



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

FRANKLIN APARTMENTS INVESTORS, LLC SECOND QUARTER 2021 REPORT

EXECUTIVE SUMMARY

In the second quarter, Franklin House maintained an average 99% occupancy level.

The Specials put in place have assisted us in renting almost all units! Most residents are paying their rent timely and as of this quarter, no resident has claimed the COVID hardship.

FINANCIAL

The Net Operating Income (NOI) for this reporting period of \$154,193 was 1% above the budgeted NOI of \$152,065. Total Income of \$213,983.22 also ended .02% over budget. Total Operating Expenses of \$59,790 came in under budget total expenses of \$61,886 by 3%.

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 = Jun 2021

Book = Cash ; Tree = 105

	Current Balance
ASSETS	
Cash	
Operating Cash	145,425.13
Petty Cash	200.00
Total Cash	145,625.13
Current Assets	
Total Current Assets	0.00
Fixed Assets	
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	773,604.60
Intangible Assets	
Loan Fees	11,853.15
Total Intangible Assets	11,853.15
Total Assets	931,082.88
LIABILITIES & EQUITY	
Short Term Liabilities	
Security Deposits	37,085.00
Total Short Term Liabilities	37,085.00
Long Term Liabilities	
Mortgage Payable	1,095,153.75
Total Long Term Liabilities	1,095,153.75
Equity	
Partner's Equity	-1,020,650.88
Retained Earnings	819,495.01
Total Equity	-201,155.87
Total Liabilities & Equity	931,082.88

Franklin House (102)
Budget Comparison
 Period = Apr 2021-Jun 2021

Book = Cash, Tree = cl anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000007									
4000010	216,980.00	208,380.00	8,600.00	4.13	433,760.00	416,760.00	17,000.00	4.08	837,270.00
4000020	12,163.18	20,110.00	-7,946.82	-39.52	26,819.11	42,233.00	-16,413.89	-38.87	72,742.00
4000100	229,143.18	228,490.00	653.18	0.29	459,579.11	458,993.00	586.11	0.13	910,012.00
4020000	-1,204.85	-7,998.00	6,793.15	84.94	-23,440.31	-16,085.00	-7,375.31	-45.91	-31,850.00
Anchor CF	-10,525.00	-5,713.00	-4,812.00	-84.23	-16,480.00	-11,475.00	-5,005.00	-43.62	-22,750.00
4050000	0.02	-1,143.00	1,143.02	100.00	0.02	-2,295.00	2,295.02	100.00	-4,549.00
4090000	-4,322.24	0.00	-4,322.24	N/A	-6,798.65	0.00	-6,798.65	N/A	0.00
4100000	213,091.11	213,636.00	-544.89	-0.26	412,900.17	429,158.00	-16,257.83	-3.79	850,863.00
4110000									
4130000	0.00	0.00	0.00	N/A	100.00	0.00	100.00	N/A	0.00
4140000	217.33	150.00	67.33	44.89	457.33	300.00	157.33	52.44	600.00
4170000	76.00	0.00	76.00	N/A	226.00	0.00	226.00	N/A	0.00
4200001	345.00	0.00	345.00	N/A	545.00	0.00	545.00	N/A	0.00
4220000	-150.00	90.00	-240.00	-266.67	210.00	180.00	30.00	16.67	360.00
4240000	330.00	0.00	330.00	N/A	1,045.00	0.00	1,045.00	N/A	0.00
4450000	67.42	48.00	19.42	40.46	67.21	98.00	-30.79	-29.99	192.00
4899999	892.11	27.00	865.11	149.70	162.95	54.00	108.95	201.76	108.00
	213,983.22	213,951.00	32.22	0.02	415,712.66	429,788.00	-14,075.34	-3.27	852,123.00
5000010									
5010000	17,116.86	18,515.00	-1,398.14	-7.55	32,348.18	35,099.00	-2,750.82	-7.84	69,550.00
5020000	2,138.21	2,011.00	1,127.21	-6.33	3,875.14	4,442.00	-566.86	-12.76	9,169.00
5030000	8,775.11	10,504.00	-1,728.89	-6.94	19,470.68	23,498.00	-4,027.32	-17.14	47,426.00
5040000	12,003.58	13,125.00	-1,121.42	-8.54	23,012.46	25,452.00	-2,439.54	-9.58	51,459.00
5050000	6,627.14	7,685.00	-1,057.86	-13.96	15,264.53	15,390.00	-125.47	0.82	30,780.00
5060000	4,929.00	6,465.00	-1,537.00	-23.77	17,787.00	6,466.00	11,321.00	-175.09	6,466.00
5070000	6,014.88	0.00	6,014.88	N/A	12,028.76	12,208.00	-179.24	1.46	24,416.00
5080000	1,191.25	3,570.00	-2,378.75	-66.53	6,507.68	8,335.00	-1,827.32	-2.07	15,475.00
5090000	59,790.03	61,886.00	-2,095.97	-3.39	132,295.43	130,890.00	1,405.43	-1.07	254,741.00
	154,193.19	152,065.00	2,128.19	1.40	283,417.23	298,898.00	-15,480.77	-5.18	597,382.00
6000000									
6010001	8,267.46	8,341.00	-73.54	-0.88	16,239.58	16,876.00	-636.42	-3.77	33,354.00
6010000	2,250.00	1,800.00	450.00	-25.00	6,200.00	10,900.00	-4,700.00	-39.81	20,900.00
6460000	0.00	3,150.00	-3,150.00	100.00	0.00	3,150.00	-3,150.00	100.00	3,150.00

Budget Comparison

Period = Apr 2021-Jun 2021

Book = Cash ; Tree = ol anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6520000 Insurance	16,032.00	12,205.00	-3,827.00	-31.36	16,032.00	12,205.00	-3,827.00	-31.36	12,205.00
6540001 Corp Taxes and Fees	3,300.00	3,300.00	0.00	0.00	3,300.00	3,300.00	0.00	0.00	3,300.00
6700001 Mortgage Interest Expense	\$ 2,023.98	5,318.00	1,144.02	2.14	10,368.29	10,521.00	151.71	1.44	21,099.00
6980001 Total Partnership Expense	35,053.44	34,114.00	-939.44	-2.75	52,140.87	56,352.00	4,211.13	7.47	94,008.00
9980000 Net Income	119,138.75	117,951.00	1,188.75	1.01	231,276.36	242,546.00	-11,269.64	-4.65	503,374.00
Cash Flow Adjustment									
1180001 Prepaid Expenses	0.00	-9,805.00	9,805.00	100.00	0.00	-15,160.00	15,160.00	100.00	734.00
Construction In Progress	0.00	-63,225.00	63,225.00	100.00	-1,045.05	-66,450.00	65,404.95	98.43	-80,025.00
Accrued Taxes	-6,014.88	0.00	-6,014.88	N/A	0.00	0.00	0.00	N/A	0.00
Security Deposits Payable	600.00	0.00	600.00	N/A	4,445.00	0.00	4,445.00	N/A	0.00
Cash Distributions	-144,000.00	-144,000.00	0.00	0.00	-288,000.00	-288,000.00	0.00	0.00	-576,000.00
Total Cash Flow Adj.	-149,414.88	-217,130.00	67,715.12	31.19	-284,600.05	-369,610.00	85,009.95	23.00	-655,291.00
CASH FLOW	-30,275.13	-89,179.00	68,903.87	69.47	-53,323.69	-127,064.00	73,740.31	58.03	-151,917.00

Budget Comparison

Period = Apr 2021-Jun 2021

Book = Cash ; Tree = Income State app

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Rental Income									
Gross Potential Rent	229,143.18	228,490.00	653.18	0.29	459,579.11	458,993.00	586.11	0.13	910,012.00
Less: Vacancy	-1,204.85	-7,998.00	6,793.15	84.94	-23,440.31	-16,065.00	-7,375.31	-45.91	-31,950.00
Less: Rent Credits	-10,525.00	-5,713.00	-4,812.00	-84.23	-19,480.00	-11,475.00	-8,005.00	-43.62	-22,750.00
Less: Bad Debt	0.02	-1,143.00	1,143.02	100.00	0.02	-2,295.00	2,295.02	100.00	-4,549.00
Net Rental Income	217,413.35	213,636.00	3,777.35	1.77	419,659.82	429,158.00	-9,498.18	-2.21	850,863.00
Other Income									
Prepaid Rent	-4,322.24	0.00	-4,322.24	N/A	-6,758.65	0.00	-6,758.65	N/A	0.00
Lease Break Fees	0.00	0.00	0.00	N/A	100.00	0.00	100.00	N/A	0.00
Storage	217.33	150.00	67.33	44.89	457.33	300.00	157.33	52.44	600.00
NSF Fees	75.00	0.00	75.00	N/A	225.00	0.00	225.00	N/A	0.00
Credit Check Fees	-150.00	80.00	-240.00	-266.67	210.00	180.00	30.00	16.67	360.00
Retained Deposits	330.00	0.00	330.00	N/A	1,045.00	0.00	1,045.00	N/A	0.00
Merchandise Sales	7.36	48.00	-40.64	-84.87	67.21	98.00	-28.79	-29.99	192.00
Electronic Payment Charges	67.42	27.00	40.42	148.70	162.95	54.00	108.95	201.76	108.00
Other Income	345.00	0.00	345.00	N/A	545.00	0.00	545.00	N/A	0.00
Total Other Income	-3,430.13	315.00	-3,745.13	-1,188.93	-3,946.16	630.00	-4,576.16	-726.37	1,260.00
Total Income	213,983.22	213,951.00	32.22	0.02	415,712.66	429,788.00	-14,075.34	-3.27	852,123.00
Operating Expenses									
Salary & Related Expenses	17,116.86	18,515.00	1,398.14	7.55	32,348.18	35,099.00	2,750.82	7.84	69,550.00
Advertising & Promotion	2,138.21	2,011.00	-127.21	-6.33	3,875.14	4,442.00	566.86	12.76	9,169.00
Maintenance & Repairs	9,775.11	10,504.00	728.89	6.94	19,470.68	23,498.00	4,027.32	17.14	47,426.00
Administrative	12,003.58	13,125.00	1,121.42	8.54	23,012.46	25,452.00	2,439.54	9.58	51,459.00
Utilities	7,695.00	7,695.00	1,073.86	13.96	15,264.53	15,390.00	128.47	0.82	30,780.00
Insurance	4,929.00	6,466.00	1,537.00	23.77	17,787.00	6,466.00	-11,321.00	-175.09	6,466.00
Real Estate Taxes	8,014.88	0.00	8,014.88	N/A	12,029.76	12,208.00	178.24	1.46	24,416.00
Turnover	1,191.25	3,570.00	2,378.75	66.63	8,507.68	8,335.00	-172.68	-2.07	15,475.00
Total Operating Expenses	59,790.03	61,886.00	2,095.97	3.39	132,295.43	130,890.00	-1,405.43	-1.07	254,741.00
Net Operating Income	154,193.19	152,065.00	2,128.19	1.40	283,417.23	298,898.00	-15,480.77	-5.18	597,382.00
Partnership Expense									
Asset Management	8,287.46	8,341.00	73.54	0.88	16,239.58	16,876.00	636.42	3.77	33,354.00
Major Repairs	2,250.00	1,800.00	-450.00	-25.00	6,200.00	10,300.00	4,100.00	39.81	20,900.00
Insurance	18,032.00	12,205.00	-3,827.00	-31.36	16,030.00	12,205.00	-3,825.00	-31.36	12,205.00
Professional Fees	0.00	3,150.00	3,150.00	100.00	0.00	3,150.00	3,150.00	100.00	3,150.00
Taxes and LLC Fees	3,300.00	3,300.00	0.00	0.00	3,300.00	3,300.00	0.00	0.00	3,300.00

Budget Comparison

Period = Apr 2021-Jun 2021

Book = Cash ; Tree = Income State app

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Interest	5,203.98	5,318.00	114.02	2.14	10,369.29	10,521.00	151.71	1.44	21,099.00
Total Non-Operating	35,053.44	34,114.00	-939.44	-2.75	92,140.87	56,352.00	4,211.13	7.47	94,008.00
Net Income	119,139.75	117,951.00	1,188.75	1.01	231,276.36	242,546.00	-11,269.64	-4.65	503,374.00

Budget Comparison

Period = Apr 2021-Jun 2021

Book = Cash ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000700 <i>Salaries and Related Expense</i>									
5010000 Property Manager Salary	4,905.60	5,089.00	183.40	3.60	9,084.12	9,451.00	366.88	3.88	18,902.00
5010006 Property Manager Bonus	354.00	1,200.00	846.00	70.50	777.00	2,400.00	1,623.00	67.62	4,800.00
5020007 Maintenance Salary - Gen	4,165.00	4,920.00	755.00	15.35	7,953.61	9,213.00	1,259.39	13.67	18,426.00
5020009 Year End Bonus	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	650.00
5100000 Apartment Allowance	975.00	600.00	-375.00	-62.50	1,950.00	1,200.00	-750.00	-62.50	2,400.00
Workers Comp Insurance	526.02	855.00	328.98	38.48	1,064.03	1,808.00	543.97	33.83	3,216.00
Health Benefits	4,227.23	3,807.00	-420.23	-11.04	8,000.89	7,614.00	-386.89	-5.08	15,228.00
Salary Related Expense	1,954.01	2,044.00	79.99	3.91	3,418.53	3,613.00	194.47	5.38	5,928.00
Total Salary and Related Expenses	17,116.86	18,515.00	1,398.14	7.55	32,346.18	35,059.00	2,712.82	7.84	60,550.00
5200000 <i>Advertising and Promotion</i>									
5210004 Advertising - Brochures	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	400.00
5210007 Internet Advertising-Web	1,798.21	1,529.00	-270.21	-17.67	3,192.37	3,201.00	8.63	0.27	6,550.00
5210008 Advertising Commission	339.00	339.00	0.00	0.00	678.00	678.00	0.00	0.00	1,356.00
5210009 Advertising-Other	0.00	93.00	93.00	100.00	4.77	113.00	108.23	95.78	113.00
5220002 Promotion-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	50.00	50.00	100.00	0.00	50.00	50.00	100.00	50.00
5250000 Total Advertising and Promotion	2,138.21	2,011.00	-127.21	-6.33	3,875.14	4,442.00	566.86	12.76	9,169.00
5280000 <i>Maintenance and Repairs</i>									
5310000 <i>Repairs</i>									
5310002 Appliances Repair	0.00	60.00	60.00	100.00	0.00	120.00	120.00	100.00	240.00
5310004 Locks and Keys	0.00	30.00	30.00	100.00	0.00	60.00	60.00	100.00	120.00
5310007 Electrical	414.65	135.00	-279.65	-207.15	414.65	270.00	-144.65	-53.57	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	480.00	480.00	100.00	960.00
5310012 Water Heater	0.00	120.00	120.00	100.00	0.00	240.00	240.00	100.00	480.00
5310013 HVAC Repairs	0.00	120.00	120.00	100.00	0.00	240.00	240.00	100.00	480.00
5310014 Painting	170.00	165.00	-5.00	-3.03	617.80	330.00	-287.80	-87.24	660.00
5310015 Plumbing	0.00	0.00	0.00	N/A	0.00	650.00	650.00	100.00	650.00
5310017 Roof	1,130.96	875.00	-255.96	-16.00	3,154.16	2,650.00	-504.16	-19.02	4,800.00
5310021 Carpentry	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	600.00
5310023 Pool	440.00	30.00	-410.00	100.00	0.00	60.00	60.00	100.00	120.00
5310049 Security Camera	0.00	630.00	630.00	30.16	640.00	1,850.00	1,210.00	65.41	3,100.00
Miscellaneous	950.00	75.00	-875.00	100.00	0.00	150.00	150.00	100.00	300.00
Total Repairs	3,105.61	3,045.00	-60.61	-1.99	5,776.71	8,030.00	2,253.29	28.06	14,420.00

Franklin House (102)
Budget Comparison

Period = Apr 2021-Jun 2021
 Book = Cash ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5320000									
Supplies									
5320004 Locks & Keys	79.13	75.00	-4.13	-5.51	94.88	150.00	55.12	38.75	300.00
5320005 Uniforms	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	50.00
5320007 Electrical	92.35	135.00	42.65	31.59	92.35	270.00	177.65	65.80	540.00
5320013 HVAC	64.92	75.00	10.08	13.44	64.92	150.00	85.08	56.72	300.00
5320014 Painting	15.00	75.00	60.00	80.00	116.08	150.00	33.92	22.61	300.00
5320015 Plumbing	47.46	345.00	297.54	86.24	484.83	690.00	205.17	29.73	1,380.00
5320021 Appliance Parts	10.00	105.00	95.00	90.48	98.14	210.00	111.86	53.27	420.00
5320024 Pool	260.00	166.00	-95.00	-57.58	440.00	330.00	-110.00	-33.33	660.00
5320028 Lighting	320.78	136.00	-185.78	-137.81	398.60	270.00	-128.60	-47.63	540.00
Miscellaneous Supplies	242.73	525.00	282.27	53.77	490.67	1,050.00	559.33	53.27	2,100.00
5320999	1,132.37	1,685.00	552.63	32.80	2,280.47	3,320.00	1,039.53	31.31	6,590.00
5330000									
Landscaping									
5330001 Contract	324.00	486.00	162.00	33.33	810.00	972.00	162.00	16.67	1,944.00
5330004 Irrigation	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,800.00
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	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5330999	324.00	486.00	162.00	33.33	810.00	1,272.00	462.00	36.32	4,564.00
5340000									
Contract Services									
5340002 Exterminating	165.00	180.00	15.00	8.33	330.00	360.00	30.00	8.33	720.00
5340011 Elevator Contract	540.00	540.00	0.00	0.00	1,080.00	1,080.00	0.00	0.00	2,160.00
5340016 Fire/Life Safety	144.00	206.00	56.00	28.00	144.00	550.00	406.00	73.82	1,350.00
5340023 Pool	480.00	435.00	-45.00	-10.34	530.00	870.00	-80.00	-6.50	1,740.00
5340999	1,329.00	1,355.00	26.00	1.92	2,484.00	2,860.00	376.00	13.15	5,970.00
5350000									
Maintenance									
5350004 Hardware/Tools	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	450.00
5350002 Janitorial - Contract	1,820.00	1,820.00	0.00	0.00	4,400.00	3,840.00	-560.00	-14.56	7,680.00
5350003 Janitorial-Supplies/Material	0.00	30.00	30.00	100.00	0.00	60.00	60.00	100.00	120.00
5350004 Refuse	1,095.13	1,908.00	-812.87	-42.64	3,719.50	3,816.00	-96.50	-2.53	7,632.00
5350999	3,884.13	3,933.00	48.87	1.24	8,119.50	8,016.00	-103.50	-1.28	15,882.00
5390000									
Total Repairs and Maintenance	9,776.11	10,504.00	727.89	6.94	19,470.68	23,488.00	4,017.32	17.14	47,426.00
5400000									
Administrative Expense									
5410000 Management Fee	8,448.68	8,558.00	109.32	1.28	16,537.15	17,191.00	653.85	3.80	34,064.00
5420000 Management Office Rent	1,200.00	1,200.00	0.00	0.00	2,400.00	2,400.00	0.00	0.00	4,800.00

Franklin House (102)
Budget Comparison

Period = Apr 2021-Jun 2021
 Book = Cash, Tree = Expense Detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5420003 Office Supplies	0.00	45.00	45.00	100.00	18.78	90.00	71.22	79.13	180.00
5420004 Postage/Messenger	0.00	24.00	24.00	100.00	0.00	48.00	48.00	100.00	98.00
5420005 Telephone	955.59	1,017.00	61.41	6.04	1,892.89	2,034.00	141.11	6.93	4,068.00
5420006 Office Operations-General	21.96	30.00	8.04	26.80	21.96	60.00	38.04	63.40	120.00
5420008 Bank Charges	84.03	90.00	5.97	6.63	164.46	180.00	15.52	8.62	360.00
5420011 Publications/Subscription	0.00	0.00	0.00	N/A	13.23	32.00	18.77	58.66	32.00
5420012 Computer/Software Maintenance	744.75	790.00	45.25	5.73	757.50	690.00	132.50	14.99	920.00
5420013 Printing	29.65	30.00	0.35	1.17	29.65	60.00	30.35	50.58	120.00
5420019 Signage	2.75	30.00	27.25	90.83	2.75	60.00	57.25	95.42	120.00
5420050 General Supplies	0.00	195.00	195.00	100.00	77.44	390.00	312.56	80.14	780.00
5430000 Permits & Fees	20.00	255.00	235.00	92.16	20.00	295.00	275.00	93.22	2,320.00
5440002 Auto Mileage	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	300.00
5450000 Answering Service	44.50	51.00	6.50	12.75	91.07	102.00	10.93	10.72	204.00
5450002 Credit Verification	360.00	90.00	-270.00	-300.00	600.00	180.00	-420.00	-233.33	360.00
5460000 Legal Fees	56.00	105.00	49.00	46.67	56.00	210.00	154.00	73.33	420.00
5460002 Eviction Costs	0.00	225.00	225.00	100.00	0.00	450.00	450.00	100.00	900.00
5460010 Other Professional Fees	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	600.00
5470000 Management Seminars	0.00	60.00	60.00	100.00	21.19	120.00	98.81	82.34	240.00
5470004 Luncheon Meetings	35.67	105.00	69.33	66.03	308.27	210.00	-98.27	-46.80	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	12,003.58	13,125.00	1,121.42	8.54	23,012.46	25,452.00	2,439.54	9.58	51,459.00
5500000 Utilities									
5510000 Electric-Common Area	2,548.39	2,865.00	316.61	11.05	5,716.31	5,730.00	13.69	0.24	11,460.00
5510001 Gas	744.02	855.00	110.98	12.98	1,466.54	1,710.00	243.46	14.24	3,420.00
5510002 Water	2,354.26	2,700.00	345.72	12.80	5,388.80	5,400.00	31.20	0.58	10,800.00
5510003 Sewer	258.00	315.00	57.00	18.10	585.00	630.00	45.00	7.14	1,260.00
5510005 Utility-Vacant Units	137.03	375.00	237.97	63.46	968.47	750.00	-218.47	-29.13	1,500.00
5510006 Cable	579.42	585.00	5.58	0.95	1,159.41	1,170.00	10.59	0.91	2,340.00
5510999 Total Utilities	5,521.14	7,695.00	1,073.86	13.95	15,284.53	15,390.00	125.47	0.82	30,780.00
5590000 Turnover Expense									
5600001 Apartment Cleaning	280.00	675.00	395.00	58.52	1,075.00	1,350.00	275.00	20.37	2,700.00
5600002 Blind - Repair	0.00	30.00	30.00	100.00	0.00	60.00	60.00	100.00	120.00
5600003 Blind - Replacement	100.00	15.00	-85.00	-56.67	100.00	525.00	425.00	80.95	555.00
5600004 Painting	0.00	0.00	0.00	N/A	1,725.00	700.00	-1,025.00	-146.43	700.00
5600005 Painting Supplies	23.61	195.00	171.39	87.89	344.44	390.00	45.56	11.68	780.00
5600006 Repairs & Replacements-Other	209.44	150.00	-59.44	-39.63	654.44	300.00	-354.44	-118.15	600.00

Budget Comparison

Period = Apr 2021-Jun 2021

Book = Cash ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5600007 Carpet Cleaning	0.00	300.00	300.00	100.00	150.00	600.00	450.00	75.00	1,200.00
5600008 Carpet Replacements	578.20	600.00	21.80	3.63	2,173.80	1,200.00	-973.80	-81.15	2,400.00
5600012 Windows/Screens-Replacements	0.00	30.00	30.00	100.00	0.00	60.00	60.00	100.00	120.00
5600014 Counter/Cabinet-Repairs	0.00	45.00	45.00	100.00	0.00	90.00	90.00	100.00	180.00
5600015 Counter/Cabinet-Replacements	0.00	45.00	45.00	100.00	0.00	90.00	90.00	100.00	180.00
5600016 Hardware/Tools	0.00	60.00	60.00	100.00	0.00	120.00	120.00	100.00	240.00
5600018 Tub/Sink-Re-Glazing	0.00	1,425.00	1,425.00	100.00	2,295.00	2,850.00	-555.00	19.42	5,700.00
5630000 Total Turnover Expense	1,191.25	3,579.00	2,378.75	86.63	8,507.60	8,335.00	-172.60	-2.07	15,475.00