



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

FRANKLIN APARTMENTS INVESTORS, LLC FIRST QUARTER 2021 REPORT

EXECUTIVE SUMMARY

In the first quarter, Franklin House maintained an average 90% occupancy level.

Our building continues to suffer in vacancies and thus loss of income. The Specials put in place have increased inquiries and we expect the Occupancy rate to increase. Most of the current residents continue to pay their rent on time. We have continued with the Specials we put in place last year to rent the units. We will review and assess Market trends and adjust accordingly.

Roof Maintenance and hydro-jetting of the plumbing lines was completed in this quarter totaling \$6,200. An oven was purchased for \$375.

FINANCIAL

The Net Operating Income (NOI) for this reporting period of \$129,224 was -11.99% lower than the budgeted NOI of \$146,833. Total Income of \$201,729 also ended -6.54% under budget. Total Operating Expenses of \$72,505 came in over budget total expenses of \$69,004 by -5.07%.

Operating Expenses were off budget due to unbudgeted insurance for this quarter.

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 **102** as your username. Enter **FHS2489** 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,


Lilia Mora
Portfolio Manager

Balance Sheet

Period = Mar 2021

Book = Cash ; Tree = 105

	Current Balance
ASSETS	
<i>Cash</i>	
Operating Cash	175,700.26
Petty Cash	200.00
Total Cash	<u>175,900.26</u>
<i>Current Assets</i>	
Total Current Assets	<u>0.00</u>
<i>Fixed Assets</i>	
Land	329,551.00
Building & Improvements	1,428,316.14
Fixtures & Equipment	17,959.89
Construction in Progress	1,045.05
Less: Accumulated Depreciation	-1,003,267.48
Total Fixed Assets	<u>773,604.60</u>
<i>Intangible Assets</i>	
Loan Fees	11,853.15
Total Intangible Assets	<u>11,853.15</u>
Total Assets	<u>961,358.01</u>
LIABILITIES & EQUITY	
<i>Short Term Liabilities</i>	
Accrued Property Tax	6,014.88
Security Deposits	36,485.00
Total Short Term Liabilities	<u>42,499.88</u>
<i>Long Term Liabilities</i>	
Mortgage Payable	1,095,153.75
Total Long Term Liabilities	<u>1,095,153.75</u>
<i>Equity</i>	
Partner's Equity	-876,650.88
Retained Earnings	700,355.26
Total Equity	<u>-176,295.62</u>
Total Liabilities & Equity	<u>961,358.01</u>

Budget Comparison

Period = Jan 2021-Mar 2021

Bank = Cash / Type = All Budget

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000001 Rental Income									
4000010 Market Rent	215,780.00	208,380.00	8,400.00	4.03	216,780.00	208,380.00	8,400.00	4.03	837,270.00
4000020 Loss to Lease	13,655.93	22,123.09	-8,467.07	-38.27	13,655.93	22,123.09	-8,467.07	-38.27	72,742.80
4000100 Total Gross Potential Rent	230,435.93	230,503.00	-67.07	-0.03	230,435.93	230,503.00	-67.07	-0.03	910,012.80
4020000 Less: Vacancy	-22,234.46	-3,067.00	-14,168.46	-175.63	-22,234.46	-3,067.00	-14,168.46	-175.63	-31,856.00
4030000 Anchor CF	-5,985.00	-5,782.00	-193.00	-3.35	-5,985.00	-5,782.00	-193.00	-3.35	-22,750.00
4030000 Less: Bad Debt	0.00	-1,152.00	1,152.00	100.00	0.00	-1,152.00	1,152.00	100.00	-4,548.00
4090000 Prepaid Rents	-2,436.41	0.00	-2,436.41	N/A	-2,436.41	0.00	-2,436.41	N/A	0.00
4100000 Net Rental Income	199,809.06	215,522.09	-15,712.94	-7.29	199,809.06	215,522.00	-15,712.94	-7.29	850,863.00
4110000 Other Income									
4130000 Accelerated Rents - Break	100.00	0.00	100.00	N/A	100.00	0.00	100.00	N/A	0.00
4140000 Storage	240.00	150.00	90.00	60.00	240.00	150.00	90.00	60.00	600.00
4170000 NSF Fees	150.00	0.00	150.00	N/A	150.00	0.00	150.00	N/A	0.00
4200001 Pet Rent	200.00	0.00	200.00	N/A	200.00	0.00	200.00	N/A	0.00
4220000 Cash/ Check Fees	350.00	90.00	270.00	300.00	350.00	90.00	270.00	300.00	350.00
4240000 Retained Deposits	715.00	0.00	715.00	N/A	715.00	0.00	715.00	N/A	0.00
4240000 Merchandise Sales	59.85	48.00	11.85	24.69	59.85	48.00	11.85	24.69	192.00
4450000 Electronic Payment Fees	95.53	27.00	68.53	253.81	95.53	27.00	68.53	253.81	128.00
4450000 Total Other Income	1,920.38	315.00	1,605.38	509.64	1,920.38	315.00	1,605.38	509.64	1,250.00
4999999 Total Income	201,729.44	215,837.00	-14,107.56	-6.54	201,729.44	215,837.00	-14,107.56	-6.54	852,123.00
5000010 Operating Expenses									
5010000 Salaries and Related Expense	15,231.32	16,584.00	-1,352.68	8.16	15,231.32	16,584.00	-1,352.68	8.16	69,550.00
5020000 Advertising and Promotion	1,756.83	2,431.00	-694.07	28.55	1,756.83	2,431.00	-694.07	28.55	9,180.00
5030000 Repairs and Maintenance	9,695.57	12,994.00	-3,298.43	25.36	9,695.57	12,994.00	-3,298.43	25.36	47,426.00
5040000 Administrative Expenses	11,008.86	12,327.00	-1,318.12	10.69	11,008.86	12,327.00	-1,318.12	10.69	51,458.00
5050000 Utilities	8,643.39	7,885.00	758.39	-12.32	8,643.39	7,885.00	758.39	-12.32	30,720.00
5052000 Insurance	12,858.00	0.00	-12,858.00	N/A	12,858.00	0.00	-12,858.00	N/A	6,466.00
5053000 Real Estate Taxes	6,014.86	12,208.00	-6,193.12	50.73	6,014.86	12,208.00	-6,193.12	50.73	24,416.00
5060001 Turnover Expense	7,310.43	4,765.00	2,551.43	-53.55	7,310.43	4,765.00	2,551.43	-53.55	15,475.00
5060000 Total Operating Expenses	72,505.40	69,004.00	3,501.40	-5.07	72,505.40	69,004.00	3,501.40	-5.07	294,741.00
5990000 Net Operating Income	129,224.04	146,833.00	-17,608.96	-11.99	129,224.04	146,833.00	-17,608.96	-11.99	597,382.00
6000000 Partnership Expenses									
6010001 Asset Management	7,972.12	8,535.00	-562.88	6.60	7,972.12	8,535.00	-562.88	6.60	33,354.00
6310000 Major Repairs	3,950.00	8,500.00	-4,550.00	53.53	3,950.00	8,500.00	-4,550.00	53.53	20,900.00
6460000 Professional Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,150.00

Franklin House (102)
Budget Comparison

Period = Jan 2021-Mar 2021
 Book = Cash ; Tree = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6520000 Insurance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	12,205.00
6540001 Corp Taxes and Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,300.00
6700001 Mortgage Interest Expense	5,155.31	5,203.00	37.69	0.72	\$-165.34	\$-203.00	0.00	N/A	21,095.00
6990001 Total Partnership Expenses	17,087.43	22,238.00	5,150.57	23.16	17,087.43	22,238.00	5,150.57	23.16	94,008.00
9990000 Net Income	112,136.61	124,595.00	-12,458.39	-10.00	112,136.61	124,595.00	-12,458.39	-10.00	503,374.00
Cash Flow Adjustment									
1180001 Prepaid Expenses	0.00	-5,255.00	5,255.00	100.00	0.00	-5,255.00	5,255.00	100.00	734.00
Construction in Progress	-1,045.05	-3,225.00	2,179.95	67.60	-1,045.05	-3,225.00	2,179.95	67.60	-80,025.00
Accrued Taxes	6,014.88	0.00	6,014.88	N/A	6,014.88	0.00	6,014.88	N/A	0.00
Security Deposits Payable	3,845.00	0.00	3,845.00	N/A	3,845.00	0.00	3,845.00	N/A	0.00
Cash Distributions	-144,000.00	-144,000.00	0.00	0.00	-144,000.00	-144,000.00	0.00	0.00	576,000.00
Total Cash Flow Adj.	-135,185.17	-152,480.00	17,294.83	11.34	-135,185.17	-152,480.00	17,294.83	11.34	-655,291.00
CASH FLOW	-23,048.56	-27,885.00	4,836.44	17.34	-23,048.56	-27,885.00	4,836.44	17.34	-151,917.00

Franklin House (1102)
Budget Comparison
 Period = Jan 2021-Mar 2021
 Book = Cash, Tree = Income statement

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Rental Income									
Gross Potential Rent	239,435.93	230,503.00	-8,932.93	-3.73%	230,435.93	230,503.00	-67.07	-0.03%	910,012.00
Less: Vacancy	-22,235.46	-8,067.00	-14,168.46	-175.63%	-22,235.46	-8,067.00	-14,168.46	-175.63%	-31,850.00
Less: Rent Credits	-5,955.00	-193.00	-5,762.00	-3,350.00%	-5,955.00	-5,762.00	-193.00	-3.35%	-27,750.00
Less: Bad Debt	0.00	-1,152.00	1,152.00	100.00%	0.00	-1,152.00	1,152.00	100.00%	-4,549.00
Net Rental Income	202,245.47	215,522.00	-13,276.53	-6.16%	202,245.47	215,522.00	-13,276.53	-6.16%	850,863.00
Other Income									
Prepaid Rents	-2,436.41	0.00	-2,436.41	N/A	-2,436.41	0.00	-2,436.41	N/A	0.00
Lease Break Fees	100.00	0.00	100.00	N/A	100.00	0.00	100.00	N/A	0.00
Storage	240.00	150.00	90.00	60.00%	240.00	150.00	90.00	60.00%	600.00
NSF Fees	150.00	0.00	150.00	N/A	150.00	0.00	150.00	N/A	0.00
Credit Check Fees	350.00	90.00	260.00	300.00%	350.00	90.00	260.00	300.00%	360.00
Retained Deposits	715.00	0.00	715.00	N/A	715.00	0.00	715.00	N/A	0.00
Merchandise Sales	59.85	48.00	11.85	24.69%	59.85	48.00	11.85	24.69%	192.00
Electronic Payment Charges	95.53	27.00	68.53	253.81%	95.53	27.00	68.53	253.81%	108.00
Other Income	200.00	0.00	200.00	N/A	200.00	0.00	200.00	N/A	0.00
Total Other Income	516.03	315.00	201.03	263.82%	516.03	315.00	201.03	263.82%	1,260.00
Total Income	201,729.44	215,837.00	-14,107.56	-6.54%	201,729.44	215,837.00	-14,107.56	-6.54%	852,123.00
Operating Expenses									
Salary & Related Expenses	15,231.32	16,684.00	-1,352.68	8.16%	15,231.32	16,684.00	-1,352.68	8.16%	69,550.00
Advertising & Promotion	1,736.93	2,431.00	-694.07	28.55%	1,736.93	2,431.00	-694.07	28.55%	9,159.00
Maintenance & Repairs	9,695.57	12,984.00	-3,288.43	25.38%	9,695.57	12,984.00	-3,288.43	25.38%	47,426.00
Administrative	11,006.68	12,327.00	-1,318.12	10.59%	11,006.68	12,327.00	-1,318.12	10.59%	51,456.00
Utilities	8,643.39	7,695.00	948.39	-12.32%	8,643.39	7,695.00	948.39	-12.32%	36,786.00
Insurance	12,658.00	0.00	12,658.00	N/A	12,658.00	0.00	12,658.00	N/A	6,466.00
Real Estate Taxes	6,014.88	12,208.00	-6,193.12	50.73%	6,014.88	12,208.00	-6,193.12	50.73%	24,416.00
Turnover	7,315.43	4,785.00	2,530.43	-53.55%	7,315.43	4,785.00	2,530.43	-53.55%	16,476.00
Total Operating Expenses	72,503.40	69,004.00	3,500.00	-5.07%	72,503.40	69,004.00	3,500.00	-5.07%	254,741.00
Net Operating Income	129,224.04	146,833.00	-17,608.96	-11.99%	129,224.04	146,833.00	-17,608.96	-11.99%	597,382.00
Partnership Expense									
Asset Management	7,972.12	8,535.00	-562.88	6.60%	7,972.12	8,535.00	-562.88	6.60%	33,354.00
Major Repairs	3,950.00	4,550.00	-600.00	63.53%	3,950.00	4,550.00	-600.00	63.53%	20,900.00
Insurance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	12,205.00
Professional Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,150.00
Taxes and LLC Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,300.00

Budget Comparison

Period = Jun 2021-06/30/21

Book = Cash | Total = Income state app.

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Interest	5,168.31	5,203.00	37.69	0.72	5,183.31	5,203.00	37.69	0.72	21,095.00
Total Non-Operating	17,087.43	22,238.00	5,150.57	23.16	17,087.43	22,238.00	5,150.57	23.16	64,085.00
Net Income	112,138.51	124,595.00	-12,456.39	-10.00	112,138.51	124,595.00	-12,456.39	-10.00	503,374.00

Franklin House (102)
Budget Comparison
 Period = Jan 2021-Mar 2021
 Begin = Cash | Total = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000100 Salaries and Related Expenses									
5010000 Property Manager Salary	4,178.52	4,362.00	183.48	4.21	4,178.52	4,362.00	183.48	4.21	18,902.00
5010008 Property Manager Bonus	423.00	1,200.00	777.00	64.75	423.00	1,200.00	777.00	64.75	4,800.00
5020007 Maintenance Salary - Gen	3,788.61	4,293.00	504.39	11.75	3,788.61	4,293.00	504.39	11.75	16,428.00
5020009 Year End Bonus	100.00	0.00	-100.00	N/A	100.00	0.00	-100.00	N/A	650.00
5100000 Apartment Allowance	975.00	600.00	-375.00	-62.50	975.00	600.00	-375.00	-62.50	2,400.00
Workers Comp Insurance	538.01	723.00	214.98	28.55	538.01	723.00	214.98	28.55	3,216.00
Health Benefits	3,773.66	3,807.00	33.34	0.88	3,773.66	3,807.00	33.34	0.88	15,228.00
Salary Related Expense	1,454.52	1,565.00	114.48	7.30	1,454.52	1,565.00	114.48	7.30	5,928.00
Total Salary and Related Expenses	15,231.32	16,584.00	1,352.68	8.16	15,231.32	16,584.00	1,352.68	8.16	69,530.00
5200000 Advertising and Promotion									
5210004 Advertising - Brochures	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	400.00
5210007 Internet Advertising-Web	1,393.16	1,672.00	278.84	16.68	1,393.16	1,672.00	278.84	16.68	6,550.00
5210008 Advertising Commission	339.00	339.00	0.00	0.00	339.00	339.00	0.00	0.00	1,356.00
5210009 Advertising-Other	4.77	20.00	15.23	76.15	4.77	20.00	15.23	76.15	113.00
5220002 Promotions-Tenant Activities	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
5220003 Tenant Gifts	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5230005 Leasing Office - Uniforms	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	50.00
5250000 Total Advertising and Promotion	1,736.93	2,431.00	694.07	28.55	1,736.93	2,431.00	694.07	28.55	9,169.00

5280000 Maintenance and Repairs

5310000 Repairs									
5310002 Appliances Repair	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	240.00
5310004 Locks and Keys	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
5310007 Electrical	0.00	135.00	135.00	100.00	0.00	135.00	135.00	100.00	540.00
5310009 Equipment Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
5310011 Elevator	0.00	240.00	240.00	100.00	0.00	240.00	240.00	100.00	960.00
5310012 Water Heater	0.00	120.00	120.00	100.00	0.00	120.00	120.00	100.00	480.00
5310013 HVAC Repairs	447.99	165.00	-282.99	-171.45	447.99	165.00	-282.99	-171.45	680.00
5310014 Painting	0.00	690.00	690.00	100.00	0.00	690.00	690.00	100.00	660.00
5310015 Plumbing	2,023.20	1,675.00	-348.20	-20.79	2,023.20	1,675.00	-348.20	-20.79	4,600.00
5310017 Roof	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	600.00
5310021 Carpentry	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
5310023 Pool	260.00	1,220.00	1,020.00	83.61	260.00	1,220.00	1,020.00	83.61	3,110.00
5310049 Security Camera	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	300.00
Miscellaneous	0.00	435.00	435.00	100.00	0.00	435.00	435.00	100.00	1,740.00
5310999 Total Repairs	2,671.10	4,985.00	2,313.90	46.42	2,671.10	4,985.00	2,313.90	46.42	14,420.00

Franklin House (102)
Budget Comparison

Period = Jan 2021-Mar 2021
 Back = Cash; Tree = Expenses Detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5320000 Supplies									
5320004 Locks & Keys	15.75	75.00	59.25	79.00	15.75	75.00	59.25	79.00	300.00
5320005 Uniforms	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	50.00
5320007 Electrical	0.00	135.00	135.00	100.00	0.00	135.00	135.00	100.00	540.00
5320013 HVAC	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	300.00
5320014 Painting	101.08	75.00	-26.08	-34.77	101.08	75.00	-26.08	-34.77	300.00
5320015 Plumbing	437.37	345.00	-92.37	-26.77	437.37	345.00	-92.37	-26.77	1,380.00
5320021 Appliance Parts	88.14	105.00	16.86	16.06	88.14	105.00	16.86	16.06	420.00
5320024 Pool	180.00	165.00	-15.00	-9.09	180.00	165.00	-15.00	-9.09	880.00
5320028 Lighting	77.82	135.00	57.18	42.36	77.82	135.00	57.18	42.36	540.00
Miscellaneous Supplies	247.54	525.00	277.06	52.77	247.54	525.00	277.06	52.77	2,100.00
Total Supplies	1,148.10	1,635.00	486.90	29.75	1,148.10	1,635.00	486.90	29.78	6,590.00
5330000 Landscaping									
5330001 Contract	486.00	486.00	0.00	0.00	486.00	486.00	0.00	0.00	1,944.00
5330004 Irrigation	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,900.00
5330005 Seasonal Color	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	120.00
5330006 Improvements	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	600.00
Total Landscaping	486.00	786.00	300.00	38.17	486.00	786.00	300.00	38.17	4,564.00
5340000 Contract Services									
5340002 Exterminating	185.00	180.00	15.00	8.33	185.00	180.00	15.00	8.33	720.00
5340011 Elevator Contract	540.00	540.00	0.00	0.00	540.00	540.00	0.00	0.00	2,160.00
5340016 Fire/Life Safety	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	1,350.00
5340023 Pool	450.00	435.00	-15.00	-3.45	450.00	435.00	-15.00	-3.45	1,740.00
Total Contract Services	1,155.00	1,505.00	350.00	23.28	1,155.00	1,505.00	350.00	23.26	5,970.00
5350000 Maintenance									
5350004 Hardware/Tools	0.00	225.00	225.00	100.00	0.00	225.00	225.00	100.00	450.00
5380002 Janitorial - Contract	2,480.00	1,920.00	-560.00	-29.17	2,480.00	1,920.00	-560.00	-29.17	7,560.00
5380003 Janitorial Supp/Material	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
5380004 Refuse	1,755.37	1,504.00	152.53	8.00	1,755.37	1,504.00	152.53	8.00	7,652.00
5390999 Total Maintenance	4,235.37	4,083.00	-152.37	-3.73	4,235.37	4,083.00	-152.37	-3.73	15,882.00
Total Repairs and Maintenance	9,885.57	12,994.00	3,298.43	25.38	9,885.57	12,994.00	3,298.43	25.38	47,426.00
5400000 Administrative Expense									
5413000 Management Fee	8,088.47	8,833.00	544.53	6.31	8,088.47	8,833.00	544.53	6.31	34,084.00
5423000 Management Office Rent	1,200.00	1,200.00	0.00	0.00	1,200.00	1,200.00	0.00	0.00	4,800.00

Franklin House (102)
 Budget Comparison
 Period: Jan 2021 Mar 2021

Book = Cash, Type = Expense Detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5420003 Office Supplies	18.78	45.00	26.22	58.27	18.78	45.00	26.22	58.27	180.00
5420004 Postage/Messenger	0.00	24.00	24.00	100.00	0.00	24.00	24.00	100.00	96.00
5420005 Telephone	937.40	1,017.00	79.60	7.83	937.40	1,017.00	79.60	7.83	4,058.00
5420006 Office Operations-General	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
5420008 Bank Charges	80.45	90.00	9.55	10.61	80.45	90.00	9.55	10.61	350.00
5420011 Publications/Subscription	13.23	32.00	18.77	58.66	13.23	32.00	18.77	58.66	32.00
5420012 Computer/Software Maintenance	12.75	100.00	87.25	87.25	12.75	100.00	87.25	87.25	920.00
5420013 Printing	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
5420019 Signage	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
5420050 General Supplies	77.44	195.00	117.56	60.29	77.44	195.00	117.56	60.29	780.00
5430000 Permits & Fees	0.00	40.00	40.00	100.00	0.00	40.00	40.00	100.00	2,320.00
5440002 Auto Mileage	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	300.00
5450000 Answering Service	46.57	51.00	4.43	8.69	46.57	51.00	4.43	8.69	204.00
5450002 Credit Verification	240.00	90.00	-150.00	-166.67	240.00	90.00	-150.00	-166.67	360.00
5460000 Legal Fees	0.00	105.00	105.00	100.00	0.00	105.00	105.00	100.00	420.00
5460002 Eviction Costs	0.00	225.00	225.00	100.00	0.00	225.00	225.00	100.00	900.00
5460010 Other Professional Fees	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	600.00
5470000 Management Seminars	21.19	60.00	38.81	64.68	21.19	60.00	38.81	64.68	240.00
5470004 Luncheon Meetings	272.60	105.00	-167.60	-159.62	272.60	105.00	-167.60	-159.62	420.00
5480000 Dues/Memberships & Seminars	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	15.00
5490999 Total Administrative Expense	11,008.88	12,327.00	1,318.12	10.59	11,008.88	12,327.00	1,318.12	10.59	51,459.00
5500000 Utilities									
5510000 Electric-Common Area	3,167.92	2,865.00	-302.92	-10.57	3,167.92	2,865.00	-302.92	-10.57	11,460.00
5510001 Gas	722.52	865.00	132.48	15.49	722.52	865.00	132.48	15.49	3,420.00
5510002 Water	3,014.52	2,700.00	-314.52	-11.65	3,014.52	2,700.00	-314.52	-11.65	10,800.00
5510003 Sewer	327.00	315.00	-12.00	-3.81	327.00	315.00	-12.00	-3.81	1,280.00
5510005 Utility-Vacant Units	83.144	375.00	-291.856	-121.72	83.144	375.00	-291.856	-121.72	1,500.00
5510006 Cable	579.99	585.00	5.01	0.86	579.99	585.00	5.01	0.86	2,340.00
5510099 Total Utilities	5,643.39	7,995.00	-2,351.61	-12.32	5,643.39	7,995.00	-2,351.61	-12.32	30,780.00
5590000 Turnover Expense									
5600001 Apartment Cleaning	795.00	675.00	-120.00	-17.78	795.00	675.00	-120.00	-17.78	2,700.00
5600002 Blind - Repair	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
5600003 Blind - Replacement	0.00	510.00	510.00	100.00	0.00	510.00	510.00	100.00	555.00
5600004 Painting	1,725.00	700.00	-1,025.00	-146.43	1,725.00	700.00	-1,025.00	-146.43	700.00
5600005 Painting Supplies	320.83	195.00	-125.83	-64.53	320.83	195.00	-125.83	-64.53	790.00
5600006 Repairs & Replacements-Other	445.00	150.00	-295.00	-196.67	445.00	150.00	-295.00	-196.67	600.00

Franklin House (102)
Budget Comparison

Period = Jan 2021-Mar 2021
 Book = Cash Trac = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5600007 Carpet Cleaning	150.00	300.00	150.00	50.00	150.00	300.00	150.00	50.00	1,200.00
5600008 Carpet Replacements	1,595.60	600.00	-995.60	-165.93	1,595.60	600.00	-995.60	-165.93	2,400.00
5600012 Windows/Screens-Replacements	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
5600014 Counter/Cabinet-Repairs	0.00	45.00	45.00	100.00	0.00	45.00	45.00	100.00	180.00
5600015 Counter/Cabinet-Replacements	0.00	45.00	45.00	100.00	0.00	45.00	45.00	100.00	180.00
5600016 Hardware/Tools	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	240.00
5600018 Tub/Sink-Re-Glazing	2,285.00	1,425.00	-860.00	-60.35	2,285.00	1,425.00	-860.00	-60.35	5,700.00
5630000 Total Turnover Expense	7,316.43	4,765.00	-2,551.43	-53.55	7,316.43	4,765.00	-2,551.43	-53.55	15,475.00