



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

FRANKLIN APARTMENTS INVESTORS, LLC FOURTH QUARTER 2021 REPORT

EXECUTIVE SUMMARY

In the fourth quarter, Franklin House maintained an average 100% occupancy level.

The heavy rains during the week of December 26, 2021, caused a leak that filtered into the electrical panels. As a result, thirteen of them failed. We believe the leak occurred from the ongoing issues with the pool. The City of Pasadena turned off power to the panels and requested they be replaced and moved. Consequently, the thirteen residents affected had to be relocated for 30 days. The vendor had a tough time obtaining parts needed due to supply issues. His workers also suffered with Covid-19 and had to halt the project while they recovered. An insurance claim was filed. We will update you in the upcoming quarter on the status of the claim.

As part of our routine annual maintenance, roof repairs of \$3,350 were made.

FINANCIAL

The Net Operating Income (NOI) for this reporting period of \$168,376 was 20% above the budgeted NOI of \$140,363. Total Income of \$230,024 also ended 9% over budget. Total Operating Expenses of \$61,648 came in under budget total expenses of \$53,971 by 11%.

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,


Eija Mora
Portfolio Manager

Balance Sheet

Period = Dec 2021

Book = Cash ; Tree = 105

Current Balance

ASSETS		
Cash		
Operating Cash		162,180.92
Petty Cash		200.00
Total Cash		<u>162,380.92</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		3,569.17
Less: Accumulated Depreciation		<u>-1,050,521.48</u>
Total Fixed Assets		<u>728,874.72</u>
Intangible Assets		
Loan Fees		<u>10,207.15</u>
Total Intangible Assets		<u>10,207.15</u>
Total Assets		<u><u>901,462.79</u></u>
LIABILITIES & EQUITY		
Short Term Liabilities		
Security Deposits		<u>36,595.00</u>
Total Short Term Liabilities		<u>36,595.00</u>
Long Term Liabilities		
Mortgage Payable		<u>1,095,153.75</u>
Total Long Term Liabilities		<u>1,095,153.75</u>
Equity		
Partner's Equity		-1,308,650.88
Retained Earnings		<u>1,078,364.92</u>
Total Equity		<u>-230,285.96</u>
Total Liabilities & Equity		<u><u>901,462.79</u></u>

Budget Comparison

Period = Oct 2021-Dec 2021

Buck = Cash ; Trail = cl anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000001 Rental Income									
4000010 Market Rent	224,375.00	210,255.00	14,120.00	6.72	875,735.00	837,270.00	38,465.00	4.59	837,270.00
4000020 Loss to Lease	3,590.46	14,256.00	-10,665.54	-74.90	39,919.27	72,742.00	-32,822.73	-45.12	72,742.00
4000100 Total Gross Potential Rent	227,955.46	224,521.00	3,434.46	1.53	915,654.27	910,012.00	5,642.27	0.62	910,012.00
4020000 Less: Vacancy	-100.00	-7,858.00	7,758.00	98.73	-25,075.36	-31,850.00	6,774.64	21.27	-31,850.00
4030000 Less: Concessions	-804.28	0.00	-804.28	N/A	-804.28	0.00	-804.28	N/A	0.00
Anchor CF Less: Rent Credits	0.00	-5,613.00	5,613.00	100.00	-18,075.00	-22,750.00	4,675.00	20.55	-22,750.00
4050000 Less: Bad Debt	8.99	-1,122.00	1,131.99	100.89	0.02	-4,549.00	4,549.02	100.00	-4,549.00
4090000 Prepaid Rents	2,130.00	0.00	2,130.00	N/A	-5,869.65	0.00	-5,869.65	N/A	0.00
4100000 Net Rental Income	229,191.17	209,828.00	19,263.17	9.18	865,831.00	850,963.00	14,868.00	1.76	850,963.00
4110000 Other Income									
4130000 Accelerated Rents - Break	0.00	0.00	0.00	N/A	1,695.00	0.00	1,695.00	N/A	0.00
4140000 Storage	250.00	150.00	100.00	66.67	947.33	600.00	347.33	57.89	600.00
4170000 NSF Fees	0.00	0.00	0.00	N/A	300.00	0.00	300.00	N/A	0.00
4200001 Pet Rent	300.00	0.00	300.00	N/A	1,145.00	0.00	1,145.00	N/A	0.00
4220000 Credit Check Fees	90.00	90.00	0.00	0.00	420.00	360.00	60.00	16.67	360.00
4240000 Related Deposits	0.00	0.00	0.00	N/A	1,855.00	0.00	1,855.00	N/A	0.00
4240000 Merchandise Sales	46.06	48.00	-1.94	-4.04	212.87	192.00	20.87	10.87	192.00
4300000 Electronic Payment Fees	106.86	27.00	79.86	295.78	331.17	108.00	223.17	206.64	108.00
4450000 Miscellaneous Income	39.95	0.00	39.95	N/A	39.95	0.00	39.95	N/A	0.00
4450000 Total Other Income	832.87	315.00	517.87	164.40	6,946.32	1,260.00	5,686.32	451.30	1,260.00
4999999 Total Income	230,024.04	210,243.00	19,781.04	9.41	872,777.32	852,123.00	20,654.32	2.42	852,123.00
5000010 Operating Expenses									
Salaries and Related Expense	15,410.69	18,326.00	2,915.31	15.91	63,962.23	69,550.00	5,587.77	8.03	69,550.00
Advertising and Promotion	2,188.86	2,511.00	321.04	12.79	8,677.55	9,169.00	491.45	5.36	9,169.00
Repairs and Maintenance	16,120.41	12,274.00	-3,846.41	-31.34	45,058.41	47,426.00	2,367.59	4.99	47,426.00
Administrative Expenses	14,223.36	13,296.00	-927.36	-6.97	49,052.32	51,459.00	2,406.68	4.88	51,459.00
Utilities	6,300.75	7,695.00	1,394.25	18.12	28,053.86	30,780.00	2,726.14	8.85	30,780.00
Insurance	0.00	0.00	0.00	N/A	17,787.00	6,466.00	-11,321.00	-175.09	6,466.00
Real Estate Taxes	6,507.11	12,208.00	5,700.89	46.70	24,551.75	24,416.00	-135.75	-0.56	24,416.00
5500001 Turnover Expense	895.49	3,570.00	2,674.51	74.92	11,110.41	15,475.00	4,364.59	28.20	15,475.00
5640000 Total Operating Expenses	61,647.77	69,880.00	8,232.23	11.78	248,253.53	254,741.00	6,487.47	2.55	254,741.00
5990000 Net Operating Income	168,376.27	140,363.00	28,013.27	19.96	624,523.79	597,382.00	27,141.79	4.54	597,382.00
6000000 Partnership Expenses									
6010001 Asset Management	8,527.31	8,480.00	-47.31	-0.56	32,891.42	33,354.00	462.58	1.39	33,354.00

Budget Comparison

Period = Oct 2021-Dec 2021

Book = Cash ; Tree = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6310000 Major Repairs	923.00	7,000.00	6,077.00	66.31	9,550.00	20,800.00	11,350.00	54.31	20,900.00
6460000 Professional Fees	3,100.00	0.00	-3,100.00	N/A	3,100.00	3,150.00	50.00	1.59	3,150.00
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	5,084.32	5,260.00	175.68	3.34	20,504.10	21,089.00	494.80	2.35	21,099.00
6990001 Total Partnership Expense	17,634.63	20,740.00	3,105.37	14.97	85,477.52	94,008.00	8,530.48	9.07	94,008.00
9980000 Net Income	150,741.84	119,623.00	31,118.84	26.01	539,046.27	503,374.00	35,672.27	7.09	503,374.00
Cash Flow Adjustment									
1180001 Prepaid Expenses	0.00	7,947.00	-7,947.00	-100.00	0.00	734.00	-734.00	-100.00	734.00
Construction In Progress	-2,524.12	-3,225.00	700.88	21.73	-3,589.17	-80,025.00	76,435.83	85.54	-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	1,210.00	0.00	1,210.00	N/A	3,855.00	0.00	3,855.00	N/A	0.00
2500000 Cash Distributions	-144,000.00	-144,000.00	0.00	0.00	-578,000.00	-578,000.00	0.00	0.00	-578,000.00
Total Cash Flow Adj.	-151,329.00	-139,278.00	-12,051.00	-8.65	-575,814.17	-855,291.00	79,676.83	12.16	-655,291.00
CASH FLOW	-587.36	-13,655.00	18,067.64	97.01	-36,567.90	-151,917.00	115,349.10	75.93	-151,917.00

Budget Comparison

Period = Oct 2021-Dec 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	227,955.46	224,521.00	3,434.46	1.53	915,654.27	910,012.00	5,642.27	0.62	910,012.00
Less: Vacancy	-100.00	-7,858.00	7,758.00	98.73	-25,075.36	-31,850.00	6,774.64	21.27	-31,850.00
Less: Rent Credits	-804.28	-5,613.00	4,808.72	85.67	-18,879.28	-22,750.00	3,870.72	17.01	-22,750.00
Less: Bad Debt	9.99	-1,122.00	1,131.99	100.89	0.02	-4,549.00	4,549.02	100.00	-4,549.00
Net Rental Income	227,061.17	209,928.00	17,133.17	8.16	871,699.65	850,863.00	20,836.65	2.45	850,863.00
Other Income									
Prepaid Rents	2,130.00	0.00	2,130.00	N/A	-5,868.65	0.00	-5,868.65	N/A	0.00
Lease Break Fees	0.00	0.00	0.00	N/A	1,695.00	0.00	1,695.00	N/A	0.00
Storage	250.00	150.00	100.00	66.67	947.33	600.00	347.33	57.89	600.00
NSF Fees	0.00	0.00	0.00	N/A	300.00	0.00	300.00	N/A	0.00
Credit Check Fees	90.00	90.00	0.00	0.00	420.00	360.00	60.00	16.67	360.00
Retained Deposits	0.00	0.00	0.00	N/A	1,855.00	0.00	1,855.00	N/A	0.00
Merchandise Sales	46.06	48.00	-1.94	-4.04	212.87	192.00	20.87	10.87	192.00
Electronic Payment Charges	106.86	27.00	79.86	295.78	331.17	108.00	223.17	206.64	108.00
Other Income	339.95	0.00	339.95	N/A	1,184.95	0.00	1,184.95	N/A	0.00
Total Other Income	2,962.87	315.00	2,647.87	840.59	1,077.67	1,260.00	-182.33	-14.47	1,260.00
Total Income	230,024.04	210,243.00	19,781.04	9.41	872,777.32	852,123.00	20,654.32	2.42	852,123.00
Operating Expenses									
Salary & Related Expenses	15,410.69	16,326.00	2,915.31	15.91	63,982.23	69,550.00	5,567.77	8.03	69,550.00
Advertising & Promotion	2,189.96	2,511.00	321.04	12.79	8,677.55	9,169.00	491.45	5.36	9,169.00
Maintenance & Repairs	16,120.41	12,274.00	-3,846.41	-31.34	45,058.41	47,426.00	2,367.59	4.99	47,426.00
Administrative	14,223.36	13,286.00	-927.36	-6.57	48,052.32	51,459.00	2,406.68	4.68	51,459.00
Utilities	6,300.75	7,695.00	1,394.25	18.12	28,053.86	30,780.00	2,726.14	8.86	30,780.00
Insurance	0.00	0.00	0.00	N/A	17,787.00	6,466.00	-11,321.00	-175.09	6,466.00
Real Estate Taxes	6,507.11	12,208.00	5,700.89	46.70	24,551.75	24,416.00	-135.75	-0.56	24,416.00
Turnover	895.49	3,570.00	11,110.41	74.92	15,475.00	15,475.00	0.00	0.00	15,475.00
Total Operating Expenses	61,547.77	69,880.00	8,232.23	11.78	248,253.53	254,741.00	6,487.47	2.55	254,741.00
Net Operating Income	168,376.27	140,363.00	28,013.27	19.96	624,523.79	597,382.00	27,141.79	4.54	597,382.00
Partnership Expense									
Asset Management	8,527.31	8,480.00	-47.31	-0.56	32,891.42	33,354.00	462.58	1.39	33,354.00
Major Repairs	923.00	7,000.00	6,077.00	66.81	9,550.00	20,900.00	11,350.00	54.31	20,900.00
Insurance	0.00	0.00	0.00	N/A	16,032.00	12,205.00	-3,827.00	-31.36	12,205.00
Professional Fees	3,100.00	0.00	-3,100.00	N/A	3,100.00	3,150.00	50.00	1.59	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 = Oct 2021-Dec 2021

Book = Cash ; Type = Income state 409

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Interest	5,084.32	5,280.00	175.68	3.34	20,604.10	21,089.00	484.90	2.35	21,089.00
Total Non-Operating	17,634.63	20,740.00	3,105.37	14.97	85,477.52	94,008.00	8,530.48	9.07	94,008.00
Net Income	150,741.64	149,623.00	31,118.64	26.01	539,046.27	503,374.00	35,672.27	7.09	503,374.00

Budget Comparison

Period = Oct 2021-Dec 2021

Book = Cash ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5200000									
Advertising and Promotion									
5210000	4,905.27	5,089.00	183.73	3.61	18,276.32	18,902.00	625.68	3.31	18,902.00
5210004	575.44	1,200.00	624.56	52.05	1,761.88	4,800.00	3,038.12	63.28	4,800.00
5210007	5,201.41	4,920.00	-281.41	-5.72	17,083.74	18,426.00	1,332.26	7.23	18,426.00
5210009	150.00	650.00	500.00	76.92	250.00	650.00	400.00	61.54	650.00
5220000	725.00	600.00	-125.00	-20.83	3,650.00	2,400.00	-1,250.00	-52.08	2,400.00
5220002	657.87	855.00	297.33	34.78	2,170.83	3,216.00	1,045.17	32.50	3,216.00
5220003	2,175.92	3,807.00	1,631.08	42.84	15,128.82	15,228.00	99.38	0.65	15,228.00
5220005	1,119.98	1,205.00	85.02	7.06	5,630.84	5,928.00	297.16	5.01	5,928.00
5250000	15,410.69	16,326.00	2,815.31	15.91	63,982.23	69,550.00	5,567.77	8.03	69,550.00
Total Advertising and Promotion	15,410.69	16,326.00	2,815.31	15.91	63,982.23	69,550.00	5,567.77	8.03	69,550.00
5260000									
Maintenance and Repairs									
5310000	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	400.00
5310002	1,704.52	1,872.00	-167.48	-9.48	6,831.34	8,550.00	-1,718.66	-20.10	8,550.00
5310003	0.00	338.00	338.00	100.00	1,356.00	1,356.00	0.00	0.00	1,356.00
5310004	0.00	0.00	0.00	N/A	4.77	113.00	108.23	95.78	113.00
5310007	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	200.00
5310009	485.44	500.00	14.56	2.91	485.44	500.00	14.56	2.91	500.00
5320000	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	50.00
Total Advertising and Promotion	2,189.98	2,511.00	321.04	12.79	8,677.55	9,159.00	-481.45	-5.36	9,159.00
5370000									
Repairs									
5310002	0.00	60.00	60.00	100.00	0.00	240.00	240.00	100.00	240.00
5310003	0.00	0.00	0.00	N/A	650.00	0.00	-650.00	N/A	0.00
5310004	0.00	30.00	30.00	100.00	0.00	120.00	120.00	100.00	120.00
5310007	0.00	135.00	135.00	100.00	594.65	640.00	-44.35	-8.27	640.00
5310009	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5310011	0.00	240.00	240.00	100.00	0.00	960.00	960.00	100.00	960.00
5310012	0.00	120.00	120.00	100.00	0.00	480.00	480.00	100.00	480.00
5310013	1,011.85	165.00	-846.85	-513.24	1,628.75	660.00	-968.75	-146.93	660.00
5310014	0.00	0.00	0.00	N/A	0.00	650.00	650.00	100.00	650.00
5310015	0.00	875.00	875.00	100.00	3,961.16	4,800.00	838.84	13.89	4,800.00
5310017	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	600.00
5310021	0.00	30.00	30.00	100.00	0.00	120.00	120.00	100.00	120.00
5310023	365.00	630.00	275.00	43.65	995.00	3,110.00	2,115.00	68.01	3,110.00
5310049	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	300.00
Miscellaneous	290.00	435.00	145.00	33.33	1,780.00	1,740.00	-40.00	-2.30	1,740.00
Total Repairs	1,658.85	3,045.00	1,386.15	45.58	9,600.56	14,420.00	4,819.44	33.42	14,420.00

Budget Comparison

Period = Oct 2021-Dec 2021

Book = Cash ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5320000									
Supplies									
5320004	Locks & Keys	222.24	75.00	-147.24	-196.32	349.63	300.00	-49.63	300.00
5320005	Uniforms	59.42	0.00	-59.42	N/A	109.03	50.00	-59.03	50.00
5320007	Electrical	70.52	135.00	64.48	47.76	172.87	540.00	367.13	540.00
5320013	HVAC	0.00	75.00	75.00	100.00	64.92	300.00	235.08	300.00
5320014	Painting	141.86	75.00	-66.66	-88.88	363.53	300.00	-63.53	300.00
5320015	Plumbing	597.92	345.00	-252.92	-73.31	1,323.15	1,380.00	56.85	1,380.00
5320021	Appliance Parts	30.00	105.00	75.00	71.43	128.14	420.00	291.86	420.00
5320024	Pool	230.00	165.00	-65.00	-39.39	880.00	680.00	-190.00	680.00
5320028	Lighting	76.55	135.00	58.45	43.30	704.19	540.00	-164.19	540.00
	Miscellaneous Supplies	271.59	525.00	253.41	48.27	804.89	2,100.00	1,295.11	2,100.00
5320999	Total Supplies	1,599.90	1,635.00	-64.90	-3.97	4,970.35	6,590.00	1,619.65	6,590.00
5330000									
Landscaping									
5330001	Contract	646.00	486.00	-162.00	-33.33	1,944.00	1,944.00	0.00	1,944.00
5330002	Tree Pruning	1,750.00	0.00	-1,750.00	N/A	1,750.00	0.00	-1,750.00	0.00
5330004	Irrigation	0.00	1,900.00	1,900.00	100.00	0.00	1,900.00	1,900.00	1,900.00
5330005	Seasonal Color	125.00	120.00	-5.00	-4.17	125.00	120.00	-5.00	120.00
5330008	Improvements	0.00	0.00	0.00	N/A	0.00	600.00	600.00	600.00
5330999	Total Landscaping	2,521.00	2,506.00	-17.00	-0.68	3,819.00	4,564.00	745.00	4,564.00
5340000									
Contract Services									
5340002	Exterminating	640.00	180.00	-460.00	-255.56	1,175.00	720.00	-455.00	720.00
5340011	Elevator Contract	555.00	540.00	-15.00	-2.78	1,635.00	2,160.00	525.00	2,160.00
5340016	FireLife Sreliv	3,658.00	0.00	-3,658.00	N/A	5,057.21	1,360.00	-3,707.21	1,360.00
5340023	Pool	480.00	435.00	-45.00	-10.34	1,890.00	1,740.00	-150.00	1,740.00
	Misc. Contract Services	67.83	0.00	-67.83	N/A	67.83	0.00	-67.83	0.00
5340999	Total Contract Services	5,400.83	1,155.00	-4,245.83	-387.60	9,825.04	5,970.00	-3,855.04	5,970.00
5350000									
Maintenance									
5350004	Hardware/Tools	297.74	75.00	-222.74	-296.99	287.74	450.00	152.26	33.84
5350003	Janitorial - Contract	2,560.00	1,920.00	-640.00	-33.33	8,880.00	7,680.00	-1,200.00	7,680.00
5350002	Janitorial-Suppl/Material	17.96	30.00	12.04	40.13	17.96	120.00	102.04	120.00
5350004	Reluse	1,964.13	1,809.00	-155.13	-2.94	7,647.76	7,632.00	-15.76	7,632.00
5350999	Total Maintenance	4,839.83	3,833.00	-906.83	-23.09	16,843.46	15,882.00	-961.46	15,882.00
5390000									
	Total Repairs and Maintenance	16,120.41	12,274.00	-3,846.41	-31.34	45,058.41	47,428.00	2,367.59	47,428.00

Budget Comparison

Period = Oct 2021-Dec 2021

Book = Cash ; Tree = Expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5400000 Administrative Expense									
5410000 Management Fee	9,099.51	8,409.00	-690.51	-8.21	34,789.01	34,094.00	-705.01	-2.07	34,094.00
5420000 Management Office Rent	1,200.00	1,200.00	0.00	0.00	4,800.00	4,800.00	0.00	0.00	4,800.00
5420003 Office Supplies	0.00	45.00	45.00	100.00	18.78	180.00	161.22	89.57	180.00
5420004 Postage/Messenger	0.00	24.00	24.00	100.00	0.00	96.00	96.00	100.00	96.00
5420005 Telephone	804.77	1,017.00	212.23	20.87	3,828.55	4,088.00	238.45	5.86	4,088.00
5420006 Office Operations-General	0.00	30.00	30.00	100.00	21.96	120.00	98.04	81.70	120.00
5420008 Bank Charges	83.41	90.00	6.59	7.32	331.61	360.00	28.39	7.88	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	12.75	15.00	2.25	15.00	783.00	920.00	137.00	14.89	920.00
5420013 Printing	0.00	30.00	30.00	100.00	29.65	120.00	90.35	75.29	120.00
5420019 Signage	0.00	30.00	30.00	100.00	2.75	120.00	117.25	97.71	120.00
5430000 General Supplies	45.78	195.00	149.22	76.52	123.22	780.00	656.78	84.20	780.00
5430000 Permits & Fees	2,774.80	1,360.00	-1,424.80	-105.54	2,794.80	2,320.00	-474.80	-20.47	2,320.00
5440002 Auto Mileage	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	300.00
5450000 Answering Service	44.84	51.00	6.16	12.08	180.75	204.00	23.25	11.40	204.00
5450002 Credit Verification	0.00	90.00	90.00	100.00	750.00	360.00	-390.00	-108.33	360.00
5460000 Legal Fees	0.00	105.00	105.00	100.00	71.19	420.00	348.81	83.05	420.00
5460002 Eviction Costs	17.80	225.00	207.20	92.09	17.80	800.00	882.20	98.02	800.00
5460003 Recruitment Fees	105.75	0.00	-105.75	N/A	105.75	0.00	-105.75	N/A	0.00
5460010 Other Professional Fees	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	600.00
5470000 Management Seminars	0.00	60.00	60.00	100.00	47.05	240.00	192.95	80.40	240.00
5470004 Luncheon Meetings	33.95	105.00	71.05	67.67	342.22	420.00	77.78	18.52	420.00
5480000 Dues Memberships & Seminars	0.00	0.00	0.00	N/A	0.00	15.00	15.00	100.00	15.00
5490999 Total Administrative Expense	14,223.36	13,296.00	-927.36	-6.97	49,052.32	51,459.00	2,406.68	4.68	51,459.00
5500000 Utilities									
5510000 Electric-Common Area	2,564.39	2,865.00	300.61	10.49	10,950.85	11,460.00	509.15	4.44	11,460.00
5510001 Gas	599.61	865.00	265.39	29.87	2,434.26	3,420.00	985.74	28.82	3,420.00
5510002 Water	2,305.93	2,700.00	394.07	14.60	10,156.44	10,800.00	643.56	5.96	10,800.00
5510003 Sewer	251.40	315.00	63.60	20.18	1,111.80	1,260.00	148.20	11.76	1,260.00
5510005 Utility-Vacant Units	0.00	375.00	375.00	100.00	1,082.26	1,500.00	417.74	27.85	1,500.00
5510006 Cable	579.42	585.00	5.58	0.95	2,316.25	2,340.00	23.75	1.03	2,340.00
5510999 Total Utilities	6,300.75	7,695.00	1,394.25	18.12	28,053.66	30,780.00	2,726.34	8.86	30,780.00
5590000 Turnover Expense									
5600001 Apartment Cleaning	285.00	675.00	390.00	57.78	1,630.00	2,700.00	1,070.00	39.63	2,700.00
5600002 Blind - Repair	0.00	30.00	30.00	100.00	0.00	120.00	120.00	100.00	120.00

Budget Comparison

Period = Oct 2021 - Dec 2021

Book = Cash ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5600003 Blind - Replacement	0.00	15.00	15.00	100.00	100.00	555.00	455.00	81.98	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	0.00	195.00	195.00	100.00	429.92	780.00	350.08	44.88	780.00
5600006 Repairs & Replacements-Other	59.54	150.00	90.46	80.31	1,036.40	600.00	-436.40	-72.73	600.00
5600007 Carpet Cleaning	0.00	300.00	300.00	100.00	200.00	1,200.00	1,000.00	83.33	1,200.00
5600008 Carpet Replacements	260.95	600.00	339.05	56.51	2,864.09	2,400.00	-464.09	-19.34	2,400.00
5600012 Windows/Screens-Replacements	0.00	30.00	30.00	100.00	0.00	120.00	120.00	100.00	120.00
5600014 Counter/Cabinet-Repairs	0.00	45.00	45.00	100.00	0.00	180.00	180.00	100.00	180.00
5600015 Counter/Cabinet-Replacements	0.00	45.00	45.00	100.00	0.00	180.00	180.00	100.00	180.00
5600016 Hardware/Tools	0.00	60.00	60.00	100.00	0.00	240.00	240.00	100.00	240.00
5600018 Tub/Sink-Re-Glazing	290.00	1,425.00	1,135.00	78.65	3,125.00	5,700.00	2,575.00	45.18	5,700.00
5690000 Total Turnover Expense	895.49	3,570.00	2,674.51	74.92	11,110.41	15,475.00	4,364.59	28.20	15,475.00