



1010 E. Union Street, Suite 100
Pasadena, CA 91106
626. 440 . 7070
Fax 626 . 440 . 7343
www.anchorpacificacom

Burbank Pacifica, LTD SECOND QUARTER 2020 REPORT

EXECUTIVE SUMMARY

Burbank Village ended the first quarter 98.68% occupied.

A vehicle struck property sign in April and that had to be replaced \$3,4781.88. Boiler #1 replaced including firebox and pilot. Two light fixtures for exterior sign were replaced \$1,199.50. The entry system was replaced to be ADA complaint \$2,030.86.

Due to COVID-19 residents lost their jobs and were not able to pay the rent. As a result, The City of Los Angeles put into place ordinances that allow residents not to pay rent until twelve months after the Stay at Home Orders are lifted. This also included a moratorium on late fees, rent increases and all evictions due to non-payment. To entice the residents to pay the rent, we offered a discount of 15% if they paid it by the 10th of the month. Some residents were able to take advantage of the discount.

FINANCIAL

Net Operating Income (NOI) for this reporting period was \$181,301.18 which was 5.45% higher than the budgeted (NOI) of \$171,932.00. Total income for this quarter was \$269,172.74 which was 1.90% above the budgeted \$264,162.00. Operating Expenses totaled \$87,871.56 and was 4.73% over budget of \$92,230.00 due to the expenses detailed above.

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,

Helen Donis
Portfolio Manager

Budget Comparison

Period = Apr 2020-Jun 2020
 Book = Actual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Security Camera	0.00	80.00	90.00	100.00	0.00	180.00	180.00	100.00	360.00
Miscellaneous	1,816.64	768.00	-1,048.64	-136.54	2,589.52	1,536.00	-1,053.52	-68.59	3,072.00
Total Repairs	6,633.79	5,697.00	-936.79	-16.44	15,321.55	10,881.00	-4,440.55	-40.81	22,275.00
Supplies									
Locks & Keys	14.65	189.00	174.35	92.25	207.51	378.00	170.49	45.10	756.00
Electrical	386.64	414.00	27.36	6.61	690.10	828.00	137.90	16.65	1,656.00
HVAC	0.00	30.00	30.00	100.00	0.00	60.00	60.00	100.00	120.00
Painting	167.08	105.00	-62.08	-59.12	455.23	210.00	-245.23	-116.78	420.00
Plumbing	236.72	900.00	663.28	73.70	466.33	1,800.00	1,333.67	74.09	3,600.00
Appliance Parts	0.00	30.00	30.00	100.00	0.00	60.00	60.00	100.00	120.00
Pool	0.00	117.00	117.00	100.00	305.00	234.00	-71.00	-30.34	468.00
Lighting	92.74	315.00	222.26	70.56	522.45	630.00	107.55	17.07	1,260.00
Miscellaneous Supplies	199.26	798.00	598.74	75.03	496.39	1,596.00	1,099.61	68.90	3,192.00
Total Supplies	1,097.09	2,898.00	1,800.91	62.14	3,143.01	5,796.00	2,652.99	45.77	11,592.00
Landscaping									
Contract	918.00	972.00	54.00	5.56	1,811.00	1,944.00	133.00	6.84	3,888.00
Tree Pruning	0.00	0.00	0.00	N/A	0.00	1,950.00	1,950.00	100.00	1,950.00
Seasonal Color	0.00	0.00	0.00	N/A	425.26	423.00	-2.26	-0.53	738.00
Total Landscaping	918.00	972.00	54.00	5.56	2,236.26	4,317.00	2,080.74	48.20	6,576.00
Contract Services									
Exterminating	294.00	321.00	27.00	8.41	588.00	642.00	54.00	8.41	1,284.00
Gates and Fences	0.00	39.00	39.00	100.00	90.00	78.00	-12.00	-15.38	156.00
Elevator Contract	570.00	597.00	27.00	4.52	1,140.00	1,194.00	54.00	4.52	2,388.00
Boiler/Water Heater	0.00	231.00	231.00	100.00	0.00	462.00	462.00	100.00	924.00
Fire/Life Safety	0.00	534.00	534.00	100.00	2,114.00	1,068.00	-1,046.00	-97.94	1,958.00
Pool	285.00	291.00	6.00	2.06	570.00	582.00	12.00	2.06	1,164.00
Termite	280.00	0.00	-280.00	N/A	280.00	0.00	-280.00	N/A	0.00
Misc. Contract Service	0.00	237.00	237.00	100.00	0.00	474.00	474.00	100.00	948.00
Total Contract Services	1,429.00	2,250.00	821.00	36.49	4,782.00	4,500.00	-282.00	-6.27	8,822.00
Maintenance									
Janitorial - Contract	3,666.00	4,161.00	495.00	11.90	7,470.00	8,322.00	852.00	10.24	16,644.00
Janitorial-Suppl/Material	39.41	159.00	119.59	75.21	155.08	318.00	162.92	51.23	636.00
Refuse	3,267.12	4,002.00	734.88	18.36	6,534.24	8,004.00	1,469.76	18.36	16,008.00
Carpet Cleaning	0.00	174.00	174.00	100.00	0.00	348.00	348.00	100.00	696.00
Total Maintenance	6,972.53	8,496.00	1,523.47	17.93	14,159.32	16,992.00	2,832.68	16.67	33,984.00

Budget Comparison

Period = Apr 2020-Jun 2020

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Total Repairs and Maintenance	17,050.41	20,313.00	3,262.59	16.06	39,642.14	42,486.00	2,843.86	6.69	83,249.00
Administrative Expense									
Management Fee	13,378.22	10,566.00	-2,812.22	-26.62	26,111.50	21,008.00	-5,103.50	-24.29	42,519.00
Office Supplies	44.87	135.00	90.13	66.76	152.55	270.00	117.45	43.50	540.00
Postage/Messenger	8.40	27.00	18.60	68.89	13.04	54.00	40.96	75.85	108.00
Telephone	1,041.88	1,620.00	578.12	35.69	2,074.09	3,240.00	1,165.91	35.98	6,480.00
Office Operations-General	67.45	186.00	98.55	52.98	237.45	372.00	134.55	36.17	744.00
Bank Charges	73.63	0.00	-73.63	N/A	140.07	0.00	-140.07	N/A	0.00
Computer/Software Maintenance	970.75	324.00	-646.75	-199.61	1,201.93	648.00	-553.93	-85.48	1,296.00
Signage	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	300.00
General Supplies	0.00	21.00	21.00	100.00	46.00	42.00	-4.00	-9.52	84.00
Permits & Fees	-511.89	0.00	511.89	N/A	2,359.33	2,080.00	-279.33	-13.43	2,080.00
Answering Service	51.09	51.00	-0.09	-0.18	104.14	102.00	-2.14	-2.10	204.00
Credit Verification	120.00	291.00	171.00	58.76	330.00	582.00	252.00	43.30	1,164.00
Temporary Help	0.00	105.00	105.00	100.00	180.00	210.00	30.00	14.29	420.00
Legal Fees	58.12	126.00	67.88	53.87	58.12	252.00	193.88	76.94	504.00
Eviction Costs	0.00	375.00	375.00	100.00	0.00	750.00	750.00	100.00	1,500.00
Other Professional Fees	0.00	129.00	129.00	100.00	0.00	258.00	258.00	100.00	516.00
Management Seminars	0.00	96.00	96.00	100.00	11.43	192.00	180.57	94.05	384.00
Luncheon Meetings	0.00	45.00	45.00	100.00	194.34	90.00	-104.34	-115.93	180.00
Total Administrative Expense	15,322.52	14,172.00	-1,150.52	-8.12	33,213.99	30,300.00	-2,913.99	-9.62	59,023.00
Utilities									
Electric-Common Area	2,205.80	2,514.00	308.20	12.26	4,819.82	5,028.00	208.18	4.14	10,056.00
Gas	1,955.62	2,178.00	222.38	10.21	5,025.84	4,356.00	-669.84	-15.38	8,712.00
Water	3,541.82	4,125.00	583.18	14.14	7,447.06	8,250.00	802.94	9.73	16,500.00
Sewer	2,480.39	2,490.00	29.61	1.19	5,184.14	4,980.00	-204.14	-4.10	9,960.00
Utility-Vacant Units	68.86	144.00	75.14	52.18	131.41	288.00	156.59	54.37	576.00
Cable	270.30	270.00	-0.30	-0.11	540.60	540.00	-0.60	-0.11	1,080.00
Total Utilities	10,502.79	11,721.00	1,218.21	10.39	23,148.87	23,442.00	293.13	1.25	46,884.00
Turnover Expense									
Apartment Cleaning	250.00	300.00	50.00	16.67	500.00	600.00	100.00	16.67	1,250.00
Painting	0.00	346.00	346.00	100.00	0.00	1,038.00	1,038.00	100.00	2,076.00
Painting Supplies	0.00	0.00	0.00	N/A	0.00	265.00	265.00	100.00	530.00
Repairs & Replacements-Other	0.00	72.00	72.00	100.00	0.00	144.00	144.00	100.00	288.00

Budget Comparison

Period = Apr 2020-Jun 2020

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Carpet Cleaning	0.00	214.00	214.00	100.00	80.00	214.00	134.00	62.62	642.00
Carpet Replacements	0.00	350.00	350.00	100.00	0.00	700.00	700.00	100.00	1,200.00
Floor Repairs	0.00	24.00	24.00	100.00	0.00	48.00	48.00	100.00	96.00
Vinyl & Tile Replacement	0.00	105.00	105.00	100.00	0.00	210.00	210.00	100.00	420.00
Counter/Cabinet-Replacements	0.00	231.00	231.00	100.00	0.00	462.00	462.00	100.00	924.00
Tub/Sink-Re-Glazing	0.00	813.00	813.00	100.00	325.00	1,626.00	1,301.00	80.01	3,252.00
Total Turnover Expense	250.00	2,455.00	2,205.00	89.82	905.00	5,307.00	4,402.00	82.95	10,678.00

Balance Sheet

Period = Jun 2020

Book = Accrual ; Tree = 105

	Current Balance
ASSETS	
Cash	
Operating Cash	219,633.62
Petty Cash	200.00
Total Cash	<u>219,833.62</u>
Current Assets	
Prepaid Expenses	11,914.29
Rent Receivable	17,691.06
Total Current Assets	<u>29,605.35</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	-2,414,970.13
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>2,495,058.74</u></u>
LIABILITIES & EQUITY	
Short Term Liabilities	
Accounts Payable	3,238.06
Accrued Expenses	20,766.00
Security Deposits	49,450.00
Other Liabilities	1,901.31
Total Short Term Liabilities	<u>75,355.37</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	-4,061,888.70
Retained Earnings	471,331.41
Total Equity	<u>-3,590,557.29</u>
Total Liabilities & Equity	<u><u>2,495,058.74</u></u>

Budget Comparison

Period = Apr 2020-Jun 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	548,400.00	550,800.00	-2,400.00	-0.44	1,106,556.00
Loss to Lease	-6,442.80	-4,948.00	-1,494.80	-30.21	-13,657.60	-13,116.00	-541.60	-4.13	-18,155.00
Total Gross Potential Rent	267,757.20	270,452.00	-2,694.80	-1.00	534,742.40	537,684.00	-2,941.60	-0.55	1,088,401.00
Less: Vacancy	-4,530.83	-8,114.00	3,583.17	44.16	-6,315.83	-16,131.00	9,815.17	60.85	-32,652.00
Less: Concessions	-732.75	0.00	-732.75	N/A	-732.75	0.00	-732.75	N/A	0.00
Less: Bad Debt	0.00	-1,353.00	1,353.00	100.00	0.01	-2,689.00	2,689.01	100.00	-5,443.00
Prepaid Rents	0.00	0.00	0.00	N/A	-1,798.62	0.00	-1,798.62	N/A	0.00
Net Rental Income	262,493.62	260,985.00	1,508.62	0.58	525,895.21	518,864.00	7,031.21	1.36	1,050,306.00
Other Income									
Accelerated Rents - Break	2,790.83	0.00	2,790.83	N/A	2,672.49	0.00	2,672.49	N/A	0.00
Storage	360.00	330.00	30.00	9.09	700.00	660.00	40.00	6.06	1,320.00
Late Fees	0.00	705.00	-705.00	-100.00	850.00	1,410.00	-560.00	-39.72	2,820.00
NSF Fees	0.00	0.00	0.00	N/A	75.00	0.00	75.00	N/A	0.00
Pet Rent	825.00	495.00	330.00	66.67	1,550.00	990.00	560.00	56.57	1,980.00
Laundry Income	1,213.70	912.00	301.70	33.08	2,260.15	1,824.00	436.15	23.91	3,648.00
Credit Check Fees	150.00	276.00	-126.00	-45.65	270.00	552.00	-282.00	-51.09	1,104.00
Retained Deposits	450.00	330.00	120.00	36.36	483.84	660.00	-176.16	-26.69	1,320.00
Merchandise Sales	119.52	48.00	71.52	149.00	183.00	96.00	87.00	90.62	192.00
Electronic Payment Fees	7.57	81.00	-73.43	-90.65	114.70	162.00	-47.30	-29.20	324.00
Miscellaneous Income	762.50	0.00	762.50	N/A	762.50	0.00	762.50	N/A	0.00
Total Other Income	6,679.12	3,177.00	3,502.12	110.23	9,921.68	6,354.00	3,567.68	56.15	12,708.00
Total Income	269,172.74	264,162.00	5,010.74	1.90	535,816.89	525,218.00	10,598.89	2.02	1,063,014.00
Operating Expenses									
Salaries and Related Expenses	22,730.69	23,191.00	460.31	1.98	43,733.23	44,375.00	641.77	1.45	88,138.00
Advertising and Promotion	911.24	960.00	48.76	5.08	1,541.94	1,920.00	378.06	19.69	3,840.00
Repairs and Maintena	17,050.41	20,313.00	3,262.59	16.06	39,642.14	42,486.00	2,843.86	6.69	83,249.00
Administrative Expenses	15,322.52	14,172.00	-1,150.52	-8.12	33,213.99	30,300.00	2,913.99	-9.62	59,023.00
Utilities	10,502.79	11,721.00	1,218.21	10.39	23,148.87	23,442.00	293.13	1.25	46,884.00
Insurance	4,573.31	2,888.00	-1,685.31	-58.36	9,080.06	5,762.00	-3,318.06	-57.59	11,552.00
Real Estate Taxes	16,530.60	16,530.00	-0.60	0.00	33,061.17	33,060.00	-1.17	0.00	67,014.00
Turnover Expense	250.00	2,455.00	-2,205.00	89.82	905.00	5,307.00	-4,402.00	82.95	10,678.00
Total Operating Expenses	87,871.56	92,230.00	4,358.44	4.73	184,326.40	186,652.00	2,325.60	1.25	370,378.00
Net Operating Income	181,301.18	171,932.00	9,369.18	5.45	351,490.49	338,566.00	12,924.49	3.82	692,636.00
Partnership Expenses									

Budget Comparison

Period = Apr 2020-Jun 2020

Book = Accrual ; Tree = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Asset Management	2,978.09	2,942.00	-36.09	-1.23	5,622.75	5,853.00	230.25	3.93	11,832.00
Major Repairs	10,316.96	2,909.00	-7,407.96	-254.66	10,316.96	6,830.00	-3,486.96	-51.05	14,256.00
Professional Fees	0.00	0.00	0.00	N/A	5,200.00	4,500.00	-700.00	-15.56	4,500.00
Insurance	670.01	0.00	-670.01	N/A	882.02	0.00	-882.02	N/A	0.00
Corp Taxes and Fees	0.00	0.00	0.00	N/A	800.00	800.00	0.00	0.00	800.00
Mortgage Interest Expense	57,750.00	57,750.00	0.00	0.00	115,500.00	115,500.00	0.00	0.00	231,000.00
Total Partnership Expense	71,715.06	63,601.00	-8,114.06	-12.76	138,321.73	133,483.00	-4,838.73	-3.62	262,388.00
Net Income	109,586.12	108,331.00	1,255.12	1.16	213,168.76	205,093.00	8,085.76	3.94	430,248.00
Cash Flow Adjustment									
Prepaid Expenses	-189.36	-1,371.00	1,181.64	86.19	4,529.40	-4,969.00	9,498.40	191.15	821.00
Accounts Receivable	-14,873.33	0.00	-14,873.33	N/A	-14,754.99	0.00	-14,754.99	N/A	0.00
Construction in Progress	0.00	-27,054.00	27,054.00	100.00	-16,118.34	-52,866.00	36,747.66	69.51	-105,732.00
Accounts Payable	-177.40	0.00	-177.40	N/A	2,048.10	0.00	2,048.10	N/A	0.00
Due To Trust Account	16.77	0.00	16.77	N/A	16.77	0.00	16.77	N/A	0.00
Deferred Rents	-1,800.91	0.00	-1,800.91	N/A	1,901.31	0.00	1,901.31	N/A	0.00
Accrued Expenses	-3,096.67	0.00	-3,096.67	N/A	-1,034.00	0.00	-1,034.00	N/A	0.00
Accrued Taxes	16,530.60	16,530.00	0.60	0.00	0.00	-1.00	1.00	100.00	0.00
Security Deposits Payable	-500.00	0.00	-500.00	N/A	1,625.00	0.00	1,625.00	N/A	0.00
Cash Distributions	-57,500.00	-57,500.00	0.00	0.00	-231,344.00	-115,000.00	-116,344.00	-101.17	-230,000.00
Total Cash Flow Adj.	-61,590.30	-69,395.00	7,804.70	11.25	-253,130.75	-172,836.00	-80,294.75	-46.46	-334,911.00
CASH FLOW	47,995.82	38,936.00	9,059.82	23.27	-39,961.99	32,247.00	-72,208.99	-223.92	95,337.00

Budget Comparison

Period = Apr 2020-Jun 2020

Book = Accrual ; Tree = Income state app

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Rental Income									
Gross Potential Rent	267,757.20	270,452.00	-2,694.80	-1.00	534,742.40	537,694.00	-2,941.60	-0.55	1,088,401.00
Less: Vacancy	-4,530.83	-8,114.00	3,583.17	44.16	-6,315.83	-16,131.00	9,815.17	60.85	-32,652.00
Less: Rent Credits	-732.75	0.00	-732.75	N/A	-732.75	0.00	-732.75	N/A	0.00
Less: Bad Debt	0.00	-1,353.00	1,353.00	100.00	0.01	-2,689.00	2,689.01	100.00	-5,443.00
Net Rental Income	262,493.62	260,985.00	1,508.62	0.58	527,693.83	518,864.00	8,829.83	1.70	1,050,306.00
Other Income									
Prepaid Rents	0.00	0.00	0.00	N/A	-1,798.62	0.00	-1,798.62	N/A	0.00
Lease Break Fees	2,790.83	0.00	2,790.83	N/A	2,672.49	0.00	2,672.49	N/A	0.00
Storage	360.00	330.00	30.00	9.09	700.00	660.00	40.00	6.06	1,320.00
Late Fees	0.00	705.00	-705.00	-100.00	850.00	1,410.00	-560.00	-39.72	2,820.00
NSF Fees	0.00	0.00	0.00	N/A	75.00	0.00	75.00	N/A	0.00
Laundry Income	1,213.70	912.00	301.70	33.08	2,260.15	1,824.00	436.15	23.91	3,648.00
Credit Check Fees	150.00	276.00	-126.00	-45.65	270.00	552.00	-282.00	-51.09	1,104.00
Retained Deposits	450.00	330.00	120.00	36.36	483.84	660.00	-176.16	-26.69	1,320.00
Merchandise Sales	119.52	48.00	71.52	149.00	183.00	96.00	87.00	90.62	192.00
Electronic Payment Charges	7.57	81.00	-73.43	-90.65	114.70	162.00	-47.30	-29.20	324.00
Other Income	1,587.50	495.00	1,092.50	220.71	2,312.50	990.00	1,322.50	133.59	1,980.00
Total Other Income	6,679.12	3,177.00	3,502.12	110.23	8,123.06	6,354.00	1,769.06	27.84	12,708.00
Total Income	269,172.74	264,162.00	5,010.74	1.90	535,816.89	525,218.00	10,598.89	2.02	1,063,014.00
Operating Expenses									
Salary & Related Expenses	22,730.69	23,191.00	460.31	1.98	43,733.23	44,375.00	641.77	1.45	88,138.00
Advertising & Promotion	911.24	960.00	48.76	5.08	1,541.94	1,920.00	378.06	19.69	3,840.00
Maintenance & Repairs	17,050.41	20,313.00	3,262.59	16.06	39,642.14	42,486.00	2,843.86	6.69	83,249.00
Administrative	15,322.52	14,172.00	-1,150.52	-8.12	33,213.99	30,300.00	-2,913.99	-9.62	59,023.00
Utilities	10,502.79	11,721.00	1,218.21	10.39	23,148.87	23,442.00	293.13	1.25	46,884.00
Insurance	4,573.31	2,888.00	-1,685.31	-58.36	9,080.06	5,762.00	-3,318.06	-57.59	11,552.00
Real Estate Taxes	16,530.60	16,530.00	-0.60	0.00	33,061.17	33,060.00	-1.17	0.00	67,014.00
Turnover	250.00	2,455.00	-2,205.00	-89.82	905.00	5,307.00	-4,402.00	-82.95	10,678.00
Total Operating Expenses	87,871.56	92,230.00	4,358.44	4.73	184,326.40	186,652.00	2,325.60	1.25	370,378.00
Net Operating Income	181,301.18	171,932.00	9,369.18	5.45	351,490.49	338,566.00	12,924.49	3.82	692,636.00
Partnership Expense									
Asset Management	2,978.09	2,942.00	-36.09	-1.23	5,622.75	5,853.00	230.25	3.93	11,832.00
Major Repairs	10,316.96	2,909.00	-7,407.96	-254.66	10,316.96	6,830.00	-3,486.96	-51.05	14,256.00
Insurance	670.01	0.00	-670.01	N/A	882.02	0.00	-882.02	N/A	0.00

Budget Comparison

Period = Apr 2020-Jun 2020

Book = Accrual ; Tree = Income state app

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Professional Fees	0.00	0.00	0.00	N/A	5,200.00	4,500.00	-700.00	-15.56	4,500.00
Taxes and LLC Fees	0.00	0.00	0.00	N/A	800.00	800.00	0.00	0.00	800.00
Interest	57,750.00	57,750.00	0.00	0.00	115,500.00	115,500.00	0.00	0.00	231,000.00
Total Non-Operating	71,715.06	63,601.00	-8,114.06	-12.76	138,321.73	133,483.00	-4,838.73	-3.62	262,388.00
Net Income	109,586.12	108,331.00	1,255.12	1.16	213,166.76	205,083.00	8,085.76	3.94	430,248.00

Budget Comparison

Period = Apr 2020-Jun 2020

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Salaries and Related Expense									
Property Manager Salary	6,720.00	6,720.00	0.00	0.00	12,368.00	12,480.00	112.00	0.90	24,960.00
Property Manager Bonus	402.44	300.00	-102.44	-34.15	550.44	600.00	49.56	8.26	1,200.00
Maintenance Salary - Gen	5,410.37	6,054.00	643.63	10.63	10,493.01	11,259.00	765.99	6.80	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	13,671.66	12,900.00	-771.66	-5.98	25,800.00
Workers Comp Insurance	1,017.41	1,432.00	414.59	28.95	1,927.14	2,728.00	800.86	29.36	5,456.00
Health Benefits	1,111.77	510.00	-601.77	-117.99	2,227.56	1,020.00	-1,207.56	-118.39	2,040.00
Salary Related Expense	1,232.87	1,725.00	492.13	28.53	2,495.42	3,388.00	892.58	26.35	5,789.00
Total Salary and Related Expenses	22,730.69	23,191.00	460.31	1.98	43,733.23	44,375.00	641.77	1.45	88,138.00
Advertising and Promotion									
Advertising - Brochures	0.00	6.00	6.00	100.00	0.00	12.00	12.00	100.00	24.00
Internet Advertising-Web	605.01	639.00	33.99	5.32	1,213.83	1,278.00	64.17	5.02	2,556.00
Advertising-Other	106.23	42.00	-64.23	-152.93	1,106.5	84.00	-26.65	-31.73	168.00
Promotion - Referral Fees	200.00	0.00	-200.00	N/A	200.00	0.00	-200.00	N/A	0.00
Promotion-Tenant Activities	0.00	198.00	198.00	100.00	62.46	396.00	333.54	84.23	792.00
Tenant Gifts	0.00	75.00	75.00	100.00	-45.00	150.00	195.00	130.00	300.00
Total Advertising and Promotion	911.24	960.00	48.76	5.08	1,541.94	1,920.00	378.06	19.69	3,840.00
Maintenance and Repairs									
Repairs									
Appliances Repair	0.00	57.00	57.00	100.00	229.00	114.00	-115.00	-100.88	228.00
Building Repair	700.00	165.00	-535.00	-324.24	990.00	330.00	-660.00	-200.00	660.00
Doors	0.00	45.00	45.00	100.00	0.00	90.00	90.00	100.00	180.00
Electrical	412.40	90.00	-322.40	-358.22	4,124.00	180.00	-2,324.00	-129.11	360.00
Glass	1,290.00	132.00	-1,158.00	-87.727	1,290.00	264.00	-1,026.00	-388.64	528.00
Water Heater	337.50	129.00	-208.50	-161.63	700.88	258.00	-442.88	-171.66	516.00
HVAC Repairs	1,385.35	924.00	-461.35	-49.93	5,622.85	1,848.00	-3,774.85	-204.27	3,696.00
Painting	0.00	189.00	189.00	100.00	0.00	378.00	378.00	100.00	756.00
Plumbing	142.50	1,629.00	1,486.50	91.25	2,747.50	2,729.00	-18.50	-0.68	5,987.00
Roof	449.40	42.00	-407.40	-97.00	449.40	70.00	-379.40	-54.200	154.00
Parking Lot	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	50.00
Carpeting	0.00	150.00	150.00	100.00	0.00	250.00	250.00	100.00	550.00
Vinyl and Tile	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00
Pool	100.00	270.00	170.00	62.96	200.00	583.00	383.00	65.69	1,123.00
Gates and Fences	0.00	399.00	399.00	100.00	90.00	665.00	575.00	86.47	1,463.00
Lighting	0.00	0.00	0.00	N/A	0.00	206.00	206.00	100.00	206.00
Termite Work	0.00	618.00	618.00	100.00	0.00	1,060.00	1,060.00	100.00	2,296.00