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Burbank Pacifica, LTD FIRST QUARTER 2020 REPORT

EXECUTIVE SUMMARY

Burbank Village ended the first quarter 100% occupied.

During the first quarter we fully rehabbed unit 201, a two-bedroom two-bath unit. This included new appliances, kitchen cabinets, countertops, fixtures, flooring, painting, and labor in the amount of \$16,118.34, which leaves only thirteen units left to rehab. We received a \$225 increase a month for unit rehabbed.

FINANCIAL

Net Operating Income (NOI) for this reporting period was \$171,411.31 which was 2.87% higher than the budgeted (NOI) of \$166,634.00. Total income for this quarter was \$266,644.15 which was 2.14% above the budgeted \$261,056. Operating Expenses totaled \$95,232.84 and was 0.86% over budget of \$94,422.00 due to higher insurance payment and administrative costs.

REPORTING

You may now access your quarterly reports via the internet. Enter www.anchorpacificacom in your internet browser space. When you reach the Anchor Pacifica home page, click on the "Investor" tab on the top right. Click on your investment property name and you will be prompted to sign in. Enter **212** as your username. Enter **BBV9329** as your password.

If you do not have Internet access, please contact us and we will continue to send you paper reports each quarter.

Very truly yours,

A handwritten signature in black ink, appearing to read "HDS".

Helen Donis
Portfolio Manager

Balance Sheet

Period = Mar 2020

Book = Accrual ; Tree = 105

Current Balance

ASSETS		Current Balance
Cash		
Operating Cash		171,637.80
Petty Cash		200.00
Total Cash		<u>171,837.80</u>
Current Assets		
Prepaid Expenses		11,724.93
Rent Receivable		2,817.73
Total Current Assets		<u>14,542.66</u>
Fixed Assets		
Land		809,985.54
Building & Improvements		3,680,956.27
Fixtures & Equipment		108,616.00
Construction in Progress		16,118.34
Less: Accumulated Depreciation		<u>-2,414,970.13</u>
Total Fixed Assets		<u>2,200,706.02</u>
Intangible Assets		
Loan Fees		33,613.75
Other Intangible Assets		11,300.00
Total Intangible Assets		<u>44,913.75</u>
Total Assets		<u><u>2,432,000.23</u></u>
LIABILITIES & EQUITY		
Short Term Liabilities		
Accounts Payable		3,398.69
Accrued Expenses		22,640.67
Accrued Property Tax		-16,530.60
Security Deposits		49,950.00
Other Liabilities		3,702.22
Total Short Term Liabilities		<u>63,160.98</u>
Long Term Liabilities		
Partner Loans		3,559.46
Mortgage Payable		6,000,000.00
Other Long Term Liabilities		6,701.20
Total Long Term Liabilities		<u>6,010,260.66</u>
Equity		
Partner's Equity		-4,004,388.70
Retained Earnings		362,967.29
Total Equity		<u>-3,641,421.41</u>
Total Liabilities & Equity		<u><u>2,432,000.23</u></u>

Budget Comparison

Period = Jan 2020-Mar 2020

Book = Accrual ; Tree = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Rental Income									
Market Rent	274,200.00	275,400.00	-1,200.00	-0.44	274,200.00	275,400.00	-1,200.00	-0.44	1,106,556.00
Loss to Lease	-7,214.80	-8,166.00	953.20	11.67	-7,214.80	-8,166.00	953.20	11.67	-18,155.00
Total Gross Potential Rent	266,985.20	267,232.00	-246.80	-0.09	266,985.20	267,232.00	-246.80	-0.09	1,088,401.00
Less: Vacancy	-1,785.00	-8,017.00	6,232.00	77.73	-1,785.00	-8,017.00	6,232.00	77.73	-32,652.00
Less: Bad Debt	0.01	-1,336.00	1,336.01	100.00	0.01	-1,336.00	1,336.01	100.00	-5,443.00
Prepaid Rents	-1,798.62	0.00	-1,798.62	N/A	-1,798.62	0.00	-1,798.62	N/A	0.00
Net Rental Income	263,401.59	257,879.00	5,522.59	2.14	263,401.59	257,879.00	5,522.59	2.14	1,050,306.00
Other Income									
Accelerated Rents - Break	-118.34	0.00	-118.34	N/A	-118.34	0.00	-118.34	N/A	0.00
Storage	340.00	330.00	10.00	3.03	340.00	330.00	10.00	3.03	1,320.00
Late Fees	850.00	705.00	145.00	20.57	850.00	705.00	145.00	20.57	2,820.00
NSF Fees	75.00	0.00	75.00	N/A	75.00	0.00	75.00	N/A	0.00
Pet Rent	725.00	495.00	230.00	46.46	725.00	495.00	230.00	46.46	1,980.00
Laundry Income	1,046.45	912.00	134.45	14.74	1,046.45	912.00	134.45	14.74	3,648.00
Credit Check Fees	120.00	276.00	-156.00	-56.52	120.00	276.00	-156.00	-56.52	1,104.00
Retained Deposits	33.84	330.00	-296.16	-89.75	33.84	330.00	-296.16	-89.75	1,320.00
Merchandise Sales	63.48	48.00	15.48	32.25	63.48	48.00	15.48	32.25	192.00
Electronic Payment Fees	107.13	81.00	26.13	32.26	107.13	81.00	26.13	32.26	324.00
Total Other Income	3,242.56	3,177.00	65.56	2.06	3,242.56	3,177.00	65.56	2.06	12,708.00
Total Income	266,644.15	261,056.00	5,588.15	2.14	266,644.15	261,056.00	5,588.15	2.14	1,063,014.00
Operating Expenses									
Salaries and Related Expense	21,002.54	21,184.00	181.46	0.86	21,002.54	21,184.00	181.46	0.86	88,138.00
Advertising and Promotion	630.70	960.00	329.30	34.30	630.70	960.00	329.30	34.30	3,840.00
Repairs and Maintena	21,369.73	22,173.00	803.27	3.62	21,369.73	22,173.00	803.27	3.62	83,249.00
Administrative Expenses	17,891.47	16,128.00	-1,763.47	-10.93	17,891.47	16,128.00	-1,763.47	-10.93	59,023.00
Utilities	12,646.08	11,721.00	-925.08	-7.89	12,646.08	11,721.00	-925.08	-7.89	46,884.00
Insurance	4,506.75	2,874.00	-1,632.75	-56.81	4,506.75	2,874.00	-1,632.75	-56.81	11,552.00
Real Estate Taxes	16,530.57	16,530.00	-0.57	0.00	16,530.57	16,530.00	-0.57	0.00	67,014.00
Turnover Expense	655.00	2,852.00	2,197.00	77.03	655.00	2,852.00	2,197.00	77.03	10,678.00
Total Operating Expenses	95,232.84	94,422.00	-810.84	-0.86	95,232.84	94,422.00	-810.84	-0.86	370,378.00
Net Operating Income	171,411.31	166,634.00	4,777.31	2.87	171,411.31	166,634.00	4,777.31	2.87	692,636.00
Partnership Expenses									
Asset Management	2,644.66	2,911.00	266.34	9.15	2,644.66	2,911.00	266.34	9.15	11,832.00
Major Repairs	0.00	3,921.00	3,921.00	100.00	0.00	3,921.00	3,921.00	100.00	14,256.00

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Professional Fees	5,200.00	4,500.00	-700.00	-15.56	5,200.00	4,500.00	-700.00	-15.56	4,500.00
Insurance	212.01	0.00	-212.01	N/A	212.01	0.00	-212.01	N/A	0.00
Corp Taxes and Fees	800.00	800.00	0.00	0.00	800.00	800.00	0.00	0.00	800.00
Mortgage Interest Expense	57,750.00	57,750.00	0.00	0.00	57,750.00	57,750.00	0.00	0.00	231,000.00
Total Partnership Expense	66,606.67	69,882.00	3,275.33	4.69	66,606.67	69,882.00	3,275.33	4.69	262,388.00
Net Income	104,804.64	96,752.00	8,052.64	8.32	104,804.64	96,752.00	8,052.64	8.32	430,248.00
Cash Flow Adjustment									
Prepaid Expenses	4,718.76	-3,598.00	8,316.76	231.15	4,718.76	-3,598.00	8,316.76	231.15	821.00
Accounts Receivable	118.34	0.00	118.34	N/A	118.34	0.00	118.34	N/A	0.00
Construction in Progress	-16,118.34	-25,812.00	9,693.66	37.55	-16,118.34	-25,812.00	9,693.66	37.55	-105,732.00
Accounts Payable	2,225.50	0.00	2,225.50	N/A	2,225.50	0.00	2,225.50	N/A	0.00
Deferred Rents	3,702.22	0.00	3,702.22	N/A	3,702.22	0.00	3,702.22	N/A	0.00
Accrued Expenses	840.67	0.00	840.67	N/A	840.67	0.00	840.67	N/A	0.00
Accrued Taxes	-16,530.60	-16,531.00	0.40	0.00	-16,530.60	-16,531.00	0.40	0.00	0.00
Security Deposits Payable	2,125.00	0.00	2,125.00	N/A	2,125.00	0.00	2,125.00	N/A	0.00
Cash Distributions	-173,844.00	-67,500.00	-116,344.00	-202.34	-173,844.00	-67,500.00	-116,344.00	-202.34	-230,000.00
Total Cash Flow Adj.	-192,762.45	-103,441.00	-89,321.45	-86.35	-192,762.45	-103,441.00	-89,321.45	-86.35	-334,911.00

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
CASH FLOW	-87,957.81	-6,689.00	-81,268.81	-1,214.96	-87,957.81	-6,689.00	-81,268.81	-1,214.96	95,337.00

Budget Comparison

Period = Jan 2020-Mar 2020

Book = Accrual ; Tree = Income state apg

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Rental Income									
Gross Potential Rent	266,985.20	267,232.00	-246.80	-0.09	266,985.20	267,232.00	-246.80	-0.09	1,088,401.00
Less: Vacancy	-1,785.00	-8,017.00	6,232.00	77.73	-1,785.00	-8,017.00	6,232.00	77.73	-32,652.00
Less: Bad Debt	0.01	-1,336.00	1,336.01	100.00	0.01	-1,336.00	1,336.01	100.00	-5,443.00
Net Rental Income	265,200.21	257,879.00	7,321.21	2.84	265,200.21	257,879.00	7,321.21	2.84	1,050,306.00
Other Income									
Prepaid Rents	-1,798.62	0.00	-1,798.62	N/A	-1,798.62	0.00	-1,798.62	N/A	0.00
Lease Break Fees	-118.34	0.00	-118.34	N/A	-118.34	0.00	-118.34	N/A	0.00
Storage	340.00	330.00	10.00	3.03	340.00	330.00	10.00	3.03	1,320.00
Late Fees	850.00	705.00	145.00	20.57	850.00	705.00	145.00	20.57	2,820.00
NSF Fees	75.00	0.00	75.00	N/A	75.00	0.00	75.00	N/A	0.00
Laundry Income	1,046.45	912.00	134.45	14.74	1,046.45	912.00	134.45	14.74	3,648.00
Credit Check Fees	120.00	276.00	-156.00	-56.52	120.00	276.00	-156.00	-56.52	1,104.00
Retained Deposits	33.84	330.00	-296.16	-89.75	33.84	330.00	-296.16	-89.75	1,320.00
Merchandise Sales	63.48	48.00	15.48	32.25	63.48	48.00	15.48	32.25	192.00
Electronic Payment Charges	107.13	81.00	26.13	32.26	107.13	81.00	26.13	32.26	324.00
Other Income	725.00	495.00	230.00	46.46	725.00	495.00	230.00	46.46	1,980.00
Total Other Income	1,443.94	3,177.00	-1,733.06	-54.55	1,443.94	3,177.00	-1,733.06	-54.55	12,708.00
Total Income	266,644.15	261,056.00	5,588.15	2.14	266,644.15	261,056.00	5,588.15	2.14	1,063,014.00
Operating Expenses									
Salary & Related Expenses	21,002.54	21,184.00	181.46	0.86	21,002.54	21,184.00	181.46	0.86	88,138.00
Advertising & Promotion	630.70	960.00	329.30	34.30	630.70	960.00	329.30	34.30	3,840.00
Maintenance & Repairs	21,369.73	22,173.00	803.27	3.62	21,369.73	22,173.00	803.27	3.62	83,249.00
Administrative	17,891.47	16,128.00	-1,763.47	-10.93	17,891.47	16,128.00	-1,763.47	-10.93	59,023.00
Utilities	12,646.08	11,721.00	-925.08	-7.89	12,646.08	11,721.00	-925.08	-7.89	46,884.00
Insurance	4,506.75	2,874.00	-1,632.75	-56.81	4,506.75	2,874.00	-1,632.75	-56.81	11,552.00
Real Estate Taxes	16,530.57	16,530.00	-0.57	0.00	16,530.57	16,530.00	-0.57	0.00	67,014.00
Turnover	655.00	2,852.00	2,197.00	77.03	655.00	2,852.00	2,197.00	77.03	10,678.00
Total Operating Expenses	95,232.84	94,422.00	-810.84	-0.86	95,232.84	94,422.00	-810.84	-0.86	370,378.00
Net Operating Income	171,411.31	166,634.00	4,777.31	2.87	171,411.31	166,634.00	4,777.31	2.87	692,636.00
Partnership Expense									
Asset Management	2,644.66	2,911.00	266.34	9.15	2,644.66	2,911.00	266.34	9.15	11,832.00
Major Repairs	0.00	3,921.00	3,921.00	100.00	0.00	3,921.00	3,921.00	100.00	14,256.00
Insurance	212.01	0.00	-212.01	N/A	212.01	0.00	-212.01	N/A	0.00
Professional Fees	5,200.00	4,500.00	-700.00	-15.56	5,200.00	4,500.00	-700.00	-15.56	4,500.00

Burbank Village (212)

Budget Comparison

Period = Jan 2020-Mar 2020

Book = Accrual ; Tree = income state apg

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Taxes and LLC Fees	800.00	800.00	0.00	0.00	800.00	800.00	0.00	0.00	800.00
Interest	57,750.00	57,750.00	0.00	0.00	57,750.00	57,750.00	0.00	0.00	231,000.00
Total Non-Operating	66,606.67	69,882.00	3,275.33	4.69	66,606.67	69,882.00	3,275.33	4.69	262,388.00
Net Income	104,804.64	96,752.00	8,052.64	8.32	104,804.64	96,752.00	8,052.64	8.32	430,248.00

Budget Comparison

Period = Jan 2020-Mar 2020

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Salary and Related Expense									
Property Manager Salary	5,648.00	5,760.00	112.00	1.94	5,648.00	5,760.00	112.00	1.94	24,960.00
Property Manager Bonus	148.00	300.00	152.00	50.67	148.00	300.00	152.00	50.67	1,200.00
Maintenance Salary - Gen	5,082.64	5,205.00	122.36	2.35	5,082.64	5,205.00	122.36	2.35	22,518.00
Year End Bonus	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	375.00
Apartment Allowance	6,835.83	6,450.00	-385.83	-5.98	6,835.83	6,450.00	-385.83	-5.98	25,800.00
Workers Comp Insurance	909.73	1,296.00	386.27	29.80	909.73	1,296.00	386.27	29.80	5,456.00
Health Benefits	1,115.79	510.00	-605.79	-118.78	1,115.79	510.00	-605.79	-118.78	2,040.00
Salary Related Expense	1,262.55	1,663.00	400.45	24.08	1,262.55	1,663.00	400.45	24.08	5,789.00
Total Salary and Related Expenses	21,002.54	21,184.00	181.46	0.86	21,002.54	21,184.00	181.46	0.86	88,138.00

Advertising and Promotion

Advertising - Brochures	0.00	6.00	6.00	100.00	0.00	6.00	6.00	100.00	24.00
Internet Advertising-Web	608.82	639.00	30.18	4.72	608.82	639.00	30.18	4.72	2,556.00
Advertising-Other	4.42	42.00	37.58	89.48	4.42	42.00	37.58	89.48	168.00
Promotion-Tenant Activities	62.46	198.00	135.54	68.45	62.46	198.00	135.54	68.45	792.00
Tenant Gifts	-45.00	75.00	120.00	160.00	-45.00	75.00	120.00	160.00	300.00
Total Advertising and Promotion	630.70	960.00	329.30	34.30	630.70	960.00	329.30	34.30	3,840.00

Maintenance and Repairs

Repairs									
Appliances Repair	229.00	57.00	-172.00	-301.75	229.00	57.00	-172.00	-301.75	228.00
Building Repair	290.00	165.00	-125.00	-75.76	290.00	165.00	-125.00	-75.76	660.00
Doors	0.00	45.00	45.00	100.00	0.00	45.00	45.00	100.00	180.00
Electrical	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	360.00
Glass	0.00	132.00	132.00	100.00	0.00	132.00	132.00	100.00	528.00
Water Heater	363.38	129.00	-234.38	-181.69	363.38	129.00	-234.38	-181.69	516.00
HVAC Repairs	4,237.50	924.00	-3,313.50	-358.60	4,237.50	924.00	-3,313.50	-358.60	3,696.00
Painting	0.00	189.00	189.00	100.00	0.00	189.00	189.00	100.00	756.00
Plumbing	2,605.00	1,100.00	-1,505.00	-136.82	2,605.00	1,100.00	-1,505.00	-136.82	5,987.00
Roof	0.00	28.00	28.00	100.00	0.00	28.00	28.00	100.00	154.00
Parking Lot	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	50.00
Carpeting	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	550.00
Vinyl and Tile	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	90.00
Pool	100.00	313.00	213.00	68.05	100.00	313.00	213.00	68.05	1,123.00
Gates and Fences	90.00	286.00	176.00	66.17	90.00	286.00	176.00	66.17	1,463.00
Lighting	0.00	206.00	206.00	100.00	0.00	206.00	206.00	100.00	206.00
Termite Work	0.00	442.00	442.00	100.00	0.00	442.00	442.00	100.00	2,296.00
Security Camera	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	360.00

Budget Comparison

Period = Jan 2020-Mar 2020

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Miscellaneous	772.88	768.00	-4.88	-0.64	772.88	768.00	-4.88	-0.64	3,072.00
Total Repairs	8,687.76	5,184.00	-3,503.76	-67.59	8,687.76	5,184.00	-3,503.76	-67.59	22,275.00
<i>Supplies</i>									
Locks & Keys	192.86	189.00	-3.86	-2.04	192.86	189.00	-3.86	-2.04	756.00
Electrical	303.46	414.00	110.54	26.70	303.46	414.00	110.54	26.70	1,656.00
HVAC	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
Painting	288.15	105.00	-183.15	-174.43	288.15	105.00	-183.15	-174.43	420.00
Plumbing	229.61	900.00	670.39	74.49	229.61	900.00	670.39	74.49	3,600.00
Appliance Parts	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
Pool	305.00	117.00	-188.00	-160.68	305.00	117.00	-188.00	-160.68	468.00
Lighting	429.71	315.00	-114.71	-36.42	429.71	315.00	-114.71	-36.42	1,260.00
Miscellaneous Supplies	297.13	798.00	500.87	62.77	297.13	798.00	500.87	62.77	3,192.00
Total Supplies	2,045.92	2,898.00	852.08	29.40	2,045.92	2,898.00	852.08	29.40	11,592.00
<i>Landscaping</i>									
Contract	893.00	972.00	79.00	8.13	893.00	972.00	79.00	8.13	3,888.00
Tree Pruning	0.00	1,950.00	1,950.00	100.00	0.00	1,950.00	1,950.00	100.00	1,950.00
Seasonal Color	425.26	423.00	-2.26	-0.53	425.26	423.00	-2.26	-0.53	738.00
Total Landscaping	1,318.26	3,345.00	2,026.74	60.59	1,318.26	3,345.00	2,026.74	60.59	6,576.00
<i>Contract Services</i>									
Exterminating	294.00	321.00	27.00	8.41	294.00	321.00	27.00	8.41	1,284.00
Gates and Fences	90.00	39.00	-51.00	-130.77	90.00	39.00	-51.00	-130.77	156.00
Elevator Contract	570.00	597.00	27.00	4.52	570.00	597.00	27.00	4.52	2,388.00
Boiler/Water Heater	0.00	231.00	231.00	100.00	0.00	231.00	231.00	100.00	924.00
Fire/Life Safety	2,114.00	534.00	-1,580.00	-295.88	2,114.00	534.00	-1,580.00	-295.88	1,958.00
Pool	285.00	291.00	6.00	2.06	285.00	291.00	6.00	2.06	1,164.00
Misc. Contract Service	0.00	237.00	237.00	100.00	0.00	237.00	237.00	100.00	948.00
Total Contract Services	3,353.00	2,250.00	-1,103.00	-49.02	3,353.00	2,250.00	-1,103.00	-49.02	8,822.00
<i>Maintenance</i>									
Janitorial - Contract	2,582.00	4,161.00	1,579.00	37.95	2,582.00	4,161.00	1,579.00	37.95	16,644.00
Janitorial-Supp/Material	115.67	159.00	43.33	27.25	115.67	159.00	43.33	27.25	636.00
Refuse	3,267.12	4,002.00	734.88	18.36	3,267.12	4,002.00	734.88	18.36	16,008.00
Carpet Cleaning	0.00	174.00	174.00	100.00	0.00	174.00	174.00	100.00	696.00
Total Maintenance	5,964.79	8,496.00	2,531.21	29.79	5,964.79	8,496.00	2,531.21	29.79	33,984.00
Total Repairs and Maintenance	21,369.73	22,173.00	803.27	3.62	21,369.73	22,173.00	803.27	3.62	83,249.00

Burbank Village (212)
Budget Comparison
 Period = Jan 2020-Mar 2020
 Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Administrative Expense									
Management Fee	12,733.28	10,442.00	-2,291.28	-21.94	12,733.28	10,442.00	-2,291.28	-21.94	42,519.00
Office Supplies	107.68	135.00	27.32	20.24	107.68	135.00	27.32	20.24	540.00
Postage/Messenger	4.64	27.00	22.36	82.81	4.64	27.00	22.36	82.81	108.00
Telephone	1,032.21	1,620.00	587.79	36.28	1,032.21	1,620.00	587.79	36.28	6,480.00
Office Operations-General	150.00	186.00	36.00	19.35	150.00	186.00	36.00	19.35	744.00
Bank Charges	66.44	0.00	-66.44	N/A	66.44	0.00	-66.44	N/A	0.00
Computer/Software Maintenance	231.18	324.00	92.82	28.65	231.18	324.00	92.82	28.65	1,296.00
Signage	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	300.00
General Supplies	46.00	21.00	-25.00	-119.05	46.00	21.00	-25.00	-119.05	84.00
Permits & Fees	2,871.22	2,080.00	-791.22	-36.04	2,871.22	2,080.00	-791.22	-36.04	2,080.00
Answering Service	53.05	51.00	-2.05	-4.02	53.05	51.00	-2.05	-4.02	204.00
Credit Verification	210.00	291.00	81.00	27.84	210.00	291.00	81.00	27.84	1,164.00
Temporary Help	180.00	105.00	-75.00	-71.43	180.00	105.00	-75.00	-71.43	420.00
Legal Fees	0.00	126.00	126.00	100.00	0.00	126.00	126.00	100.00	504.00
Eviction Costs	0.00	375.00	375.00	100.00	0.00	375.00	375.00	100.00	1,500.00
Other Professional Fees	0.00	129.00	129.00	100.00	0.00	129.00	129.00	100.00	516.00
Management Seminars	11.43	96.00	84.57	88.09	11.43	96.00	84.57	88.09	384.00
Luncheon Meetings	194.34	45.00	-149.34	-331.87	194.34	45.00	-149.34	-331.87	180.00
Total Administrative Expense	17,891.47	16,128.00	-1,763.47	-10.93	17,891.47	16,128.00	-1,763.47	-10.93	59,023.00
Utilities									
Electric-Common Area	2,614.02	2,514.00	-100.02	-3.98	2,614.02	2,514.00	-100.02	-3.98	10,056.00
Gas	3,070.22	2,178.00	-892.22	-40.97	3,070.22	2,178.00	-892.22	-40.97	8,712.00
Water	3,905.24	4,125.00	219.76	5.33	3,905.24	4,125.00	219.76	5.33	16,500.00
Sewer	2,723.75	2,490.00	-233.75	-9.39	2,723.75	2,490.00	-233.75	-9.39	9,960.00
Utility-Vacant Units	62.55	144.00	81.45	56.56	62.55	144.00	81.45	56.56	576.00
Cable	270.30	270.00	-0.30	-0.11	270.30	270.00	-0.30	-0.11	1,080.00
Total Utilities	12,646.08	11,721.00	-925.08	-7.89	12,646.08	11,721.00	-925.08	-7.89	46,894.00
Turnover Expense									
Apartment Cleaning	250.00	300.00	50.00	16.67	250.00	300.00	50.00	16.67	1,250.00
Painting	0.00	692.00	692.00	100.00	0.00	692.00	692.00	100.00	2,076.00
Painting Supplies	0.00	265.00	265.00	100.00	0.00	265.00	265.00	100.00	530.00
Repairs & Replacements-Other	0.00	72.00	72.00	100.00	0.00	72.00	72.00	100.00	288.00
Carpet Cleaning	80.00	0.00	-80.00	N/A	80.00	0.00	-80.00	N/A	642.00
Carpet Replacements	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	1,200.00

Burbank Village (212)

Budget Comparison

Period = Jan 2020-Mar 2020

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Floor Repairs	0.00	24.00	24.00	100.00	0.00	24.00	24.00	100.00	96.00
Vinyl & Tile Replacement	0.00	105.00	105.00	100.00	0.00	105.00	105.00	100.00	420.00
Counter/Cabinet-Replacements	0.00	231.00	231.00	100.00	0.00	231.00	231.00	100.00	924.00
Tub/Sink-Re-Glazing	325.00	813.00	488.00	60.02	325.00	813.00	488.00	60.02	3,295.00
Total Turnover Expense	655.00	2,852.00	2,197.00	77.03	655.00	2,852.00	2,197.00	77.03	10,678.00