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FRANKLIN APARTMENTS INVESTORS, LLC THIRD QUARTER 2021 REPORT

EXECUTIVE SUMMARY

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

Our building has begun to recover from the loss of income suffered during the pandemic. Most residents are paying their rent timely and as of this quarter, no resident has claimed the COVID hardship.

In this quarter we performed the annual Fire Sprinkler and Standpipe test. As a result, repairs to the fire sprinklers were made. Total cost for the tests and repairs totaled \$2,427.

FINANCIAL

The Net Operating Income (NOI) for this reporting period of \$172,730 was 9% above the budgeted NOI of \$158,121. Total Income of \$227,041 also ended 7% over budget. Total Operating Expenses of \$54,310 came in over budget total expenses of \$53,971 by -1%.

REPORTING

You may now access your quarterly reports via the internet. Enter www.anchorpacifica.com 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 = Sep 2021

Book = Cash ; Tree = 105

Current Balance

ASSETS		
Cash		
Operating Cash		162,768.28
Petty Cash		200.00
Total Cash		<u>162,968.28</u>
Current Assets		
Total Current Assets		<u>0.00</u>
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		<u>-1,050,521.48</u>
Total Fixed Assets		726,350.60
Intangible Assets		
Loan Fees		<u>10,207.15</u>
Total Intangible Assets		10,207.15
Total Assets		<u><u>899,526.03</u></u>
LIABILITIES & EQUITY		
Short Term Liabilities		
Accrued Property Tax		6,014.88
Security Deposits		<u>35,385.00</u>
Total Short Term Liabilities		41,399.88
Long Term Liabilities		
Mortgage Payable		<u>1,095,153.75</u>
Total Long Term Liabilities		1,095,153.75
Equity		
Partner's Equity		-1,164,650.88
Retained Earnings		<u>927,623.28</u>
Total Equity		-237,027.60
Total Liabilities & Equity		<u><u>899,526.03</u></u>

Budget Comparison

Period = Jul 2021-Sep 2021

Book = Cash , Trns = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000001 Rental Income									
4000010 Market Rent	217,800.00	210,255.00	7,545.00	3.49	651,380.00	627,015.00	24,365.00	3.88	837,270.00
4000020 Loss to Lease	10,519.70	16,243.00	-5,723.30	-35.24	36,338.81	58,478.00	-22,139.19	-37.86	72,742.00
4020000 Total Gross Potential Rent	228,119.70	226,488.00	1,627.70	0.72	687,598.81	685,491.00	2,207.81	0.32	910,012.00
Anchor CF									
4050000 Leas: Vacancy	-1,535.05	-7,927.00	6,391.95	80.64	-24,975.36	-23,992.00	-983.36	-4.10	-31,850.00
4090000 Leas: Rent Credits	-9.99	-5,662.00	4,067.00	71.83	-18,075.00	-17,137.00	-938.00	-5.47	-22,750.00
4100000 Leas: Bad Debt	-1,132.00	-1,132.00	0.00	99.12	-9.97	-3,427.00	3,417.03	99.71	-4,549.00
4100000 Prepaid Rents	-1,240.00	0.00	-1,240.00	N/A	-7,998.85	0.00	-7,998.85	N/A	0.00
4100000 Net Rental Income	223,739.66	211,777.00	11,962.66	5.65	636,639.83	640,935.00	-4,295.17	-0.67	850,863.00
4110000 Other Income									
4130000 Accelerated Rents - Break	1,595.00	0.00	1,595.00	N/A	1,695.00	0.00	1,695.00	N/A	0.00
4140000 Storage	240.00	150.00	90.00	60.00	697.33	450.00	247.33	54.96	600.00
4170000 NSF Fees	75.00	0.00	75.00	N/A	300.00	0.00	300.00	N/A	0.00
4200001 Pet Rent	300.00	0.00	300.00	N/A	845.00	0.00	845.00	N/A	0.00
4220000 Credit Check Fees	120.00	90.00	30.00	33.33	330.00	270.00	60.00	22.22	360.00
4240000 Retained Deposits	810.00	0.00	810.00	N/A	1,855.00	0.00	1,855.00	N/A	0.00
4240000 Merchandise Sales	99.60	48.00	51.60	107.50	166.81	144.00	22.81	15.84	192.00
4450000 Electronic Payment Fees	61.36	27.00	34.36	127.26	224.31	81.00	143.31	176.93	108.00
4450000 Total Other Income	3,300.96	315.00	2,985.96	947.92	6,113.45	945.00	5,168.45	546.93	1,260.00
4999999 Total Income	227,040.62	212,092.00	14,948.62	7.05	642,753.28	641,880.00	873.28	0.14	852,123.00
5000010 Operating Expenses									
5510000 Salaries and Related Expense	16,203.36	16,125.00	-78.36	-0.49	48,551.54	51,224.00	-2,672.46	-5.22	69,550.00
5520000 Advertising and Promotion	2,612.45	2,216.00	-396.45	-17.89	6,487.59	6,658.00	-170.41	-2.56	9,169.00
5530000 Repairs and Maintena	9,467.32	11,654.00	-2,186.68	-18.76	28,938.00	35,152.00	-6,214.00	-17.68	47,426.00
5510000 Administrative Expenses	11,816.50	12,711.00	-894.50	-7.04	34,828.96	36,163.00	-3,334.04	-9.23	51,459.00
5520000 Utilities	6,488.58	7,695.00	-1,206.42	-15.68	21,753.11	23,085.00	-1,331.89	-5.77	30,780.00
5530000 Insurance	0.00	0.00	0.00	N/A	17,797.00	6,468.00	-11,329.00	-175.09	6,468.00
5530000 Real Estate Taxes	6,014.88	0.00	6,014.88	N/A	18,044.64	12,208.00	-5,836.64	-47.81	24,416.00
5600001 Turnover Expense	1,707.24	3,570.00	-1,862.76	-52.16	10,214.92	11,905.00	-1,690.08	-14.20	15,475.00
5640000 Total Operating Expenses	54,310.33	53,971.00	-339.33	-0.63	166,605.76	184,861.00	-17,244.76	-9.34	254,741.00
5990000 Net Operating Income	172,730.29	158,121.00	14,609.29	9.24	466,147.52	457,019.00	-871.48	-0.19	597,382.00
6000000 Partnership Expenses									
6010001 Asset Management	8,124.53	7,998.00	-126.53	-1.58	24,384.11	24,874.00	-509.89	-2.05	33,354.00
6310000 Major Repairs	2,427.00	3,600.00	-1,173.00	-32.58	8,627.00	13,900.00	-5,273.00	-37.94	20,900.00
6460000 Professional Fees	0.00	0.00	0.00	N/A	0.00	3,150.00	3,150.00	100.00	3,150.00

Budget Comparison

Period = Jul 2021-Sep 2021

Book = Cash ; Tree = cl anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6520000 Insurance	0.00	0.00	0.00	N/A	16,032.00	12,205.00	-3,827.00	-31.36	12,205.00
6540001 Corp Taxes and Fees	0.00	0.00	0.00	N/A	3,300.00	3,300.00	0.00	0.00	3,300.00
6700001 Mortgage Interest Expense	5,150.48	5,318.00	167.51	3.15	15,518.78	15,839.00	319.22	2.02	21,099.00
6990001 Total Partnership Expense	15,702.02	16,916.00	1,213.98	7.18	67,842.89	73,268.00	5,425.11	7.40	94,008.00
9990000 Net Income	157,028.27	141,205.00	15,823.27	11.21	388,304.63	393,751.00	4,553.63	1.19	503,374.00
Cash Flow Adjustment									
1180001 Prepaid Expenses	0.00	7,947.00	-7,947.00	-100.00	0.00	-7,213.00	7,213.00	100.00	734.00
Construction In Progress	0.00	-10,350.00	10,350.00	100.00	-1,045.05	-76,800.00	75,754.95	96.64	-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	-1,700.00	0.00	-1,700.00	N/A	2,745.00	0.00	2,745.00	N/A	0.00
Cash Distributions	-144,000.00	-144,000.00	0.00	0.00	-432,000.00	-432,000.00	0.00	0.00	-576,000.00
Total Cash Flow Adj.	-138,685.12	-146,403.00	6,717.88	4.59	-424,285.17	-516,013.00	91,727.83	17.78	-655,291.00
CASH FLOW	17,343.15	-5,198.00	22,541.15	433.65	-35,980.54	-132,282.00	96,291.46	72.80	-151,917.00

Budget Comparison

Period = Jul 2021-Sep 2021

Book = Cash, Treu = Income Statement

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Rental Income									
Gross Potential Rent	228,118.70	228,498.00	1,621.70	0.72	687,698.81	685,491.00	2,207.81	0.32	910,012.00
Less: Vacancy	-1,535.05	-7,927.00	6,391.95	80.64	-24,975.36	-23,892.00	-983.36	-4.10	-31,850.00
Less: Rent Credits	-1,595.00	-6,662.00	4,067.00	71.83	-18,075.00	-17,137.00	-938.00	-5.47	-22,750.00
Less: Bad Debt	-9.99	-1,132.00	1,122.01	99.12	-9.97	-3,427.00	3,417.03	99.71	-4,540.00
Net Rental Income	224,979.66	211,777.00	13,202.66	6.23	644,638.48	640,935.00	3,703.48	0.58	850,363.00
Other Income									
Prepaid Rents	-1,240.00	0.00	-1,240.00	N/A	-7,988.65	0.00	-7,988.65	N/A	0.00
Lease Break Fees	1,595.00	0.00	1,595.00	N/A	1,695.00	0.00	1,695.00	N/A	0.00
Storage	240.00	150.00	90.00	60.00	697.33	450.00	247.33	54.96	600.00
NSF Fees	75.00	0.00	75.00	N/A	300.00	0.00	300.00	N/A	0.00
Credit Check Fees	120.00	80.00	40.00	33.33	330.00	270.00	60.00	22.22	360.00
Retained Deposits	810.00	0.00	810.00	N/A	1,855.00	0.00	1,855.00	N/A	0.00
Merchandise Sales	99.60	48.00	51.60	107.50	166.81	144.00	22.81	15.84	192.00
Electronic Payment Charges	61.36	27.00	34.36	127.26	224.31	81.00	143.31	176.93	108.00
Other Income	300.00	0.00	300.00	N/A	845.00	0.00	845.00	N/A	0.00
Total Other Income	2,060.96	315.00	1,745.96	554.27	-1,885.20	945.00	-2,830.20	-299.49	1,260.00
Total Income	227,040.62	212,092.00	14,948.62	7.05	642,753.28	641,880.00	873.28	0.14	852,123.00
Operating Expenses									
Salary & Related Expenses	16,203.36	16,125.00	-78.36	-0.49	48,551.54	51,224.00	2,672.46	5.22	69,550.00
Advertising & Promotion	2,612.45	2,216.00	-396.45	-17.89	6,487.59	6,658.00	170.41	2.56	9,169.00
Maintenance & Repairs	9,467.32	11,864.00	2,186.68	18.76	28,938.00	35,182.00	6,214.00	17.68	47,426.00
Administrative	11,816.50	12,711.00	894.50	7.04	34,828.96	38,163.00	3,334.04	8.74	51,459.00
Utilities	6,488.59	7,895.00	1,206.42	15.66	21,753.11	23,085.00	1,331.89	6.77	30,780.00
Insurance	0.00	0.00	0.00	N/A	17,797.00	6,466.00	-11,321.00	-175.09	6,466.00
Real Estate Taxes	6,014.88	0.00	-6,014.88	N/A	18,044.64	12,208.00	-5,836.64	-47.81	24,416.00
Turnover	1,707.24	3,570.00	1,862.76	52.16	10,214.92	11,905.00	1,690.08	14.20	15,475.00
Total Operating Expenses	54,310.33	59,971.00	-398.33	-0.63	186,605.76	184,981.00	-1,744.76	-0.94	254,741.00
Net Operating Income	172,730.29	156,121.00	14,609.29	9.24	456,147.52	457,019.00	-871.48	-0.19	597,382.00
Partnership Expense									
Asset Management	8,124.53	7,998.00	-126.53	-1.56	24,364.11	24,874.00	509.89	2.05	33,354.00
Major Repairs	2,427.00	3,600.00	1,173.00	32.58	8,627.00	13,900.00	5,273.00	37.94	20,900.00
Insurance	0.00	0.00	0.00	N/A	16,092.00	12,205.00	-3,827.00	-31.36	12,205.00
Professional Fees	0.00	0.00	0.00	N/A	0.00	3,150.00	3,150.00	100.00	3,150.00
Taxes and LLC Fees	0.00	0.00	0.00	N/A	3,300.00	3,300.00	0.00	0.00	3,300.00

Budget Comparison

Period = Jul 2021-Sep 2021

Book = Cash ; Tree = Income state app

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Interest	5,150.49	5,318.00	-167.51	3.15	15,519.78	15,839.00	-319.22	2.02	21,099.00
Total Non-Operating	15,702.02	16,916.00	1,213.98	7.18	67,842.89	73,269.00	5,426.11	7.40	94,008.00
Net Income	157,028.27	141,205.00	15,823.27	11.21	388,304.83	383,751.00	4,553.83	1.19	503,374.00

Budget Comparison

Period = Jul 2021-Sep 2021

Book = Cash, Trce = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000100									
5010000	4,286.93	4,352.00	75.07	1.72	13,371.05	13,813.00	441.95	3.20	18,902.00
5010008	409.44	1,200.00	790.56	65.88	1,186.44	3,600.00	2,413.56	67.04	4,800.00
5020007	3,938.72	4,293.00	354.28	8.25	11,992.33	13,505.00	1,512.67	11.95	16,426.00
5020009	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	650.00
5100000	975.00	600.00	-375.00	-62.50	2,925.00	1,800.00	-1,125.00	-62.50	2,400.00
	549.19	753.00	203.87	27.07	1,613.16	2,361.00	747.84	31.67	3,216.00
	4,951.81	3,807.00	-1,144.81	-30.07	12,952.70	11,421.00	-1,531.70	-13.41	15,228.00
	1,092.33	1,110.00	17.67	1.59	4,510.86	4,723.00	212.14	4.49	5,926.00
	16,203.36	16,125.00	-78.36	-0.49	48,551.54	51,224.00	2,672.46	5.22	69,550.00
5200000									
5210004	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	400.00
5210007	1,934.45	1,677.00	-257.45	-15.35	5,126.82	4,878.00	-248.82	-5.10	6,550.00
5210008	678.00	339.00	-339.00	-100.00	1,366.00	1,017.00	-349.00	-33.33	1,356.00
5210009	0.00	0.00	0.00	N/A	4.77	113.00	108.23	95.78	113.00
5220002	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	200.00
5220003	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5230005	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	50.00
5250000	2,612.45	2,216.00	-396.45	-17.89	5,487.59	6,058.00	1,704.41	2.56	9,169.00
5280000									
Maintenance and Repairs									
5310000	0.00	60.00	60.00	100.00	0.00	180.00	180.00	100.00	240.00
5310002	0.00	0.00	-60.00	N/A	650.00	0.00	-650.00	N/A	0.00
5310003	650.00	0.00	-650.00	100.00	0.00	90.00	90.00	100.00	120.00
5310004	0.00	30.00	30.00	-25.93	584.65	405.00	-179.65	-44.36	540.00
5310007	170.00	135.00	-35.00	100.00	0.00	300.00	300.00	100.00	300.00
5310009	0.00	300.00	300.00	100.00	0.00	720.00	720.00	100.00	960.00
5310011	0.00	240.00	240.00	100.00	0.00	720.00	720.00	100.00	960.00
5310012	0.00	240.00	240.00	100.00	0.00	360.00	360.00	100.00	480.00
5310013	0.00	165.00	165.00	100.00	617.90	495.00	-122.90	-24.83	660.00
5310014	0.00	0.00	0.00	N/A	0.00	650.00	650.00	100.00	850.00
5310015	807.00	975.00	168.00	17.23	3,961.16	3,625.00	-336.16	-9.27	4,600.00
5310017	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	600.00
5310021	0.00	30.00	30.00	100.00	0.00	90.00	90.00	100.00	120.00
5310023	0.00	630.00	630.00	100.00	640.00	2,480.00	1,840.00	74.19	3,110.00
5310049	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	300.00
	540.00	435.00	-105.00	-24.14	1,490.00	1,305.00	-185.00	-14.18	1,740.00
5310999	2,167.00	3,345.00	1,178.00	35.22	7,843.71	11,375.00	3,431.29	30.17	14,420.00

Budget Comparison

Period = Jul 2021-Sep 2021

Book = Cash ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5320000 Supplies									
5320004 Locks & Keys	32.51	75.00	42.49	56.65	127.29	225.00	97.61	43.38	300.00
5320005 Uniforms	49.61	0.00	-49.61	N/A	49.61	50.00	0.39	0.78	50.00
5320007 Electrical	10.00	135.00	125.00	92.59	102.35	405.00	302.65	74.73	540.00
5320013 HVAC	0.00	75.00	75.00	100.00	64.92	225.00	160.08	71.15	300.00
5320014 Painting	105.79	75.00	-30.79	-41.05	221.67	225.00	3.13	1.39	300.00
5320015 Plumbing	240.40	345.00	104.60	30.32	725.23	1,035.00	309.77	29.93	1,380.00
5320021 Appliance Parts	0.00	105.00	105.00	100.00	98.14	315.00	216.86	68.84	420.00
5320024 Pool	180.00	165.00	-15.00	-9.09	620.00	495.00	-125.00	-25.25	650.00
5320028 Lighting	229.04	135.00	-94.04	-69.66	627.64	405.00	-222.64	-54.97	540.00
Miscellaneous Supplies	142.63	525.00	382.37	72.83	633.30	1,575.00	941.70	59.79	2,100.00
5320999 Total Supplies	689.96	1,935.00	645.02	39.45	3,270.45	4,965.00	1,694.55	34.00	6,590.00
5330000 Landscaping									
5330001 Contract	486.00	486.00	0.00	0.00	1,296.00	1,458.00	162.00	11.11	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	1,200.00
5330006 Improvements	0.00	300.00	300.00	100.00	0.00	800.00	800.00	100.00	600.00
5330999 Total Landscaping	486.00	786.00	300.00	38.17	1,296.00	2,058.00	762.00	37.03	4,564.00
5340000 Contract Services									
5340002 Exterminating	205.00	180.00	-25.00	-13.89	535.00	540.00	5.00	0.93	720.00
5340011 Elevator Contract	0.00	540.00	540.00	100.00	1,080.00	1,620.00	540.00	33.33	2,160.00
5340016 Fire/Life Safety	1,255.21	800.00	-455.21	-56.90	1,399.21	1,350.00	-49.21	-3.65	1,350.00
5340023 Pool	480.00	435.00	-45.00	-10.34	1,410.00	1,305.00	-105.00	-8.05	1,740.00
5340999 Total Contract Services	1,940.21	1,955.00	14.79	0.76	4,424.21	4,815.00	390.79	8.12	5,970.00
5350000 Maintenance									
5350004 Hardware/Tools	0.00	75.00	75.00	100.00	0.00	375.00	375.00	100.00	450.00
5360002 Janitorial - Contract	1,920.00	1,920.00	0.00	0.00	6,320.00	5,760.00	-560.00	-9.72	7,680.00
5380003 Janitorial-Suppl/Material	0.00	30.00	30.00	100.00	0.00	90.00	90.00	100.00	120.00
5380004 Refuse	1,964.13	1,908.00	-56.13	-2.94	5,663.63	5,724.00	40.37	0.71	7,532.00
5380999 Total Maintenance	3,884.13	3,933.00	48.87	1.24	12,003.63	11,949.00	-54.63	-0.46	15,882.00
5390000 Total Repairs and Maintenance	9,467.32	11,654.00	2,186.68	18.76	28,838.00	35,152.00	6,214.00	17.68	47,426.00
6400000 Administrative Expense									
5410000 Management Fee	9,152.35	8,484.00	-668.35	-7.88	25,689.50	25,675.00	-14.50	-0.06	34,084.00

Budget Comparison

Period = Jul 2021-Sep 2021

Book = Cash; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5420000	1,200.00	1,200.00	0.00	0.00	3,600.00	3,600.00	0.00	0.00	4,800.00
5420003	0.00	45.00	45.00	100.00	18.78	135.00	116.22	86.09	180.00
5420004	0.00	24.00	24.00	100.00	0.00	72.00	72.00	100.00	96.00
5420005	1,131.79	1,017.00	-114.79	-11.29	3,024.78	3,051.00	26.22	0.86	4,068.00
5420006	0.00	30.00	30.00	100.00	21.96	90.00	68.04	75.60	120.00
5420008	83.72	90.00	6.28	6.98	248.20	270.00	21.80	8.07	360.00
5420011	0.00	0.00	0.00	N/A	13.23	32.00	18.77	58.66	32.00
5420012	12.75	15.00	2.25	15.00	770.25	905.00	134.75	14.89	920.00
5420013	0.00	30.00	30.00	100.00	29.65	90.00	60.35	67.08	120.00
5420019	0.00	30.00	30.00	100.00	2.75	80.00	87.25	98.94	120.00
5430000	0.00	195.00	195.00	100.00	77.44	585.00	507.56	86.76	780.00
5430000	0.00	675.00	675.00	100.00	20.00	970.00	950.00	97.84	2,320.00
5440002	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	300.00
5450000	44.84	51.00	6.16	12.08	135.81	153.00	17.09	11.17	204.00
5450002	150.00	90.00	-60.00	-66.67	790.00	270.00	-480.00	-177.78	360.00
5460000	15.19	105.00	89.81	85.53	71.19	315.00	243.81	77.40	420.00
5460002	0.00	225.00	225.00	100.00	0.00	675.00	675.00	100.00	900.00
5480010	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	600.00
5470000	25.86	50.00	34.14	58.90	47.05	180.00	132.95	73.86	240.00
5470004	0.00	105.00	105.00	100.00	308.27	315.00	6.73	2.14	420.00
5480000	0.00	15.00	15.00	100.00	0.00	15.00	15.00	100.00	15.00
5490999	11,816.50	12,711.00	894.50	7.04	34,828.95	38,153.00	3,324.04	8.74	51,459.00
Utilities									
5500000	2,670.15	2,865.00	194.85	6.80	8,386.46	8,595.00	208.54	2.43	11,460.00
5510000	368.11	855.00	486.89	56.95	1,834.65	2,585.00	750.35	28.47	3,420.00
5510002	2,481.71	2,700.00	218.29	8.08	7,850.51	8,100.00	249.49	3.08	10,800.00
5510003	275.40	315.00	39.60	12.57	880.40	945.00	64.60	8.95	1,260.00
5510005	113.79	375.00	261.21	69.68	1,082.26	1,125.00	42.74	3.80	1,500.00
5510006	579.42	585.00	5.58	0.85	1,738.83	1,755.00	16.17	0.92	2,340.00
5510999	6,488.58	7,695.00	1,206.42	15.68	21,733.11	23,085.00	1,351.89	5.77	30,780.00
Turnover Expense									
5600001	270.00	675.00	405.00	60.00	1,346.00	2,025.00	680.00	33.58	2,700.00
5600002	0.00	30.00	30.00	100.00	0.00	90.00	90.00	100.00	120.00
5600003	0.00	15.00	15.00	100.00	100.00	540.00	440.00	81.48	555.00
5600004	0.00	0.00	0.00	N/A	1,725.00	700.00	-1,025.00	-146.43	700.00
5600005	85.48	195.00	109.52	56.16	428.92	585.00	155.08	26.51	780.00

Budget Comparison

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5600006	Repairs & Replacements-Other	322.42	150.00	-172.42	-114.85	876.86	450.00	-526.86	-117.06	600.00
5600007	Carpet Cleaning	50.00	300.00	250.00	83.33	200.00	800.00	700.00	77.78	1,200.00
5600008	Carpet Replacements	428.34	800.00	170.66	28.44	2,503.14	1,800.00	-803.14	-44.82	2,400.00
5600012	Window/Screens-Replacements	0.00	30.00	30.00	100.00	0.00	90.00	80.00	100.00	120.00
5600014	Window/Screens-Repairs	0.00	45.00	45.00	100.00	0.00	135.00	135.00	100.00	180.00
5600015	Counter/Cabinet-Replacements	0.00	45.00	45.00	100.00	0.00	135.00	135.00	100.00	180.00
5600018	Hardware/Tools	0.00	60.00	60.00	100.00	0.00	180.00	180.00	100.00	240.00
5600018	Tub/Sink-Re-Glazing	550.00	1,425.00	875.00	61.40	2,835.00	4,275.00	1,440.00	33.98	5,700.00
5630000	Total Turnover Expense	1,707.24	3,570.00	1,862.76	52.18	10,214.92	11,905.00	1,690.08	14.20	15,475.00