445	\$6,445	\$6,445	\$6,445	\$78,705

Comments

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

8107 Incentive Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Incentive Fees	\$0												
2016 Projected	\$0												

Comments

ABRAMS PARK
2017 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8108 Asset Mgt Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Asset Mgt Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8110 Accounting/Audit Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Accounting/Audit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2017 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8115 Partnership Legal Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Partnership Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Legal and court fees for partnership business.

8120 Tax Consulting Fess													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Tax Consulting Fess	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Comments

ABRAMS PARK
2017 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8121 Tax Filing Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Tax Filing Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8122 Appraisal Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Appraisal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2017 STANDARD BUDGET
PROFESSIONAL SERVICES EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8125 Professional Services - Other													
Remote Energy Audit \$2000-\$3000													\$0
Onsite Energy Audit													\$0
EV Charging Stations \$12,000													\$0
Water Bottle Refill Station No	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lease/Addenda Review/Update \$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100
													\$0
													\$0
													\$0
													\$0
													\$0
Total Professional Services - Other	\$0	\$100	\$0	\$0	\$0	\$0	\$100						
2016 Projected	\$0	\$100	\$0	\$0	\$0	\$0	\$100						

Comments

8130 Apt. Assoc. Dues & Fees													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Apt. Assoc. Dues & Fees	\$0												
2016 Projected	\$0												

Comments

TOTAL PROFESSIONAL SERVICES EXPENSE	\$6,495	\$6,491	\$6,475	\$6,549	\$6,570	\$6,576	\$6,610	\$6,745	\$6,657	\$6,694	\$6,737	\$6,721	\$79,320
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**ABRAMS PARK
2017 STANDARD BUDGET
INSURANCE EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8205 Property & Liability Insurance													
	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$99,600
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Property & Liability Insurance	\$8,300	\$99,600											
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$8,300	\$49,800

Comments

Insurance premiums previously paid for directly by City of Marina. Payments from Abrams Park began in Jan 2016

8210 Casualty Loss													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Casualty Loss	\$0												
2016 Projected	\$0												

Comments

**ABRAMS PARK
2017 STANDARD BUDGET
INSURANCE EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8215 Other Insurance													
Automobile Insurance							\$3,000						\$3,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$3,000
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$3,000

Comments

Insurance premiums paid for directly by City of Marina. Costs not included in budget.

TOTAL INSURANCE EXPENSE	\$8,300	\$11,300	\$8,300	\$8,300	\$8,300	\$8,300	\$102,600						
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ABRAMS PARK
2017 STANDARD BUDGET
AD-VALOREM TAXES



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8305 Real Estate Taxes													
													\$0
	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,836	\$3,838	\$46,034
													\$0
													\$0
													\$0
													\$0
													\$0
Total Real Estate Taxes	\$3,836	\$3,838	\$46,034										
2016 Projected	\$3,836	\$46,034											

Comments

Estimated taxes per actuals for previous period

8310 Personal Property Taxes													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Personal Property Taxes	\$0												
2016 Projected	\$0												

Comments

Taxes paid on the value of personal property located at the property.

ABRAMS PARK
2017 STANDARD BUDGET
AD-VALOREM TAXES



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8315 Taxes Other													
TX Franchise Tax Monthly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Taxes Other	\$0												
2016 Projected	\$0												

Comments

8320 Local/City Tax													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Local/City Tax	\$0												
2016 Projected	\$0												

Comments

**ABRAMS PARK
2017 STANDARD BUDGET
AD-VALOREM TAXES**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8325 Police Fee													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Police Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL AD-VALOREM TAXES	\$3,836	\$3,838	\$46,034										
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ABRAMS PARK
2017 STANDARD BUDGET
NON-ROUTINE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8410 Buildings and Structures													
Annual Inspections - Graphite Spray		\$500											\$500
Annual Inspections - Heater Filters/Rangehood Filters		\$2,500											\$2,500
Annual Inspections - Batteries		\$4,400											\$4,400
Annual Inspections - Carbon / Smoke De		\$5,000											\$5,000
Annual Inspections - Garage Door Lubric		\$350											\$350
													\$0
													\$0
													\$0
Total Buildings and Structures	\$0	\$12,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,750
2016 Projected	\$47	\$4,064	\$28,688	\$627	\$0	\$10,048	\$0	\$0	\$2,500	\$0	\$0	\$0	\$45,975

Comments

Includes all supplies for Annual Inspections

8412 Pool													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Pool	\$0												
2016 Projected	\$0												

Comments

ABRAMS PARK
2017 STANDARD BUDGET
NON-ROUTINE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8413 Clubhouse & Fitness Center													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Clubhouse & Fitness Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8415 Furniture & Fixtures													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2017 STANDARD BUDGET
NON-ROUTINE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8420 Paving & Landscaping													
Tree Trimming for Fire Line Clearance	\$10,000												\$10,000
													\$0
Concrete Grinding		\$16,000											\$16,000
Street Signs	\$2,000												\$2,000
													\$0
													\$0
													\$0
Total Paving & Landscaping	\$12,000	\$16,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,000
2016 Projected	\$0	\$1,200	\$1,250	\$0	\$2,025	\$525	\$0	\$0	\$5,000	\$0	\$0	\$0	\$10,000

Comments

Annual Trimming Expense and Concrete Grinding throughout property; replace stret signs 3-Stop Signs; 4-Brostrom Dr.; 1- Harvey Ct.; 1- Clark Ct.; 2- Carpenter Ct.

8425 Apartment Interiors													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Apartment Interiors	\$0												
2016 Projected	\$0												

Comments

ABRAMS PARK
2017 STANDARD BUDGET
NON-ROUTINE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8426 Flooring - Carpet													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Flooring - Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8427 Flooring - Other													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Flooring - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2017 STANDARD BUDGET
NON-ROUTINE EXPENSE



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8428 Appliances													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Appliances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

8429 Interiors-Other													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Interiors-Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

**ABRAMS PARK
2017 STANDARD BUDGET
NON-ROUTINE EXPENSE**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
8430 Other Non-Routine													
													\$0
Extraordinary Maintenance					\$15,000			\$15,000					\$30,000
Windows	\$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
Doors	\$300			\$300			\$300			\$300			\$1,200
													\$0
Washer Valve/Box Upgrades and Senso		\$36,000											\$36,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Non-Routine	\$3,300	\$39,000	\$3,000	\$3,300	\$18,000	\$3,000	\$3,300	\$18,000	\$3,000	\$3,300	\$3,000	\$3,000	\$103,200
2016 Projected	\$7,672	\$2,539	(\$1,450)	\$24,792	\$32,228	(\$31,645)	\$2,700	\$17,400	\$37,000	\$2,700	\$6,000	\$2,400	\$102,337

Comments

Expenses including major repair 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 Project proposed. Washer boxes and sensors would be installed in the downstairs 2X1.

8450 Association Land													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Association Land	\$0												
2016 Projected	\$0												

Comments

TOTAL NON-ROUTINE EXPENSE	\$15,300	\$67,750	\$3,000	\$3,300	\$18,000	\$3,000	\$3,300	\$18,000	\$3,000	\$3,300	\$3,000	\$3,000	\$143,950
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**ABRAMS PARK
2017 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1410 Building and Structures													
Windows & Sliding Glass Doors										\$375,000			\$375,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Building and Structures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$375,000	\$0	\$375,000
2016 Projected	\$0	\$15,462	\$0	\$0	\$2,499	\$3,189	\$0	\$30,000	\$0	\$700,000	\$0	\$0	\$751,150

Comments

Address 1st Half of Community with New Windows and Sliding Glass Doors (Carpenter, Clark, Harvey)

1415 Furniture & Fixtures													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Furniture & Fixtures	\$0												
2016 Projected	\$0												

Comments

ABRAMS PARK
2017 STANDARD BUDGET
CAPITAL EXPENDITURES



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1416 Autos/Trucks													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Autos/Trucks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$5,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,900

Comments

1420 Paving & Landscaping													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Paving & Landscaping	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$1,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,850	\$19,000	\$0	\$95,000	\$124,976

Comments

ABRAMS PARK
2017 STANDARD BUDGET
CAPITAL EXPENDITURES



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1425 Apartment Interiors													
Dishwasher	\$350	\$350	\$350	\$350	\$350	\$0	\$350	\$350	\$350	\$350	\$0	\$350	\$3,500
Refrigerator	\$650	\$650	\$0	\$650	\$650	\$0	\$650	\$0	\$650	\$650	\$0	\$650	\$5,200
Stove	\$450	\$450	\$450	\$450	\$450	\$450	\$0	\$450	\$450	\$450	\$450	\$0	\$4,500
Microwave	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Garbage Disposal	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
Ice Maker	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hot Water Heater	\$550	\$550	\$0	\$550	\$550	\$0	\$550	\$550	\$0	\$550	\$550	\$0	\$3,850
Dryer	\$375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Washer	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Carpet	\$2,600	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$93,600
Vinyl	\$1,600	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$57,600
Rangehood	\$55		\$55			\$55		\$55			\$55		\$220
Furnace	\$3,600					\$3,600					\$3,600		\$7,200
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Apartment Interiors	\$14,700	\$13,555	\$14,700	\$14,700	\$16,805	\$14,250	\$14,700	\$13,555	\$14,700	\$14,700	\$16,805	\$13,700	\$176,870
2016 Projected	\$15,829	\$1,695	\$33,104	\$4,764	\$813	\$14,965	\$19,755	\$19,755	\$19,755	\$19,755	\$19,755	\$19,755	\$189,700

Comments

Slightly lower interior upgrade costs as fewer long term residents remain in the community that have not had updates in their homes.

**ABRAMS PARK
2017 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1426 Carpet/Plank - Rehab													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Carpet/Plank - Rehab	\$0												
2016 Projected	\$0												

Comments

1427 Appliance - Rehab													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Appliance - Rehab	\$0												
2016 Projected	\$0												

Comments

ABRAMS PARK
2017 STANDARD BUDGET
CAPITAL EXPENDITURES



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1428 Computers & Related Equipment													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Computers & Related Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$1,355	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,355

Comments

1430 Other Capital													
													\$0
										\$22,500			\$22,500
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500	\$0	\$22,500
2016 Projected	\$0	\$680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$50,680

Comments

Capital Managment Fee for Window/Sliding Door project

**ABRAMS PARK
2017 STANDARD BUDGET
CAPITAL EXPENDITURES**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1432 Other Capital, Value Add													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Other Capital, Value Add	\$0												
2016 Projected	\$0												

Comments

TOTAL CAPITAL EXPENDITURES	\$14,700	\$13,555	\$14,700	\$14,700	\$16,805	\$14,250	\$14,700	\$13,555	\$14,700	\$14,700	\$414,305	\$13,700	\$574,370
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ABRAMS PARK
2017 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
2070 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
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
2106 Construction Loan													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Construction Loan	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
2205 Mortgage Principal													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2017 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
2210 Long-Term Notes Payable													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Long-Term Notes Payable	\$0												
2016 Projected	\$0												

Comments

2215 Note Payable Principle Payment													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Note Payable Principle Payment	\$0												
2016 Projected	\$0												

Comments

TOTAL MORTGAGE PRINCIPAL	\$0												
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**ABRAMS PARK
2017 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1335 Tax Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Tax Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 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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Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1340 Insurance Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Insurance Escrow	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL INSURANCE ESCROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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**ABRAMS PARK
2017 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1341 Interest Escrow													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Interest Escrow	\$0												
2016 Projected	\$0												

Comments

TOTAL INTEREST ESCROW	\$0												
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1343 Mortgage Insurance Prem Reserve													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Mortgage Insurance Prem Reserve	\$0												
2016 Projected	\$0												

Comments

TOTAL MORTGAGE INSURANCE PREM RESERV	\$0												
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ABRAMS PARK
2017 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1345 Replacement Reserve Impound													\$0
	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$38,332	\$459,984
												\$5	\$5
													\$0
													\$0
Total Replacement Reserve Impound	\$38,332	\$38,337	\$459,989										
2016 Projected	\$35,854	\$101,263	\$495,657										

Comments

Replacement Reserve balance as of January 31, 2016 is \$1,6000,000. A total of \$xxxxx could be withheld per home.

TOTAL REPLACEMENT RESERVE IMPOUND	\$38,332	\$38,337	\$459,989										
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Replacement Reserve Reimbursement													
													\$0
													\$0
	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$47,864)	(\$574,368)
												(\$2)	(\$2)
													\$0
													\$0
Total Replacement Reserve Reimbursement	(\$47,864)	(\$47,864)	(\$47,866)	(\$574,370)									
2016 Projected	(\$16,955)	(\$17,837)	(\$39,004)	(\$4,764)	(\$4,667)	(\$18,154)	(\$19,755)	(\$49,755)	(\$29,605)	(\$788,755)	(\$99,755)	(\$34,755)	(\$1,123,761)

Comments

TOTAL REPLACEMENT RESERVE REIMBURSEMENT	(\$47,864)	(\$47,866)	(\$574,370)										
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**ABRAMS PARK
2017 STANDARD BUDGET
OTHER CASH FLOW**



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1501 WIP													
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP	\$0												
2016 Projected	\$0												

Comments

ABRAMS PARK
2017 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1502 WIP - Contra Operating													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Contra Operating	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1510 WIP - Redev Hard Cost													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Redev Hard Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1520 WIP - Redev Soft Costs													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Redev Soft Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

ABRAMS PARK
2017 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
1530 WIP - Redev Other													
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
Total WIP - Redev Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL WIP - REDEV OTHER	\$0												
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3010 Owner Distributions													
													\$0
City of Marina - Standard Distribution	\$125,185	\$125,185	\$125,185	\$125,185	\$125,185	\$125,185	\$125,185	\$125,185	\$125,185	\$125,185	\$125,185	\$125,185	\$1,502,220
													\$0
Additional Distribution for Asst. City Manager	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,916	\$2,916	\$2,916	\$2,916	\$35,000
													\$0
													\$0
Total Owner Distributions	\$128,102	\$128,101	\$128,101	\$128,101	\$128,101	\$1,537,220							
2016 Projected	\$125,185	\$1,502,220											

Comments

Additional \$35,000 allocated annually to fund Assistant City Manager position

TOTAL OWNER DISTRIBUTIONS	\$128,102	\$128,101	\$128,101	\$128,101	\$128,101	\$1,537,220								
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ABRAMS PARK
2017 STANDARD BUDGET
OTHER CASH FLOW



Description	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	2017 Total
Depreciaton and Amortization													
													\$0
													\$0
													\$0
													\$0
													\$0
Total Depreciaton and Amortization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2016 Projected	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Comments

TOTAL DEPRECIATON AND AMORTIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Project	Detail	2016/2017
Patios/Decks	Safety Upgrades	
Windows / Sliding Glass Doors	*Replace Windows/Sliding Doors	\$ 375,000
Paving/Sidewalks	Asphalt repair, seal coat	
	Concrete Repairs	
General site improvements	Playground replacement/removal	
	Landscape and irrigation	
	Fence repairs / slat replacement	
	Fire Tape Garages	
Roof	Repairs/*Replacement	\$ 30,000
Exterior Paint	Full Community Paint	
Exterior Lighting	Additional Pathway Lighting	
Maintenance Vehicle	Purchase New	
Computers	Purchase New	
Exterior Unit Doors	Steel Front/Back Doors	
Construction Management Fee	6% Fee on Construction Projects (See * for applicable items)	\$ 22,500
Carpet	replacement (assume 5 year life) Represents 40 homes	\$ 80,960
Vinyl	replacement (assume 10 year life) Represents 40 homes	\$ 44,800
Refrigerators	replacement (assume 15 year life) Represents 8 units	\$ 13,800
Dishwasher	replacement (assume 10 year life) Represents 20 units	\$ 7,360
Range/Rangehood	replacement (assume 15 year life) Represents 24 units	\$ 13,000
Disposal	replacement (assume 5 year life) Represents 12 units	\$ 1,800
HVAC Furnace	replacement (assume 20 year life) Represents 4 units	\$ 10,000
Water Heaters	replacement (assume 15 year life) Represents 8 units	\$ 10,800
Total Capital Expenses 2016/2017		\$ 610,020
Anticipated Capital Replacement Reserve Fund Balance 7/1/16		\$ 675,000
Capital Replacement Reserve Fund Balance after 2016/2017 Expenses		\$ 64,980
Annual Addition to Capital Replacement Reserve Fund with Targeted 3.0% increase		\$ 459,988
Capital Replacement Reserve Fund Balance on 6/30/17		\$ 524,968

ABRAMS PARK - REVISED PHYSICAL NEEDS ASSESSMENT (Look Forward - Alliance Residential Recommendation)

7/15/2016

Project	Detail	Committed/Completed					
		2015/2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021
Patios/Decks	*Safety Upgrades	\$ 750,000					
Windows / Sliding Glass Doors	*Replace Windows/Sliding Doors		\$ 375,000	\$ 375,000			
Paving/Sidewalks	Asphalt repair, seal coat	\$ 80,000					
	Concrete Repairs						
General site improvements	Playground replacement/removal	\$ 10,000					
	Landscape and irrigation	\$ 20,000					
	Fence repairs / slat replacement						
	Fire Tape Garages						
Roof	Repairs/*Replacement	\$ 30,000	\$ 30,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 45,000
Exterior Paint	Full Community Paint						
Exterior Lighting	Additional Pathway Lighting						
Maintenance Vehicle	Purchase New	\$ 5,900					
Computers	Purchase New	\$ 1,500					
Exterior Unit Doors	Steel Front/Back Doors						
Construction Management Fee	6% Fee on Construction Projects (see * for applicable items)	\$ 45,000	\$ 22,500	\$ 22,500	\$ -		
Carpet	replacement (assume 5 year life) Represents 40 homes	\$ 101,200	\$ 80,960	\$ 80,960	\$ 80,960	\$ 80,960	\$ 80,960
Vinyl	replacement (assume 10 year life) Represents 40 homes	\$ 56,000	\$ 44,800	\$ 44,800	\$ 44,800	\$ 44,800	\$ 44,800
Refrigerators	replacement (assume 15 year life) Represents 8 units	\$ 4,800	\$ 13,800	\$ 13,800	\$ 13,800	\$ 13,800	\$ 13,800
Dishwasher	replacement (assume 10 year life) Represents 20 units	\$ 6,400	\$ 7,360	\$ 7,360	\$ 7,360	\$ 7,360	\$ 7,360
Range/Rangehood	replacement (assume 15 year life) Represents 24 units	\$ 6,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
Disposal	replacement (assume 5 year life) Represents 12 units	\$ 900	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
HVAC Furnace	replacement (assume 20 year life) Represents 4 units	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Water Heaters	replacement (assume 15 year life) Represents 8 units	\$ 4,400	\$ 10,800	\$ 10,800	\$ 10,800	\$ 10,800	\$ 10,800
Capital Expenses (uninflated)		\$ 1,132,100	\$ 610,020	\$ 620,020	\$ 222,520	\$ 222,520	\$ 227,520
Inflation Factor		0.00%	0.00%	2.50%	2.50%	2.50%	2.50%
Capital Expenses (Inflated)		\$ 1,132,100	\$ 610,020	\$ 635,521	\$ 228,083	\$ 228,083	\$ 233,208
Total Projected Replacement Reserve Funds			\$ 459,988	\$ 459,988	\$ 459,988	\$ 459,988	\$ 459,988
Replacement Reserve Fund Balance on 2/1/16		\$ 1,500,000					
Remainder of Projected Replacement Reserve Additions 2/1/16-6/30/16		\$ 175,000					
Remainder of Projected Capital Expenses 2/1/16-6/30/16		\$ 1,000,000					
Anticipated Replacement Reserve Fund Balance 7/1/16		\$ 675,000					

	\$/Unit/Year (Average)	
Replacement Reserve Capability	\$ 459,988	\$ 2,371.07
Physical Needs Over the Term:	\$ 1,934,915	\$ 1,662.30

Holdbacks and Reserve Summary with Proposed Rental Increase

Replacement Reserve Fund AFTER Annual Addition, BEFORE Annual Expenses	\$ 1,134,988	\$ 984,955	\$ 809,422	\$ 1,041,327	\$ 1,273,231
Replacement Reserve Fund AFTER Annual Addition, AFTER Annual Expenses	\$ 524,968	\$ 349,435	\$ 581,339	\$ 813,244	\$ 1,040,023

Abrams Park
2017 STANDARD BUDGET
CONSOLIDATION & SIGN-OFF

Physical Occupancy	98.35%	98.75%
Economic Occupancy	96.32%	96.61%

DESCRIPTION	2017 Total	2016 Projected	Variance	Variance %	2016 Adopted Budget	Variance 2016 to 2017	Variance %
Gross Market Potential	\$3,246,775	\$3,162,037	\$84,738	2.61%	\$3,109,349	\$137,426	4.42%
Market Gain/Loss to Lease	(\$41,218)	(\$33,258)	(\$7,960)	-19.31%	(\$36,446)	(\$4,772)	13.09%
Affordable Housing	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
Non-Revenue Apartments	(\$39,145)	(\$33,636)	(\$5,509)	-14.07%	(\$36,383)	(\$2,762)	7.59%
Rental Concessions	\$0	(\$599)	\$599	100.00%	\$0	\$0	0.00%
Delinquent Rent	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
Vacancy Loss	(\$40,225)	(\$39,336)	(\$889)	2.21%	(\$44,689)	\$4,464	-9.99%
Prepaid/Previous Paid Rent	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
Other Months' Rent/Delinquency Recovery	\$0	\$0	\$0	100.00%	\$0	\$0	0.00%
Other Months' Rent/Del. Recov. Aff. Housing	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
Bad Debt Expense	\$0	\$0	\$0	100.00%	\$0	\$0	0.00%
Other Resident Income	\$41,005	\$40,872	\$133	0.32%	\$49,122	(\$8,117)	-16.52%
Miscellaneous Income	\$600	\$2,617	(\$2,017)	-336.17%	\$1,710	(\$1,110)	-64.91%
Corp Apartment Income	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
Retail Income	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
TOTAL INCOME	\$3,167,792	\$3,098,697	\$69,095	2.18%	\$3,042,663	\$125,129	4.11%
PAYROLL	\$386,111	\$370,239	\$15,872	4.11%	\$388,680	(\$2,569)	-0.66%
LANDSCAPING	\$46,480	\$46,789	(\$309)	-0.66%	\$48,000	(\$1,520)	-3.17%
UTILITIES	\$89,490	\$79,490	\$10,000	11.17%	\$107,940	(\$18,450)	-17.09%
REDECORATING	\$111,287	\$110,551	\$736	0.66%	\$113,754	(\$2,467)	-2.17%
MAINTENANCE	\$95,311	\$90,818	\$4,493	4.71%	\$95,345	(\$34)	-0.04%
MARKETING	\$10,252	\$9,619	\$633	6.17%	\$9,998	\$254	2.54%
ADMINISTRATIVE	\$55,748	\$53,364	\$2,384	4.28%	\$57,470	(\$1,722)	-3.00%
RETAIL EXPENSE	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
PROFESSIONAL SERVICES	\$79,320	\$78,805	\$515	0.65%	\$76,167	\$3,153	4.14%
INSURANCE	\$102,600	\$52,800	\$49,800	48.54%	\$3,000	\$99,600	3320.00%
AD-VALOREM TAXES	\$46,034	\$46,034	\$0	0.00%	\$45,600	\$434	0.95%
NON ROUTINE MAINTENANCE	\$143,950	\$158,312	(\$14,362)	-9.98%	\$160,250	(\$16,300)	-10.17%
TOTAL OPERATING EXP	\$1,166,583	\$1,096,821	\$69,762	5.98%	\$1,106,204	\$60,379	5.46%
NET OPERATING INCOME	\$2,001,209	\$2,001,876	(\$667)	-0.03%	\$1,936,459	\$64,750	3.34%
DEBT SERVICE	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
DEPRECIATION	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
AMORTIZATION	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
PARTNERSHIP	\$4,000	\$4,000	\$0	0.00%	\$4,000	\$0	0.00%
EXTRAORDINARY COST	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
NET INCOME	\$1,997,209	\$1,997,876	(\$667)	-0.03%	\$1,932,459	\$64,750	3.35%
CAPITAL EXPENDITURES	\$574,370	\$1,123,761	(\$549,391)	-95.65%	\$1,235,580	(\$661,210)	-53.51%
MORTGAGE PRINCIPAL	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
TAX ESCROW	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
INSURANCE ESCROW	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
INTEREST ESCROW	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
REPLACEMENT RESERVE	\$459,989	\$495,657	(\$35,668)	-7.75%	\$430,241	\$29,748	6.91%
REPLACEMENT RESERVE REIMBURSEMENT	(\$574,370)	(\$1,123,761)	\$549,391	-95.65%	(\$1,235,580)	\$661,210	-53.51%
WIP	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
OWNER DISTRIBUTIONS	\$1,537,220	\$1,502,220	\$35,000	0.00%	\$1,502,220	\$35,000	2.33%
DEPRECIATION AND AMORTIZATION	\$0	\$0	\$0	0.00%	\$0	\$0	0.00%
NET CASH FLOW	\$0	(\$1)	\$1	0.00%	(\$2)	\$2	0.00%



Abrams Park
2017 STANDARD BUDGET
CONSOLIDATION & SIGN-OFF

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Retail Income	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
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MAINTENANCE	\$95,311	\$90,818	\$4,493	4.9%	\$95,345	(\$34)	-0.04%
MARKETING	\$10,252	\$9,619	\$633	6.6%	\$9,998	\$254	2.54%
ADMINISTRATIVE	\$55,748	\$53,364	\$2,384	4.5%	\$57,470	(\$1,722)	-3.00%
RETAIL EXPENSE	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
PROFESSIONAL SERVICES	\$79,320	\$78,805	\$515	0.7%	\$76,167	\$3,153	4.14%
INSURANCE	\$102,600	\$52,800	\$49,800	94.3%	\$3,000	\$99,600	3320.00%
AD-VALOREM TAXES	\$46,034	\$46,034	\$0	0.0%	\$45,600	\$434	0.95%
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DEBT SERVICE	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
DEPRECIATION	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
AMORTIZATION	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
PARTNERSHIP	\$4,000	\$4,000	\$0	0.0%	\$4,000	\$0	0.00%
EXTRAORDINARY COST	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
NET INCOME	\$1,997,209	\$1,997,876	(\$667)	0.0%	\$1,932,459	\$64,750	3.35%
CAPITAL EXPENDITURES	\$574,370	\$1,123,761	(\$549,391)	-48.9%	\$1,235,580	(\$661,210)	-53.51%
MORTGAGE PRINCIPAL	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
TAX ESCROW	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
INSURANCE ESCROW	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
INTEREST ESCROW	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
MORTGAGE INSURANCE PREM RESERVE	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
REPLACEMENT RESERVE	\$459,989	\$495,657	(\$35,668)	-7.2%	\$430,241	\$29,748	6.91%
REPLACEMENT RESERVE REIMBURSEMENT	(\$574,370)	(\$1,123,761)	\$549,391	-48.9%	(\$1,235,580)	\$661,210	-53.51%
WIP	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
OWNER DISTRIBUTIONS	\$1,537,220	\$1,502,220	\$35,000	2.3%	\$1,502,220	\$35,000	2.33%
DEPRECIATION AND AMORTIZATION	\$0	\$0	\$0	0.0%	\$0	\$0	0.00%
NET CASH FLOW	\$0	(\$1)	\$1	0.0%	(\$2)	\$2	0.00%

July 15, 2016

Item No. **11a**

Honorable Mayor and Members
Marina City Council

City Council Meeting of the
July 19, 2016

Chair and Board Members of
Abrams B Non-Profit Corporation

Corporation Board Meeting
July 19, 2016

**CITY COUNCIL AND ABRAMS B NON-PROFIT CORPORATION BOARD
CONSIDER ADOPTING RESOLUTION NO. 2016-, AND 2016- (NPC),
APPROVING ABRAMS B HOUSING AREA BUDGET FOR FY 2016-17
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. 2016- and Resolution No. 2016- (NPC), approving the Abrams B Housing Area Budget for FY 2016-17, and;
2. Authorizing Finance Director to make appropriate accounting and budgetary entries.

ANALYSIS:

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

City staff has reviewed the Alliance Management Budget Memorandum and the attached budget for Abrams Park (**EXHIBIT A**) for FY 2016/17 and recommends approval of the proposed budget and the indicated rent increase.

The proposed 3% increase is based on the rent formula adopted by the City Council on June 2, 2010 which provides annual increase in market rents for in-place residents shall be capped at the lesser of three percent (3%) or the Department of Labor's Consumer Price Index for San Francisco-Oakland-San Jose, All urban Consumers average percentage for the previous year (February to February).

The City's owner distribution is proposed to increase by \$35,000 from \$1,502,220, to \$1,537,220 to cover city staff support for Abrams Park which includes assistance with the affordable housing program, developing a long term capital improvement program, and help with developing ideas for potential development and expansion of the property.

FISCAL IMPACT:

Should the City Council and Corporation Board elect to approve this request for the FY 2016-2017 Budget, the owner distribution as proposed will be \$1,537,220.

CONCLUSION:

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

Respectfully submitted,

Layne Long
City Manager
City of Marina