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Hillside Village Apartment Investors, LLC SECOND QUARTER 2020

EXECUTIVE SUMMARY

Hillside ended the first quarter with 98% occupancy and one unit pre-leased for early July move-in.

Due to the impact Covid-19 has had on the economy counties throughout California have established an ordinance that allows residents to enter into payment plans in order to avoid eviction. Residents have twelve months from the date the orders are lifted to pay rent. Late fees and rent increases were also included in this moratorium. In an effort to collect rent on time Anchor Pacifica has also offered tenants financially affected by Covid-19 a fifteen percent discount.

Major repairs totaled \$15,713 this quarter that consisted of plumbing and roof repairs. Last quarter we reported that a palm tree had fallen during a day of strong winds. Fortunately no one was injured, however the palm tree destroyed the walk way handrails as well as smaller trees and landscaping. Major repair totals include costs for these repairs as well.

Two unit was rehabbed this quarter. Total spent on rehabs was \$11,465, this amount also covers invoices for last quarter rehabs that were submitted in April. We have now completed a total of 90 unit rehabs. On average we are spending \$7,600 per unit. Additional capital improvements include the replacement of the arbor pergola that was also destroyed by the fallen palm tree mentioned earlier.

FINANCIAL

The Net Operating Income (NOI) for this reporting period was \$458,209 which was 1.25% ahead the budgeted (NOI) \$452,559. Total Income for this quarter was \$643,628 which was -.81% behind budget and Operating Expenses totaled \$185,416 and was 5.57% ahead of budget.

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 folder (listed by property name). You will be prompted with a sign on window. Enter **208** as your username. Enter **HSV3940** as your password, be sure to capitalize HSV.

If you do not have Internet access, please contact us and we will continue to send you paper reports each quarter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Kimberly Rodriguez". The signature is stylized and somewhat abstract, with overlapping loops.

Kimberly Rodriguez
Portfolio Manager

Balance Sheet

Period = Jun 2020

Book = Accrual ; Tree = 105

Current Balance

ASSETS**Cash**

| | |
|----------------|------------|
| Operating Cash | 324,678.61 |
| Petty Cash | 700.00 |
| Total Cash | 325,378.61 |

Current Assets

| | |
|----------------------|-----------|
| Lender Escrow Acct | 30,249.74 |
| Prepaid Expenses | 29,952.42 |
| Rent Receivable | 8,912.72 |
| Total Current Assets | 69,114.88 |

Fixed Assets

| | |
|--------------------------------|---------------|
| Land | 1,538,624.44 |
| Building & Improvements | 6,073,103.55 |
| Fixtures & Equipment | 611,522.71 |
| Construction in Progress | 34,910.08 |
| Less: Accumulated Depreciation | -4,385,269.00 |
| Total Fixed Assets | 3,872,891.78 |

Intangible Assets

| | |
|-------------------------|-----------|
| Loan Fees | 33,877.46 |
| Total Intangible Assets | 33,877.46 |

Total Assets

4,301,262.73

LIABILITIES & EQUITY**Short Term Liabilities**

| | |
|------------------------------|------------|
| Accounts Payable | 2,594.80 |
| Accrued Expenses | 53,810.00 |
| Security Deposits | 127,395.00 |
| Other Liabilities | 3,417.09 |
| Total Short Term Liabilities | 187,216.89 |

Long Term Liabilities

| | |
|-----------------------------|--------------|
| Mortgage Payable | 8,600,000.00 |
| Total Long Term Liabilities | 8,600,000.00 |

Equity

| | |
|-------------------|---------------|
| Partner's Equity | -6,424,647.40 |
| Retained Earnings | 1,938,693.24 |
| Total Equity | -4,485,954.16 |

Total Liabilities & Equity

4,301,262.73

Budget Comparison

Period = Apr 2020-Jun 2020

Book = Accrual ; Tree = cf and/or

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|------------------------------|------------|------------|------------|---------|--------------|--------------|------------|---------|--------------|
| Rental Income | | | | | | | | | |
| Market Rent | 682,840.00 | 677,175.00 | 5,665.00 | 0.84 | 1,364,265.00 | 1,354,350.00 | 9,915.00 | 0.73 | 2,720,892.00 |
| Loss to Lease | -27,589.00 | -18,605.00 | -8,984.00 | -48.34 | -65,205.00 | -41,309.00 | -23,896.00 | -33.64 | -76,398.00 |
| Total Gross Potential Rent | 655,251.00 | 658,570.00 | -3,319.00 | -0.51 | 1,309,060.00 | 1,313,041.00 | -3,981.00 | -0.30 | 2,642,584.00 |
| Less: Vacancy | -16,627.85 | 0.00 | -3,456.85 | -26.25 | -28,414.53 | -26,260.00 | -2,154.53 | -8.20 | -52,851.00 |
| Less: Concessions | -4,448.99 | 0.00 | -4,448.99 | N/A | -4,448.99 | 0.00 | -4,448.99 | N/A | 0.00 |
| Less: Rent Credits | -463.66 | 0.00 | -463.66 | N/A | -463.66 | 0.00 | -463.66 | N/A | 0.00 |
| Less: Bad Debt | 0.00 | -3,293.00 | 3,293.00 | 100.00 | -1,748.00 | -6,566.00 | 4,818.00 | 73.38 | -13,213.00 |
| Prepaid Rents | 0.00 | 0.00 | 0.00 | N/A | -4,572.37 | 0.00 | -4,572.37 | N/A | 0.00 |
| Net Rental Income | 633,700.50 | 642,106.00 | -8,405.50 | -1.31 | 1,269,312.45 | 1,280,215.00 | -10,902.55 | -0.85 | 2,576,520.00 |
| Other Income | | | | | | | | | |
| Accelerated Rents - Break | 2,425.50 | 0.00 | 2,425.50 | N/A | 7,699.32 | 0.00 | 7,699.32 | N/A | 0.00 |
| Parking | 2,932.00 | 2,610.00 | 322.00 | 12.34 | 5,723.00 | 5,220.00 | 503.00 | 9.64 | 10,440.00 |
| Late Fees | 50.00 | 951.00 | -901.00 | -94.74 | 750.00 | 1,802.00 | -1,052.00 | -60.57 | 3,804.00 |
| NSF Fees | 0.00 | 168.00 | -168.00 | -100.00 | 225.00 | 336.00 | -111.00 | -33.04 | 672.00 |
| Laundry Income | 2,140.73 | 2,346.00 | -205.27 | -8.75 | 3,985.27 | 4,692.00 | -696.73 | -14.85 | 8,384.00 |
| Credit Check Fees | 330.00 | 375.00 | -45.00 | -12.00 | 780.00 | 750.00 | 30.00 | 4.00 | 1,500.00 |
| Retained Deposits | 1,303.32 | 0.00 | 1,303.32 | N/A | 2,757.66 | 0.00 | 2,757.66 | N/A | 0.00 |
| Merchandise Sales | 485.78 | 216.00 | 269.78 | 124.90 | 705.53 | 432.00 | 273.53 | 63.32 | 864.00 |
| Tenant Reimbursements | 120.00 | 0.00 | 120.00 | N/A | 120.00 | 0.00 | 120.00 | N/A | 0.00 |
| Commissions | 0.00 | 15.00 | -15.00 | -100.00 | 0.00 | 30.00 | -30.00 | -100.00 | 60.00 |
| Administrative Fees | 10.50 | 0.00 | 10.50 | N/A | 21.00 | 0.00 | 21.00 | N/A | 0.00 |
| Electronic Payment Fees | 127.55 | 120.00 | 7.55 | 6.38 | 268.33 | 240.00 | 28.33 | 11.80 | 480.00 |
| Total Other Income | 9,925.48 | 6,801.00 | 3,124.48 | 45.94 | 23,145.11 | 19,602.00 | 3,543.11 | 70.16 | 27,204.00 |
| Total Income | 643,625.98 | 648,907.00 | -5,281.02 | -0.81 | 1,292,457.56 | 1,293,817.00 | -1,359.44 | -0.11 | 2,603,724.00 |
| Operating Expenses | | | | | | | | | |
| Salaries and Related Expense | 44,057.27 | 43,916.00 | -141.27 | -0.32 | 85,329.90 | 84,818.00 | -511.90 | -0.60 | 169,146.00 |
| Advertising and Promotion | 1,181.48 | 2,199.00 | -1,017.52 | -46.27 | 2,448.85 | 4,377.00 | -1,928.15 | -44.03 | 8,668.00 |
| Repairs and Maintena | 23,323.34 | 26,911.00 | -3,587.66 | -13.33 | 53,629.38 | 55,376.00 | -1,746.62 | -3.15 | 110,576.00 |
| Administrative Expenses | 38,739.29 | 36,404.00 | 2,335.29 | 6.41 | 75,414.73 | 73,471.00 | 1,943.73 | 2.65 | 145,071.00 |
| Utilities | 32,064.66 | 36,614.00 | -4,549.34 | -12.43 | 58,989.11 | 63,478.00 | -4,488.89 | -7.07 | 131,381.00 |
| Insurance | 11,983.57 | 12,493.00 | -509.43 | -4.08 | 23,841.82 | 24,946.00 | -1,104.18 | -4.43 | 49,972.00 |
| Real Estate Taxes | 29,819.22 | 29,820.00 | -0.78 | 0.00 | 59,638.45 | 59,640.00 | -1.55 | 0.00 | 120,990.00 |
| Turnover Expense | 4,247.31 | 5,991.00 | -1,743.69 | -29.11 | 8,524.66 | 11,382.00 | -2,857.34 | -26.02 | 23,964.00 |
| Total Operating Expenses | 185,416.14 | 196,348.00 | -10,931.86 | -5.57 | 387,917.90 | 378,088.00 | 9,829.90 | 2.60 | 759,788.00 |
| Net Operating Income | 458,209.84 | 452,559.00 | 5,650.84 | 1.25 | 924,539.66 | 915,729.00 | 8,810.66 | 0.96 | 1,843,956.00 |

Budget Comparison

Period = Apr. 2020-Jun 2020

Book = Accrual ; Tree = cf anchor

| | FTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|-----------------------------|-------------|-------------|------------|------------|-------------|-------------|------------|-----------|---------------|
| Partnership Expenses | | | | | | | | | |
| Asset Management | 6,955.09 | 12,044.00 | 5,088.91 | 42.25 | 14,198.42 | 25,087.00 | 10,888.58 | 43.40 | 46,861.00 |
| Major Repairs | 15,713.78 | 4,755.00 | -10,958.78 | -230.47 | 35,363.78 | 9,510.00 | -25,853.78 | -271.86 | 19,020.00 |
| Professional Fees | 0.00 | 4,010.00 | 4,010.00 | 100.00 | 0.00 | 4,010.00 | 4,010.00 | 100.00 | 4,010.00 |
| Insurance | 1,368.01 | 0.00 | -1,368.01 | N/A | 1,580.02 | 0.00 | -1,580.02 | N/A | 0.00 |
| Corp Taxes and Fees | 0.00 | 6,800.00 | 6,800.00 | 100.00 | 0.00 | 6,800.00 | 6,800.00 | 100.00 | 6,800.00 |
| Mortgage Interest Expense | 114,781.33 | 113,520.00 | -1,261.33 | -1.11 | 229,562.66 | 228,562.00 | -1,000.66 | 0.00 | 461,646.00 |
| Total Partnership Expense | 138,818.21 | 141,129.00 | 2,310.79 | 1.64 | 280,704.88 | 274,969.00 | -5,735.88 | -2.09 | 538,337.00 |
| Net Income | | | | | | | | | |
| | 319,391.63 | 311,430.00 | 7,961.63 | 2.56 | 643,634.78 | 640,760.00 | 3,074.78 | 0.48 | 1,305,619.00 |
| Cash Flow Adjustment | | | | | | | | | |
| Lender Escrow Acct | 29,389.45 | -25,649.00 | 59,038.45 | 199.12 | -1,276.55 | 340.00 | -1,616.55 | -475.46 | 2,394.00 |
| Prepaid Expenses | -1,548.29 | 13.00 | -1,561.29 | -12,009.92 | 10,521.97 | -24,258.00 | 34,779.97 | 143.38 | 788.00 |
| Accounts Receivable | -5,380.72 | 0.00 | -5,380.72 | N/A | -6,663.72 | 0.00 | -6,663.72 | N/A | 0.00 |
| Construction In Progress | -19,150.80 | -31,160.00 | 12,009.20 | 38.54 | -34,910.08 | -76,956.00 | 42,045.92 | 54.64 | -122,676.00 |
| Accounts Payable | -16,223.83 | 0.00 | -16,223.83 | N/A | 2,508.02 | 0.00 | 2,508.02 | N/A | 0.00 |
| Due To Trust Account | 45.12 | 0.00 | 45.12 | N/A | 45.12 | 0.00 | 45.12 | N/A | 0.00 |
| Deferred Rents | -867.78 | 0.00 | -867.78 | N/A | 3,417.09 | 0.00 | 3,417.09 | N/A | 0.00 |
| Accrued Expenses | 12,073.00 | 0.00 | 12,073.00 | N/A | -3,091.30 | 0.00 | -3,091.30 | N/A | 0.00 |
| Accrued Taxes | -29,819.23 | 29,820.00 | -59,639.23 | -200.00 | 0.00 | 1.00 | -1.00 | -100.00 | -1.00 |
| Accrued Interest Expense | -1,261.33 | 0.00 | -1,261.33 | N/A | -1,261.33 | 0.00 | -1,261.33 | N/A | 0.00 |
| Security Deposits Payable | -4,600.00 | 0.00 | -4,600.00 | N/A | -5,850.00 | 0.00 | -5,850.00 | N/A | 0.00 |
| Cash Distributions | -270,000.00 | -270,000.00 | 0.00 | 0.00 | -540,000.00 | -540,000.00 | 0.00 | 0.00 | -1,080,000.00 |
| Total Cash Flow Adj. | -307,344.41 | -300,976.00 | -6,368.41 | -2.12 | -576,550.78 | -640,873.00 | 64,322.22 | 10.04 | -1,199,515.00 |
| CASH FLOW | | | | | | | | | |
| | 12,047.22 | 10,454.00 | 1,593.22 | 15.24 | 67,284.00 | -113.00 | 67,397.00 | 59,643.36 | 106,104.00 |

Budget Comparison

Period = Apr 2020-Jun 2020

Book = Accrual ; Tree = Income.stale.asp

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|---------------------------------|-------------------|-------------------|------------------|--------------|---------------------|---------------------|------------------|--------------|---------------------|
| Rental Income | | | | | | | | | |
| Gross Potential Rent | 655,241.00 | 656,570.00 | -3,329.00 | -0.51 | 1,309,060.00 | 1,313,041.00 | -3,981.00 | -0.30 | 2,642,584.00 |
| Less: Vacancy | -16,627.85 | -13,171.00 | -3,456.85 | -26.25 | -28,414.63 | -26,260.00 | -2,154.63 | -8.20 | -52,851.00 |
| Less: Rent Credits | -4,912.65 | 0.00 | -4,912.65 | N/A | -4,912.65 | 0.00 | -4,912.65 | N/A | 0.00 |
| Less: Bad Debt | 0.00 | -3,293.00 | 3,293.00 | 100.00 | -1,748.00 | -6,566.00 | 4,818.00 | 73.38 | -13,213.00 |
| Net Rental Income | 633,700.50 | 642,106.00 | -8,405.50 | -1.31 | 1,273,984.82 | 1,280,215.00 | -6,230.18 | -0.49 | 2,576,520.00 |
| Other Income | | | | | | | | | |
| Prepaid Rents | 0.00 | 0.00 | 0.00 | N/A | -4,672.37 | 0.00 | -4,672.37 | N/A | 0.00 |
| Lease Break Fees | 2,425.50 | 0.00 | 2,425.50 | N/A | 7,699.32 | 0.00 | 7,699.32 | N/A | 0.00 |
| Parking | 2,932.00 | 2,610.00 | 322.00 | 12.34 | 5,723.00 | 5,220.00 | 503.00 | 9.64 | 10,440.00 |
| Late Fees | 50.00 | 951.00 | -901.00 | -94.74 | 750.00 | 1,902.00 | -1,152.00 | -60.57 | 3,804.00 |
| NSF Fees | 0.00 | 168.00 | -168.00 | -100.00 | 225.00 | 395.00 | -111.00 | -33.04 | 672.00 |
| Laundry Income | 2,140.73 | 2,346.00 | -205.27 | -8.75 | 3,995.27 | 4,692.00 | -696.73 | -14.85 | 9,384.00 |
| Credit Check Fees | 330.00 | 375.00 | -45.00 | -12.00 | 780.00 | 750.00 | 30.00 | 4.00 | 1,500.00 |
| Retained Deposits | 1,303.32 | 0.00 | 1,303.32 | N/A | 2,757.66 | 0.00 | 2,757.66 | N/A | 0.00 |
| Merchandise Sales | 485.76 | 216.00 | 269.76 | 124.90 | 705.63 | 432.00 | 273.63 | 63.32 | 664.00 |
| Commissions | 0.00 | 15.00 | -15.00 | -100.00 | 0.00 | 30.00 | -30.00 | -100.00 | 60.00 |
| Administrative Fees | 10.50 | 0.00 | 10.50 | N/A | 21.00 | 0.00 | 21.00 | N/A | 0.00 |
| Electronic Payment Charges | 127.65 | 120.00 | 7.65 | 6.38 | 368.33 | 240.00 | 128.33 | 53.47 | 480.00 |
| Other Income | 120.00 | 0.00 | 120.00 | N/A | 120.00 | 0.00 | 120.00 | N/A | 0.00 |
| Total Other Income | 9,925.48 | 6,801.00 | 3,124.48 | 45.94 | 18,472.74 | 13,602.00 | 4,870.74 | 35.81 | 27,204.00 |
| Total Income | 643,625.98 | 648,907.00 | -5,281.02 | -0.81 | 1,292,457.56 | 1,293,817.00 | -1,359.44 | -0.11 | 2,803,724.00 |
| Operating Expenses | | | | | | | | | |
| Salary & Related Expenses | 44,057.27 | 43,916.00 | -141.27 | -0.32 | 85,329.90 | 84,818.00 | -511.90 | -0.60 | 169,146.00 |
| Advertising & Promotion | 1,181.48 | 2,199.00 | 1,017.52 | 46.27 | 2,449.85 | 4,377.00 | 1,927.15 | 44.03 | 8,668.00 |
| Maintenance & Repairs | 23,323.34 | 26,911.00 | 3,587.66 | 13.33 | 53,629.38 | 55,376.00 | 1,746.62 | 3.15 | 110,576.00 |
| Administrative | 36,739.29 | 36,404.00 | -335.29 | -0.87 | 75,414.73 | 73,471.00 | -1,943.73 | -2.65 | 145,071.00 |
| Utilities | 32,064.66 | 36,614.00 | 4,549.34 | 12.43 | 58,989.11 | 63,478.00 | 4,488.89 | 7.07 | 131,361.00 |
| Insurance | 11,983.57 | 12,493.00 | 509.43 | 4.06 | 23,841.82 | 24,946.00 | 1,104.18 | 4.43 | 49,972.00 |
| Real Estate Taxes | 29,619.22 | 29,820.00 | 0.78 | 0.00 | 59,638.45 | 59,640.00 | 1.55 | 0.00 | 120,980.00 |
| Turnover | 4,247.31 | 5,991.00 | 1,743.69 | 29.11 | 8,624.66 | 11,982.00 | 3,357.34 | 28.02 | 23,964.00 |
| Total Operating Expenses | 185,416.14 | 196,348.00 | 10,931.86 | 5.57 | 367,917.90 | 378,088.00 | 10,170.10 | 2.69 | 759,768.00 |
| Net Operating Income | 458,209.84 | 452,559.00 | 5,650.84 | 1.25 | 924,539.66 | 915,729.00 | 8,810.66 | 0.96 | 1,843,956.00 |
| Partnership Expense | | | | | | | | | |
| Asset Management | 6,955.09 | 12,044.00 | 5,088.91 | 42.25 | 14,198.42 | 25,087.00 | 10,888.58 | 43.40 | 46,861.00 |

Budget Comparison

Period = Apr 2020-Jun 2020

Book = Accrual ; Tree = income state ep9

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|----------------------------|-------------------|-------------------|-----------------|-------------|-------------------|-------------------|------------------|--------------|---------------------|
| Major Repairs | 15,713.78 | 4,755.00 | -10,958.78 | -230.47 | 35,363.78 | 9,510.00 | -25,853.78 | -271.86 | 19,020.00 |
| Insurance | 1,368.01 | 0.00 | -1,368.01 | N/A | 1,580.02 | 0.00 | -1,580.02 | N/A | 0.00 |
| Professional Fees | 0.00 | 4,010.00 | 4,010.00 | 100.00 | 0.00 | 4,010.00 | 4,010.00 | 100.00 | 4,010.00 |
| Taxes and LLC Fees | 0.00 | 6,800.00 | 6,800.00 | 100.00 | 0.00 | 6,800.00 | 6,800.00 | 100.00 | 6,800.00 |
| Interest | 114,781.33 | 113,520.00 | -1,261.33 | -1.11 | 229,562.65 | 229,562.00 | -666.65 | 0.00 | 451,846.00 |
| Total Non-Operating | 138,818.21 | 141,125.00 | 2,310.79 | 1.64 | 280,704.88 | 274,969.00 | -5,735.88 | -2.09 | 538,337.00 |
| Net Income | 319,351.63 | 311,430.00 | 7,961.63 | 2.56 | 643,834.78 | 640,760.00 | 3,074.78 | 0.48 | 1,305,619.00 |

Budget Comparison

Period = Apr 2020-Jun 2020

Book = Accrual ; Tree = expense detail

Salaries and Related Expense

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|------------------------------------------|------------------|------------------|----------------|--------------|------------------|------------------|----------------|--------------|-------------------|
| Property Manager Salary | 12,320.00 | 12,320.00 | 0.00 | 0.00 | 22,880.00 | 22,880.00 | 0.00 | 0.00 | 45,760.00 |
| Property Manager Bonus | 691.20 | 636.00 | -55.20 | -8.68 | 1,495.20 | 1,272.00 | -227.20 | -17.86 | 2,544.00 |
| Maintenance Salary - Gen | 10,913.33 | 11,049.00 | 135.67 | 1.23 | 20,165.40 | 20,562.00 | 376.60 | 1.83 | 41,124.00 |
| Year End Bonus | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 0.00 | 0.00 | N/A | 683.00 |
| Apartment Allowance | 11,853.00 | 11,775.00 | -78.00 | -0.66 | 23,705.00 | 23,550.00 | -155.00 | -0.66 | 47,100.00 |
| Workers Comp Insurance | 2,359.44 | 2,649.00 | 290.56 | 10.97 | 4,528.38 | 5,052.00 | 523.62 | 10.36 | 10,104.00 |
| Health Benefits | 3,368.99 | 3,600.00 | 231.01 | 6.42 | 7,282.34 | 7,200.00 | -82.34 | -1.14 | 14,400.00 |
| Salary Related Expense | 2,552.31 | 1,887.00 | -665.31 | -35.26 | 5,248.58 | 4,302.00 | -946.58 | -22.00 | 7,431.00 |
| Total Salary and Related Expenses | 44,057.27 | 43,916.00 | -141.27 | -0.32 | 85,329.90 | 84,818.00 | -511.90 | -0.60 | 169,146.00 |

Advertising and Promotion

| | | | | | | | | | |
|----------------------------------------|-----------------|-----------------|-----------------|--------------|-----------------|-----------------|-----------------|--------------|-----------------|
| Internet Advertising-Web | 842.01 | 998.00 | 153.99 | 15.46 | 1,691.64 | 1,971.00 | 279.36 | 14.17 | 3,856.00 |
| Advertising-Other | 106.23 | 694.00 | 487.77 | 82.12 | 1,106.65 | 1,188.00 | 1,077.35 | 90.89 | 2,376.00 |
| Promotion-Tenant Activities | 133.24 | 363.00 | 229.76 | 63.29 | 300.88 | 726.00 | 425.12 | 58.56 | 1,452.00 |
| Tenant Gifts | 100.00 | 246.00 | 146.00 | 59.35 | 346.68 | 492.00 | 145.32 | 29.54 | 984.00 |
| Total Advertising and Promotion | 1,181.48 | 2,199.00 | 1,017.52 | 46.27 | 2,449.85 | 4,377.00 | 1,927.15 | 44.03 | 8,668.00 |

Maintenance and Repairs

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|-------------------------|---------------|-----------------|-----------------|---------------|-----------------|-----------------|----------------|--------------|------------------|
| Repairs | 0.00 | 45.00 | 45.00 | 100.00 | 0.00 | 90.00 | 90.00 | 100.00 | 180.00 |
| Appliances Repair | 0.00 | 465.00 | 465.00 | 100.00 | 500.00 | 930.00 | 430.00 | 46.24 | 1,860.00 |
| Building Repair | 0.00 | 0.00 | 0.00 | N/A | 224.40 | 0.00 | -224.40 | N/A | 0.00 |
| Doors | 0.00 | 165.00 | 165.00 | 100.00 | 80.00 | 330.00 | 250.00 | 75.76 | 660.00 |
| Electrical | 0.00 | 75.00 | 75.00 | 100.00 | 0.00 | 150.00 | 150.00 | 100.00 | 300.00 |
| Equipment Repairs | 180.00 | 0.00 | -180.00 | N/A | 180.00 | 0.00 | -180.00 | N/A | 0.00 |
| Glass | 0.00 | 375.00 | 375.00 | 100.00 | 0.00 | 750.00 | 750.00 | 100.00 | 1,500.00 |
| Water Heater | 0.00 | 39.00 | 39.00 | 100.00 | 0.00 | 78.00 | 78.00 | 100.00 | 156.00 |
| HVAC Repairs | 0.00 | 0.00 | 0.00 | N/A | -613.00 | 0.00 | 613.00 | N/A | 0.00 |
| Washer/Dryer Repair | -613.00 | 0.00 | 613.00 | N/A | 0.00 | 30.00 | 30.00 | 100.00 | 60.00 |
| Painting | 0.00 | 15.00 | 15.00 | 100.00 | 0.00 | 30.00 | 30.00 | 100.00 | 60.00 |
| Plumbing | 95.00 | 750.00 | 655.00 | 87.33 | 3,152.39 | 1,500.00 | -1,652.39 | -110.16 | 3,000.00 |
| Walkway and Deck Repair | 0.00 | 585.00 | 585.00 | 100.00 | 1,150.00 | 1,170.00 | 20.00 | 1.71 | 2,340.00 |
| Carpeting | 0.00 | 150.00 | 150.00 | 100.00 | 398.80 | 300.00 | -98.80 | -32.93 | 600.00 |
| Pool | 125.00 | 294.00 | 169.00 | 57.48 | 920.00 | 588.00 | -332.00 | -56.46 | 1,176.00 |
| Gates and Fences | 0.00 | 63.00 | 63.00 | 100.00 | 0.00 | 126.00 | 126.00 | 100.00 | 252.00 |
| Termite Work | 0.00 | 0.00 | 0.00 | N/A | 125.00 | 0.00 | -125.00 | N/A | 0.00 |
| Security Camera | 0.00 | 24.00 | 24.00 | 100.00 | 732.82 | 48.00 | -684.82 | -1,426.71 | 96.00 |
| Miscellaneous | 195.00 | 435.00 | 240.00 | 55.17 | 459.00 | 870.00 | 411.00 | 47.24 | 1,740.00 |
| Total Repairs | -18.00 | 3,480.00 | 3,498.00 | 100.52 | 7,309.41 | 6,960.00 | -348.41 | -5.02 | 13,920.00 |

Budget Comparison

Period = Apr 2020-Jun 2020

Book = Accrual, Type = expense detail

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|--------------------------------------|------------------|------------------|-----------------|---------------|------------------|------------------|-----------------|--------------|-------------------|
| Supplies | | | | | | | | | |
| Locks & Keys | 199.01 | 93.00 | -106.01 | -113.99 | 219.03 | 186.00 | -33.03 | -17.76 | 372.00 |
| Uniforms | 0.00 | 120.00 | 120.00 | 100.00 | 0.00 | 120.00 | 120.00 | 100.00 | 120.00 |
| Electrical | 95.98 | 336.00 | 240.02 | 71.61 | 228.50 | 672.00 | 443.50 | 66.00 | 1,344.00 |
| HVAC | 102.35 | 129.00 | 26.65 | 20.66 | 218.77 | 258.00 | 39.23 | 15.21 | 616.00 |
| Painting | 97.27 | 528.00 | 430.73 | 81.58 | 97.27 | 1,056.00 | 958.73 | 90.79 | 2,112.00 |
| Plumbing | 597.56 | 1,164.00 | 566.44 | 48.66 | 1,177.43 | 2,328.00 | 1,150.57 | 48.42 | 4,656.00 |
| Appliance Parts | 240.13 | 30.00 | -210.13 | -700.43 | 240.13 | 60.00 | -180.13 | -300.22 | 120.00 |
| Pool | 0.00 | 120.00 | 120.00 | 100.00 | 350.00 | 240.00 | -110.00 | -45.83 | 480.00 |
| Lighting | 423.71 | 680.00 | 256.29 | 35.80 | 932.04 | 1,320.00 | 387.96 | 29.39 | 2,640.00 |
| Miscellaneous Supplies | 361.28 | 747.00 | 385.72 | 51.64 | 1,429.46 | 1,484.00 | 64.54 | 4.32 | 2,968.00 |
| Total Supplies | 2,116.68 | 3,927.00 | 1,810.31 | 46.10 | 4,892.63 | 7,794.00 | 2,841.37 | 36.74 | 15,348.00 |
| Landscaping | | | | | | | | | |
| Contract | 5,945.00 | 5,775.00 | -170.00 | -2.94 | 11,720.00 | 11,550.00 | -170.00 | -1.47 | 23,100.00 |
| Tree Pruning | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 450.00 | 450.00 | 100.00 | 450.00 |
| Irrigation | 0.00 | 0.00 | 0.00 | N/A | 950.00 | 0.00 | -950.00 | N/A | 0.00 |
| Seasonal Color | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 350.00 | 350.00 | 100.00 | 700.00 |
| Total Landscaping | 5,945.00 | 5,775.00 | -170.00 | -2.94 | 12,670.00 | 12,350.00 | -320.00 | -2.59 | 24,250.00 |
| Contract Services | | | | | | | | | |
| Exterminating | 1,530.00 | 1,530.00 | 0.00 | 0.00 | 3,060.00 | 3,360.00 | 300.00 | 6.93 | 6,720.00 |
| Water Treatment | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 0.00 | 0.00 | N/A | 110.00 |
| Gates and Fences | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 0.00 | 0.00 | N/A | 130.00 |
| Elevator Contract | 411.96 | 318.00 | -93.96 | -29.55 | 611.94 | 636.00 | 24.06 | 3.78 | 1,272.00 |
| Boiler/Water Heater | 926.00 | 0.00 | -926.00 | N/A | 926.00 | 926.00 | 0.00 | 0.00 | 926.00 |
| Fire/Life Safety | 0.00 | 340.00 | 340.00 | 100.00 | 0.00 | 340.00 | 340.00 | 100.00 | 748.00 |
| Pool | 560.00 | 510.00 | -50.00 | -9.80 | 1,070.00 | 1,020.00 | -50.00 | -4.90 | 2,040.00 |
| Misc. Contract Service | 183.28 | 195.00 | 11.71 | 6.01 | 451.99 | 378.00 | -73.99 | -19.57 | 1,768.00 |
| Total Contract Services | 3,611.25 | 2,893.00 | -718.25 | -24.83 | 6,119.93 | 6,660.00 | 540.07 | 8.11 | 13,714.00 |
| Maintenance | | | | | | | | | |
| Hardware/Tools | 79.99 | 186.00 | 112.01 | 60.22 | 371.09 | 372.00 | 0.91 | 0.24 | 744.00 |
| Janitorial - Contract | 4,896.00 | 4,491.00 | -405.00 | -9.02 | 9,791.73 | 8,982.00 | -809.73 | -9.02 | 17,964.00 |
| Janitorial-Supp/Material | 997.06 | 444.00 | -553.06 | -124.56 | 1,071.89 | 868.00 | -203.89 | -20.71 | 1,776.00 |
| Refuse | 5,701.35 | 5,715.00 | 13.65 | 0.24 | 11,402.70 | 11,430.00 | 27.30 | 0.24 | 22,860.00 |
| Total Maintenance | 11,668.40 | 10,896.00 | -832.40 | -7.68 | 22,837.41 | 21,672.00 | -955.41 | -4.45 | 43,344.00 |
| Total Repairs and Maintenance | 23,323.34 | 26,911.00 | 3,587.66 | 13.33 | 53,829.38 | 55,376.00 | 1,746.62 | 3.15 | 110,576.00 |

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 |
|-------------------------------------|------------------|------------------|-----------------|--------------|------------------|------------------|------------------|--------------|-------------------|
| Administrative Expense | | | | | | | | | |
| Management Fee | 32,319.44 | 32,445.00 | 125.56 | 0.39 | 64,996.11 | 64,890.00 | -306.11 | -0.47 | 130,186.00 |
| Office Supplies | 278.65 | 447.00 | 168.35 | 37.66 | 913.89 | 894.00 | -19.89 | -2.22 | 1,788.00 |
| Postage/Messenger | 6.47 | 6.00 | -0.47 | -7.83 | 6.47 | 12.00 | 5.53 | 46.08 | 24.00 |
| Telephone | 1,120.75 | 1,149.00 | 28.25 | 2.46 | 2,231.50 | 2,298.00 | 66.50 | 2.89 | 4,596.00 |
| Office Operations-General | 157.61 | 180.00 | 22.39 | 12.44 | 362.67 | 360.00 | -2.67 | -0.74 | 720.00 |
| Bank Charges | 83.31 | 0.00 | -83.31 | N/A | 149.45 | 0.00 | -149.45 | N/A | 0.00 |
| Computer/Software Maintenance | 2,463.50 | 3,176.00 | 712.50 | 22.43 | 3,420.93 | 3,215.00 | -205.93 | -6.41 | 3,293.00 |
| Signage | 75.96 | 9.00 | -66.96 | -74.00 | 75.96 | 18.00 | -57.96 | -322.00 | 36.00 |
| General Supplies | 0.00 | 0.00 | 0.00 | N/A | 51.00 | 0.00 | -51.00 | N/A | 0.00 |
| Permits & Fees | 0.00 | 20.00 | 20.00 | 100.00 | 26.00 | 40.00 | 14.00 | 35.00 | 540.00 |
| Auto Mileage | 0.00 | 60.00 | 60.00 | 100.00 | 0.00 | 120.00 | 120.00 | 100.00 | 240.00 |
| Answering Service | 137.48 | 138.00 | 0.52 | 0.38 | 280.25 | 276.00 | -4.25 | -1.54 | 552.00 |
| Credit Verification | 300.00 | 375.00 | 75.00 | 20.00 | 840.00 | 750.00 | -90.00 | -12.00 | 1,500.00 |
| Legal Fees | 1,646.12 | 0.00 | -1,646.12 | N/A | 1,646.12 | 0.00 | -1,646.12 | N/A | 0.00 |
| Other Professional Fees | 150.00 | 150.00 | 0.00 | 0.00 | 150.00 | 300.00 | 150.00 | 50.00 | 600.00 |
| Management Seminars | 0.00 | 102.00 | 102.00 | 100.00 | 11.43 | 204.00 | 192.57 | 94.40 | 408.00 |
| Luncheon Meetings | 0.00 | 147.00 | 147.00 | 100.00 | 252.95 | 284.00 | 31.05 | 13.96 | 588.00 |
| Total Administrative Expense | 38,739.29 | 38,404.00 | -335.29 | -0.87 | 75,414.73 | 73,471.00 | -1,943.73 | -2.65 | 145,071.00 |
| Utilities | | | | | | | | | |
| Electric-Common Area | 3,613.84 | 3,725.00 | 111.16 | 3.09 | 7,866.76 | 7,458.00 | -408.76 | -5.48 | 14,916.00 |
| Gas | 2,794.54 | 7,125.00 | 4,330.46 | 60.78 | 11,057.04 | 14,250.00 | 3,192.96 | 22.41 | 28,500.00 |
| Water | 14,263.80 | 14,300.00 | 36.20 | 0.25 | 22,669.94 | 23,100.00 | 430.06 | 1.86 | 50,775.00 |
| Sewer | 11,112.50 | 11,100.00 | -12.50 | -0.11 | 16,687.50 | 17,850.00 | 1,262.50 | 7.03 | 35,750.00 |
| Utility-Vacant Units | -30.22 | 39.00 | 69.22 | 177.49 | 83.25 | 78.00 | -5.25 | -6.73 | 156.00 |
| Cable | 310.20 | 321.00 | 10.80 | 3.36 | 620.38 | 642.00 | 21.62 | 3.37 | 1,284.00 |
| Utilities - LC | 0.00 | 0.00 | 0.00 | N/A | 4.24 | 0.00 | -4.24 | N/A | 0.00 |
| Total Utilities | 32,054.66 | 36,614.00 | 4,549.34 | 12.43 | 58,959.11 | 63,478.00 | 4,488.89 | 7.07 | 131,381.00 |
| Turnover Expense | | | | | | | | | |
| Apartment Cleaning | 775.00 | 1,066.00 | 293.00 | 27.43 | 2,190.00 | 2,136.00 | -54.00 | -2.53 | 4,272.00 |
| Painting | 850.00 | 1,200.00 | 350.00 | 29.17 | 850.00 | 2,400.00 | 1,550.00 | 64.58 | 4,800.00 |
| Painting Supplies | 449.71 | 906.00 | 456.29 | 50.36 | 867.03 | 1,812.00 | 924.97 | 51.05 | 3,624.00 |
| Repairs & Replacements-Other | 600.00 | 126.00 | -474.00 | -376.19 | 900.00 | 252.00 | -648.00 | -257.14 | 504.00 |
| Carpet Cleaning | 210.00 | 375.00 | 165.00 | 44.00 | 700.00 | 750.00 | 50.00 | 6.67 | 1,500.00 |

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 Replacements | 387.60 | 1,350.00 | 962.40 | 71.29 | 1,147.63 | 2,700.00 | 1,552.37 | 57.50 | 5,400.00 |
| Doors - Replacement | 0.00 | 90.00 | 90.00 | 100.00 | 0.00 | 180.00 | 180.00 | 100.00 | 360.00 |
| Tub/Sink-Re-Glazing | 975.00 | 875.00 | -99.00 | -11.30 | 1,950.00 | 1,752.00 | -198.00 | -11.30 | 3,504.00 |
| Total Turnover Expense | 4,247.31 | 5,095.00 | 1,743.69 | 29.11 | 8,624.65 | 11,392.00 | 3,357.34 | 28.02 | 23,954.00 |