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Hillside Village Apartment Investors, LLC FOURTH QUARTER 2020

EXECUTIVE SUMMARY

Hillside ended the fourth quarter with 98% occupancy and two units leased for January move-ins.

Due to the impact Covid-19 has had on the economy, counties throughout California established an ordinance that allowed residents to enter into a payment plan for the protected periods of March 2020-August 2020 in order to avoid eviction. We currently have one tenant on a payment plan. A second ordinance was established for the transitional period of September 2020-January 2021 that would allow tenants to pay 25% of their rent in order to avoid eviction, the same tenant mentioned above has entered into this plan as well.

During this quarter one of the two boilers on the property needed to be replaced. Total cost to replace the boiler was \$18,765.

Two units were rehabbed this quarter. Total spent on rehabs was \$23,089 this amount also covers invoices for last quarter rehabs that were submitted late as well as appliances that needed to be replaced in non-rehab units. We have now completed a total of 94 unit rehabs. On average we are spending \$7,600 per unit.

FINANCIAL

The Net Operating Income (NOI) for this reporting period was \$433,080 which was -5.24% behind the budgeted (NOI) \$457,010. Total Income for this quarter was \$631,584 which was -3.87% behind budget and Operating Expenses totaled \$198,503 and was .73% below budget. The variance in Net Operating Income is mainly due to vacancy and changes in market rent due to the impact Covid-19 has had on the economy.

Additionally, as noted in earlier correspondence, we refinanced and successfully executed a new loan on the property 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 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", is written over the typed name.

Kimberly Rodriguez
Portfolio Manager

Balance Sheet

Period = Dec 2020

Book = Accrual ; Tree = 105

	Current Balance
ASSETS	
Cash	
Operating Cash	511,461.60
Petty Cash	700.00
Total Cash	<u>512,161.60</u>
Current Assets	
Lender Escrow Acct	457,607.18
Prepaid Expenses	5,059.98
Rent Receivable	8,810.90
Total Current Assets	<u>471,478.06</u>
Fixed Assets	
Land	1,538,624.44
Building & Improvements	6,073,103.55
Fixtures & Equipment	611,522.71
Construction in Progress	94,082.11
Less: Accumulated Depreciation	<u>-4,752,022.00</u>
Total Fixed Assets	<u>3,565,310.81</u>
Intangible Assets	
Loan Fees	457,205.68
Total Intangible Assets	<u>457,205.68</u>
Total Assets	<u><u>5,006,156.15</u></u>
LIABILITIES & EQUITY	
Short Term Liabilities	
Accounts Payable	1,549.87
Accrued Expenses	62,091.26
Security Deposits	125,595.00
Other Liabilities	22.05
Total Short Term Liabilities	<u>189,258.18</u>
Long Term Liabilities	
Mortgage Payable	23,172,000.00
Total Long Term Liabilities	<u>23,172,000.00</u>
Equity	
Partner's Equity	-20,491,641.40
Retained Earnings	2,136,539.37
Total Equity	<u>-18,355,102.03</u>
Total Liabilities & Equity	<u><u>5,006,156.15</u></u>

Budget Comparison

Period = Oct 2020-Dec 2020

Book = Accrual ; Tree = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Rental Income									
Market Rent	663,360.00	683,271.00	-19,911.00	-2.91	2,709,710.00	2,720,892.00	-11,182.00	-0.41	2,720,892.00
Loss to Lease	-8,537.00	-16,424.00	7,887.00	48.02	-90,083.00	-78,308.00	-11,775.00	-15.04	-78,308.00
Total Gross Potential Rent	654,823.00	666,847.00	-12,024.00	-1.80	2,619,627.00	2,642,584.00	-22,957.00	-0.87	2,642,584.00
Less: Vacancy	-19,933.50	-13,337.00	-6,596.50	-49.46	-65,412.20	-52,851.00	-12,561.20	-23.77	-52,851.00
Less: Concessions	0.00	0.00	0.00	N/A	-6,332.09	0.00	-6,332.09	N/A	0.00
Less: Rent Credits	-3,955.00	0.00	-3,955.00	N/A	-4,418.66	0.00	-4,418.66	N/A	0.00
Less: Bad Debt	-5,502.12	-3,334.00	-2,168.12	-65.03	-7,250.12	-13,213.00	5,962.88	45.13	-13,213.00
Prepaid Rents	0.00	0.00	0.00	N/A	-4,672.37	0.00	-4,672.37	N/A	0.00
Net Rental Income	625,432.38	650,176.00	-24,743.62	-3.81	2,531,541.56	2,576,520.00	-44,978.44	-1.75	2,576,520.00
Other Income									
Accelerated Rents - Break	944.00	0.00	944.00	N/A	8,643.32	0.00	8,643.32	N/A	0.00
Parking	2,790.00	2,610.00	180.00	6.90	11,403.00	10,440.00	963.00	9.22	10,440.00
Late Fees	0.00	951.00	-951.00	-100.00	750.00	3,804.00	-3,054.00	-80.28	3,804.00
NSF Fees	0.00	168.00	-168.00	-100.00	225.00	672.00	-447.00	-66.52	672.00
Laundry Income	1,597.25	2,346.00	-748.75	-31.92	8,943.37	9,384.00	-440.63	-4.70	9,384.00
Credit Check Fees	-30.00	375.00	-405.00	-108.00	960.00	1,500.00	-540.00	-36.00	1,500.00
Retained Deposits	232.00	0.00	232.00	N/A	4,897.14	0.00	4,897.14	N/A	0.00
Merchandise Sales	493.89	216.00	277.89	128.65	1,196.69	864.00	332.69	38.51	864.00
Tenant Reimbursements	0.00	0.00	0.00	N/A	120.00	0.00	120.00	N/A	0.00
Commissions	0.00	15.00	-15.00	-100.00	0.00	60.00	-60.00	-100.00	60.00
Administrative Fees	10.50	0.00	10.50	N/A	42.00	0.00	42.00	N/A	0.00
Electronic Payment Fees	114.32	120.00	-5.68	-4.73	676.15	480.00	196.15	40.86	480.00
Total Other Income	6,151.96	6,801.00	-649.04	-9.54	37,856.67	27,204.00	10,652.67	39.16	27,204.00
Total Income	631,584.34	656,977.00	-25,392.66	-3.87	2,569,398.23	2,603,724.00	-34,325.77	-1.32	2,603,724.00
Operating Expenses									
Salaries and Related Expense	44,635.02	44,392.00	-243.02	-0.55	170,993.98	169,146.00	-1,847.98	-1.09	169,146.00
Advertising and Promotion	2,021.36	2,065.00	43.64	2.11	5,934.60	6,668.00	-2,733.40	-31.53	6,668.00
Repairs and Maintena	26,329.73	26,691.00	361.27	1.35	113,657.98	110,576.00	-3,281.98	-2.97	110,576.00
Administrative Expenses	35,180.67	36,151.00	970.33	2.68	146,240.72	145,071.00	-1,169.72	-0.81	145,071.00
Utilities	42,216.23	41,489.00	-727.23	-1.75	128,791.28	131,381.00	2,589.72	1.97	131,381.00
Insurance	12,234.21	12,513.00	278.79	2.23	48,310.24	49,972.00	1,661.76	3.33	49,972.00
Real Estate Taxes	31,807.47	30,675.00	-1,132.47	-3.69	121,265.14	120,990.00	-275.14	-0.23	120,990.00
Turnover Expense	4,078.96	5,991.00	1,912.04	31.92	17,232.77	23,964.00	6,731.23	28.09	23,964.00
Total Operating Expenses	198,503.65	199,967.00	1,463.35	0.73	752,626.71	759,768.00	7,141.29	0.94	759,768.00
Net Operating Income	433,080.69	457,010.00	-23,929.31	-5.24	1,816,771.52	1,843,956.00	-27,184.48	-1.47	1,843,956.00

Budget Comparison

Period = Oct 2020-Dec 2020

Book = Accrual ; Tree = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Partnership Expenses									
Asset Management	9,672.01	10,907.00	1,234.99	11.32	30,869.22	46,861.00	15,991.78	34.13	46,861.00
Major Repairs	0.00	4,755.00	4,755.00	100.00	65,263.78	19,020.00	-46,243.78	-243.13	19,020.00
Professional Fees	685.00	0.00	-685.00	N/A	4,835.00	4,010.00	-825.00	-20.57	4,010.00
Insurance	212.01	0.00	-212.01	N/A	2,004.04	0.00	-2,004.04	N/A	0.00
Corp Taxes and Fees	227.00	0.00	-227.00	N/A	7,027.00	6,800.00	-227.00	-3.34	6,800.00
Mortgage Interest Expense	133,239.00	116,042.00	-17,197.00	-14.82	480,292.57	461,646.00	-18,646.57	-4.04	461,646.00
Total Partnership Expense	144,035.02	131,704.00	-12,331.02	-9.36	590,291.61	538,337.00	-51,954.61	-9.65	538,337.00
Net Income	289,045.67	325,306.00	-36,260.33	-11.15	1,226,479.91	1,305,619.00	-79,139.09	-6.06	1,305,619.00
Cash Flow Adjustment									
Lender Escrow Acct	93,030.77	31,703.00	61,327.77	193.44	-428,633.99	2,394.00	-431,027.99	-18,004.51	2,394.00
Prepaid Expenses	12,446.22	12,513.00	-66.78	-0.53	35,414.41	768.00	34,646.41	4,511.25	768.00
Accounts Receivable	-1,415.55	0.00	-1,415.55	N/A	-6,551.90	0.00	-6,551.90	N/A	0.00
Construction in Progress	-41,854.15	-22,860.00	-18,994.15	-83.09	-94,082.11	-122,676.00	28,593.89	23.31	-122,676.00
Loan Fees	-141,965.22	0.00	-141,965.22	N/A	-441,374.22	0.00	-441,374.22	N/A	0.00
Accounts Payable	-4,357,403.48	0.00	-4,357,403.48	N/A	1,520.14	0.00	1,520.14	N/A	0.00
Due To Trust Account	-11.93	0.00	-11.93	N/A	-11.93	0.00	-11.93	N/A	0.00
Deferred Rents	-967.09	0.00	-967.09	N/A	22.05	0.00	22.05	N/A	0.00
Accrued Expenses	-2,449.49	0.00	-2,449.49	N/A	-1,865.79	0.00	-1,865.79	N/A	0.00
Accrued Taxes	-29,819.22	-30,677.00	857.78	2.80	0.00	-1.00	1.00	100.00	-1.00
Accrued Interest Expense	44,895.75	0.00	44,895.75	N/A	5,794.42	0.00	5,794.42	N/A	0.00
Security Deposits Payable	1,800.00	0.00	1,800.00	N/A	-7,650.00	0.00	-7,650.00	N/A	0.00
Mortgage Payable	0.00	0.00	0.00	N/A	14,572,000.00	0.00	14,572,000.00	N/A	0.00
Cash Distributions	-269,994.00	-270,000.00	6.00	0.00	-14,606,994.00	-1,080,000.00	-13,526,994.00	-1,252.50	-1,080,000.00
Total Cash Flow Adj.	-4,693,707.39	-279,321.00	-4,414,386.39	-1,580.40	-972,412.92	-1,199,515.00	227,102.08	18.93	-1,199,515.00
CASH FLOW	-4,404,661.72	45,985.00	-4,450,646.72	-9,678.48	254,066.99	106,104.00	147,962.99	139.45	106,104.00

Budget Comparison

Period = Oct 2020-Dec 2020

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Salaries and Related Expense									
Property Manager Salary	12,070.52	12,320.00	249.48	2.02	45,510.52	45,760.00	249.48	0.55	45,760.00
Property Manager Bonus	1,904.00	636.00	-1,268.00	-199.37	4,384.00	2,544.00	-1,840.00	-72.33	2,544.00
Maintenance Salary - Gen	11,116.76	11,049.00	-67.76	-0.61	41,119.69	41,124.00	4.31	0.01	41,124.00
Year End Bonus	200.00	683.00	483.00	70.72	200.00	683.00	483.00	70.72	683.00
Apartment Allowance	11,853.00	11,775.00	-78.00	-0.66	47,412.00	47,100.00	-312.00	-0.66	47,100.00
Workers Comp Insurance	1,979.11	2,649.00	669.89	25.29	8,652.03	10,104.00	1,451.97	14.37	10,104.00
Health Benefits	3,292.72	3,600.00	307.28	8.54	14,536.46	14,400.00	-136.46	-0.95	14,400.00
Salary Related Expense	2,218.91	1,680.00	-538.91	-32.08	9,179.28	7,431.00	-1,748.28	-23.53	7,431.00
Total Salary and Related Expenses	44,635.02	44,392.00	-243.02	-0.55	170,993.98	169,146.00	-1,847.98	-1.09	169,146.00

Advertising and Promotion

Advertising - Signage	13.79	0.00	-13.79	N/A	13.79	0.00	-13.79	N/A	0.00
Internet Advertising-Web	978.82	862.00	-116.82	-13.55	3,405.85	3,856.00	450.15	11.67	3,856.00
Advertising Commission	678.00	0.00	-678.00	N/A	1,356.00	0.00	-1,356.00	N/A	0.00
Advertising-Other	0.00	594.00	594.00	100.00	110.65	2,376.00	2,265.35	95.34	2,376.00
Promotion-Tenant Activities	0.00	363.00	363.00	100.00	300.88	1,452.00	1,151.12	79.28	1,452.00
Tenant Gifts	350.75	246.00	-104.75	-42.58	747.43	984.00	236.57	24.04	984.00
Total Advertising and Promotion	2,021.36	2,065.00	43.64	2.11	5,934.60	8,668.00	2,733.40	31.53	8,668.00

Maintenance and Repairs

Repairs									
Appliances Repair	0.00	45.00	45.00	100.00	0.00	180.00	180.00	100.00	180.00
Building Repair	0.00	465.00	465.00	100.00	500.00	1,860.00	1,360.00	73.12	1,860.00
Doors	0.00	0.00	0.00	N/A	224.40	0.00	-224.40	N/A	0.00
Electrical	480.00	165.00	-315.00	-190.91	560.00	660.00	100.00	15.15	660.00
Equipment Repairs	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	300.00
Glass	0.00	0.00	0.00	N/A	180.00	0.00	-180.00	N/A	0.00
Water Heater	208.13	375.00	166.87	44.50	2,029.38	1,500.00	-529.38	-35.29	1,500.00
HVAC Repairs	80.00	39.00	-41.00	-105.13	80.00	156.00	76.00	48.72	156.00
Washer/Dryer Repair	0.00	0.00	0.00	N/A	-613.00	0.00	613.00	N/A	0.00
Painting	0.00	15.00	15.00	100.00	0.00	60.00	60.00	100.00	60.00
Plumbing	2,005.00	750.00	-1,255.00	-167.33	7,327.34	3,000.00	-4,327.34	-144.24	3,000.00
Walkway and Deck Repair	0.00	585.00	585.00	100.00	1,150.00	2,340.00	1,190.00	50.85	2,340.00
Carpeting	140.00	150.00	10.00	6.67	623.80	600.00	-23.80	-3.97	600.00
Pool	1,252.27	294.00	-958.27	-325.94	3,583.64	1,176.00	-2,407.64	-204.73	1,176.00
Gates and Fences	0.00	63.00	63.00	100.00	167.58	252.00	84.42	33.50	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	1,824.57	96.00	-1,728.57	-1,800.59	96.00

Budget Comparison

Period = Oct 2020-Dec 2020

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Miscellaneous	250.00	435.00	185.00	42.53	904.00	1,740.00	836.00	48.05	1,740.00
Total Repairs	4,415.40	3,480.00	-935.40	-26.88	18,666.71	13,920.00	-4,746.71	-34.10	13,920.00
<i>Supplies</i>									
Late Charges	70.00	0.00	-70.00	N/A	70.00	0.00	-70.00	N/A	0.00
Locks & Keys	66.42	93.00	26.58	28.58	349.62	372.00	22.38	6.02	372.00
Uniforms	157.38	0.00	-157.38	N/A	157.38	120.00	-37.38	-31.15	120.00
Electrical	51.65	336.00	284.35	84.63	417.63	1,344.00	926.37	68.93	1,344.00
HVAC	99.03	129.00	29.97	23.23	298.64	516.00	217.36	42.12	516.00
Painting	79.44	528.00	448.56	84.95	671.68	2,112.00	1,440.32	68.20	2,112.00
Plumbing	1,171.94	1,164.00	-7.94	-0.68	3,389.62	4,656.00	1,266.38	27.20	4,656.00
Appliance Parts	73.34	30.00	-43.34	-144.47	491.39	120.00	-371.39	-309.49	120.00
Pool	0.00	120.00	120.00	100.00	480.00	480.00	0.00	0.00	480.00
Lighting	680.27	660.00	-20.27	-3.07	1,959.02	2,640.00	680.98	25.79	2,640.00
Miscellaneous Supplies	79.46	747.00	667.54	89.36	2,083.59	2,988.00	904.41	30.27	2,988.00
Total Supplies	2,528.93	3,807.00	1,278.07	33.57	10,368.57	15,348.00	4,979.43	32.44	15,348.00
<i>Landscaping</i>									
Contract	5,775.00	5,775.00	0.00	0.00	23,270.00	23,100.00	-170.00	-0.74	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	195.00	0.00	-195.00	N/A	195.00	700.00	505.00	72.14	700.00
Total Landscaping	5,970.00	5,775.00	-195.00	-3.38	24,415.00	24,250.00	-165.00	-0.68	24,250.00
<i>Contract Services</i>									
Exterminating	1,020.00	1,530.00	510.00	33.33	6,120.00	6,720.00	600.00	8.93	6,720.00
Water Treatment	0.00	110.00	110.00	100.00	0.00	110.00	110.00	100.00	110.00
Gates and Fences	0.00	130.00	130.00	100.00	0.00	130.00	130.00	100.00	130.00
Elevator Contract	313.96	318.00	4.04	1.27	2,829.88	1,272.00	-1,557.88	-122.47	1,272.00
Boiler/Water Heater	0.00	0.00	0.00	N/A	926.00	926.00	0.00	0.00	926.00
Fire/Life Safety	0.00	0.00	0.00	N/A	2,918.67	748.00	-2,170.67	-290.20	748.00
Pool	510.00	510.00	0.00	0.00	2,090.00	2,040.00	-50.00	-2.45	2,040.00
Misc. Contract Service	0.00	195.00	195.00	100.00	451.99	1,768.00	1,316.01	74.44	1,768.00
Total Contract Services	1,843.96	2,793.00	949.04	33.98	15,336.54	13,714.00	-1,622.54	-11.83	13,714.00
<i>Maintenance</i>									
Hardware/Tools	406.16	186.00	-220.16	-118.37	969.38	744.00	-225.38	-30.29	744.00
Janitorial - Contract	4,761.00	4,491.00	-270.00	-6.01	19,313.73	17,964.00	-1,349.73	-7.51	17,964.00
Janitorial-Supp/Material	432.36	444.00	11.64	2.62	1,707.53	1,776.00	68.47	3.86	1,776.00
Refuse	5,971.92	5,715.00	-256.92	-4.50	23,080.52	22,860.00	-220.52	-0.96	22,860.00

Budget Comparison

Period = Oct 2020-Dec 2020

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Total Maintenance	11,571.44	10,836.00	-735.44	-6.79	45,071.16	43,344.00	-1,727.16	-3.98	43,344.00
Total Repairs and Maintenance	26,329.73	26,691.00	361.27	1.35	113,857.98	110,576.00	-3,281.98	-2.97	110,576.00
Administrative Expense									
Management Fee	31,590.03	32,849.00	1,258.97	3.83	128,926.08	130,186.00	1,259.92	0.97	130,186.00
Office Supplies	184.53	447.00	262.47	58.72	1,341.48	1,788.00	446.52	24.97	1,788.00
Postage/Messenger	10.20	6.00	-4.20	-70.00	115.75	24.00	-91.75	-382.29	24.00
Telephone	1,163.06	1,149.00	-14.06	-1.22	4,462.93	4,596.00	133.07	2.90	4,596.00
Office Operations-General	156.76	180.00	23.24	12.91	626.54	720.00	93.46	12.98	720.00
Equipment	32.73	0.00	-32.73	N/A	32.73	0.00	-32.73	N/A	0.00
Bank Charges	128.83	0.00	-128.83	N/A	384.32	0.00	-384.32	N/A	0.00
Computer/Software Maintenance	37.50	39.00	1.50	3.85	3,495.93	3,293.00	-202.93	-6.16	3,293.00
Signage	0.00	9.00	9.00	100.00	163.55	36.00	-127.55	-354.31	36.00
General Supplies	0.00	0.00	0.00	N/A	88.84	0.00	-88.84	N/A	0.00
Permits & Fees	0.00	500.00	500.00	100.00	26.00	540.00	514.00	95.19	540.00
Auto Mileage	0.00	60.00	60.00	100.00	0.00	240.00	240.00	100.00	240.00
Answering Service	92.36	138.00	45.64	33.07	555.21	552.00	-3.21	-0.58	552.00
Credit Verification	240.00	375.00	135.00	36.00	1,440.00	1,500.00	60.00	4.00	1,500.00
Legal Fees	1,370.00	0.00	-1,370.00	N/A	4,300.11	0.00	-4,300.11	N/A	0.00
Eviction Costs	0.00	0.00	0.00	N/A	-500.00	0.00	500.00	N/A	0.00
Other Professional Fees	150.00	150.00	0.00	0.00	400.00	600.00	200.00	33.33	600.00
Management Seminars	0.00	102.00	102.00	100.00	80.18	408.00	327.82	80.35	408.00
Luncheon Meetings	24.67	147.00	122.33	83.22	301.07	588.00	286.93	48.80	588.00
Total Administrative Expense	35,180.67	36,151.00	970.33	2.68	146,240.72	145,071.00	-1,169.72	-0.81	145,071.00
Utilities									
Electric-Common Area	4,811.40	3,729.00	-1,082.40	-29.03	17,124.13	14,916.00	-2,208.13	-14.80	14,916.00
Gas	7,589.32	7,125.00	-464.32	-6.52	21,489.01	28,500.00	7,010.99	24.60	28,500.00
Water	18,085.24	18,775.00	689.76	3.67	53,167.17	50,775.00	-2,392.17	-4.71	50,775.00
Sewer	11,484.40	11,500.00	15.60	0.14	35,756.30	35,750.00	-6.30	-0.02	35,750.00
Utility-Vacant Units	32.71	39.00	6.29	16.13	100.33	156.00	55.67	35.69	156.00
Cable	213.16	321.00	107.84	33.60	1,150.10	1,284.00	133.90	10.43	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	42,216.23	41,489.00	-727.23	-1.75	128,791.28	131,381.00	2,589.72	1.97	131,381.00
Turnover Expense									

Hillside Village (208)

Budget Comparison

Period = Oct 2020-Dec 2020

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Apartment Cleaning	1,000.00	1,068.00	68.00	6.37	4,005.00	4,272.00	267.00	6.25	4,272.00
Painting	0.00	1,200.00	1,200.00	100.00	850.00	4,800.00	3,950.00	82.29	4,800.00
Painting Supplies	732.47	906.00	173.53	19.15	2,484.88	3,624.00	1,139.12	31.43	3,624.00
Repairs & Replacements-Other	0.00	126.00	126.00	100.00	1,176.63	504.00	-672.63	-133.46	504.00
Carpet Cleaning	340.00	375.00	35.00	9.33	1,190.00	1,500.00	310.00	20.67	1,500.00
Carpet Replacements	839.53	1,350.00	510.47	37.81	3,134.79	5,400.00	2,265.21	41.95	5,400.00
Floor Repairs	175.00	0.00	-175.00	N/A	175.00	0.00	-175.00	N/A	0.00
Vinyl & Tile Replacement	325.00	0.00	-325.00	N/A	325.00	0.00	-325.00	N/A	0.00
Doors - Replacement	0.00	90.00	90.00	100.00	258.67	360.00	101.33	28.15	360.00
Windows/Screens-Replacements	0.00	0.00	0.00	N/A	40.84	0.00	-40.84	N/A	0.00
Counter/Cabinet-Replacements	91.96	0.00	-91.96	N/A	91.96	0.00	-91.96	N/A	0.00
Tub/Sink-Re-Glazing	575.00	876.00	301.00	34.36	3,500.00	3,504.00	4.00	0.11	3,504.00
Total Turnover Expense	4,078.96	5,991.00	1,912.04	31.92	17,232.77	23,964.00	6,731.23	28.09	23,964.00