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## Hillside Village Apartment Investors, LLC THIRD QUARTER 2022

### EXECUTIVE SUMMARY

Hillside ended the third quarter at 99% occupancy.

The property received a total of \$69,724 from the Housing is Key program. The program has now closed, and we will no longer receive funds for those tenants who still have covid related delinquencies. We have six tenants who are delinquent one or more months. Currently, we are working with those tenants to get them on a payment plan before we proceed with eviction.

It has also been confirmed that after nearly three years we will be able to resume handing out rent increases beginning February 2023.

Major Repairs this quarter included the annual hillside landscaping clean-up, drainpipe replacement and pool filter replacements, totaling \$34,477. One unit was also rehabbed this quarter, total cost for rehab was \$4,302. Several appliances were also replaced upon turn totaling \$3,500.

### FINANCIAL

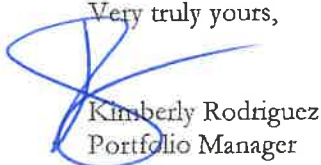
The Net Operating Income (NOI) for this reporting period was \$452,977 which was .64% over the budgeted (NOI) \$450,080. Total Income for this quarter was \$661,195 and was .29% ahead of budget. Operating Expenses totaled \$208,218 and was 0.46% under budget.

### REPORTING

You may now access your quarterly reports via the internet. Enter [www.anchorpacificacom](http://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,



Kimberly Rodriguez  
Portfolio Manager

**Balance Sheet**

Period = Sep 2022

Book = Accrual ; Tree = 105

Current Balance

<b>ASSETS</b>		
<b>Cash</b>		
Operating Cash		794,705.75
Petty Cash		700.00
Total Cash		795,405.75
<b>Current Assets</b>		
Lender Escrow Acct		100,372.20
Prepaid Expenses		21,739.63
Rent Receivable		41,629.40
Total Current Assets		163,741.23
<b>Fixed Assets</b>		
Land		1,546,310.29
Building & Improvements		6,342,376.50
Fixtures & Equipment		670,633.83
Construction in Progress		24,772.12
Less: Accumulated Depreciation		-5,285,413.00
Total Fixed Assets		3,298,679.74
<b>Intangible Assets</b>		
Loan Fees		386,203.22
Total Intangible Assets		386,203.22
Total Assets		4,644,029.94
<b>LIABILITIES &amp; EQUITY</b>		
<b>Short Term Liabilities</b>		
Accounts Payable		1,363.45
Accrued Expenses		64,902.67
Accrued Property Tax		31,703.46
Security Deposits		133,225.00
Other Liabilities		4,612.20
Total Short Term Liabilities		235,806.78
<b>Long Term Liabilities</b>		
Mortgage Payable		23,172,000.00
Total Long Term Liabilities		23,172,000.00
<b>Equity</b>		
Partner's Equity		-20,468,997.75
Retained Earnings		1,705,220.91
Total Equity		-18,763,776.84
Total Liabilities & Equity		4,644,029.94

**Budget Comparison**

Period = Jul 2022-Sep 2022

Book = Actual ; Tree = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Rental Income</b>									
Market Rent	706,150.00	669,390.00	36,760.00	5.49	2,072,585.00	1,996,230.00	76,355.00	3.82	2,685,620.00
Loss to Lease	-46,440.00	-125.00	-46,315.00	-37,052.00	-99,566.00	-159.00	-99,407.00	-62,520.13	3,657.00
Total Gross Potential Rent	659,710.00	669,265.00	-9,555.00	-1.43	1,973,019.00	1,996,071.00	-23,052.00	-1.15	2,689,277.00
Less: Vacancy	-8,323.07	-11,378.00	3,054.93	26.85	-13,864.23	-33,934.00	20,069.77	59.14	-45,378.00
Less: Rent Credits	0.00	-1,338.00	1,338.00	100.00	0.00	-3,992.00	3,992.00	100.00	-5,339.00
Less: Bad Debt	0.00	-3,346.00	3,346.00	100.00	0.00	-9,980.00	9,980.00	100.00	-13,346.00
Prepaid Rents	0.00	0.00	0.00	N/A	-4,750.00	0.00	-4,750.00	N/A	0.00
Net Rental Income	651,386.93	653,203.00	-1,816.07	-0.28	1,954,404.77	1,948,165.00	6,239.77	0.32	2,605,214.00
<b>Other Income</b>									
Accelerated Rents - Break	1,439.17	0.00	1,439.17	N/A	2,432.70	0.00	2,432.70	N/A	0.00
Parking	2,593.00	2,610.00	-17.00	-0.65	7,915.00	7,830.00	85.00	1.09	10,440.00
NSF Fees	75.00	54.00	21.00	38.89	75.00	162.00	-87.00	-53.70	216.00
Laundry Income	2,517.24	2,706.00	-188.76	-6.98	6,529.45	8,118.00	-1,588.55	-19.57	10,824.00
Credit Check Fees	450.00	300.00	150.00	50.00	810.00	900.00	-90.00	-10.00	1,200.00
Retained Deposits	2,159.74	0.00	2,159.74	N/A	3,649.74	0.00	3,649.74	N/A	0.00
Merchandise Sales	249.18	180.00	69.18	38.43	441.80	540.00	-98.20	-18.19	720.00
Administrative Fees	10.50	0.00	10.50	N/A	31.50	0.00	31.50	N/A	0.00
Electronic Payment Fees	202.93	204.00	-1.07	-0.52	747.85	612.00	135.85	22.20	816.00
Miscellaneous Income	112.20	0.00	112.20	N/A	112.20	0.00	112.20	N/A	0.00
Total Other Income	9,808.96	6,054.00	3,754.96	62.02	22,745.24	18,162.00	4,583.24	25.24	24,216.00
Total Income	661,195.89	659,257.00	1,938.89	0.29	1,977,150.01	1,966,327.00	10,823.01	0.55	2,629,430.00
<b>Operating Expenses</b>									
Salaries and Related Expense	42,271.94	39,066.00	-3,205.94	-8.21	122,947.06	122,773.00	-174.06	-0.14	165,903.00
Advertising and Promotion	2,984.16	2,796.00	-188.16	-6.73	8,475.82	8,528.00	52.18	0.61	11,304.00
Repairs and Maintena	25,522.78	28,116.00	2,593.22	9.22	85,378.15	86,178.00	799.85	0.93	113,914.00
Administrative Expenses	36,103.13	36,679.00	575.87	1.57	109,493.83	111,377.00	1,883.17	1.69	147,498.00
Utilities	48,378.86	49,714.00	1,335.14	2.69	130,896.81	130,696.00	-200.81	-0.15	161,964.00
Insurance	15,785.98	14,817.00	-968.98	-6.54	44,910.28	44,347.00	-563.28	-1.27	59,164.00
Real Estate Taxes	31,703.46	31,851.00	147.54	0.46	93,576.73	92,871.00	-705.73	-0.76	124,722.00
Turnover Expense	5,458.06	6,138.00	669.94	10.91	14,950.23	18,414.00	3,463.77	18.81	25,185.00
Total Operating Expenses	208,218.37	209,177.00	958.63	0.46	610,628.91	615,184.00	4,555.09	0.74	809,654.00
Net Operating Income	452,977.52	450,080.00	2,897.52	0.64	1,366,521.10	1,351,143.00	15,378.10	1.14	1,819,776.00
<b>Partnership Expenses</b>									
Asset Management	7,158.89	7,679.00	520.11	6.77	21,744.38	23,422.00	1,677.62	7.16	31,139.00

**Budget Comparison**

Period = Jul 2022-Sep 2022

Book = Accrual; Tree = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Major Repairs	34,477.80	30,800.00	-3,677.80	-11.94	57,252.80	42,270.00	-14,982.80	-35.45	43,170.00
Professional Fees	3,610.00	3,500.00	-110.00	-3.14	3,610.00	4,200.00	590.00	14.05	4,200.00
Insurance	181.26	180.00	-1.26	-0.70	1,568.78	1,656.00	87.22	5.27	1,836.00
Corp Taxes and Fees	0.00	0.00	0.00	N/A	6,800.00	6,800.00	0.00	0.00	6,800.00
Mortgage Interest Expense	133,239.00	133,240.00	1.00	0.00	395,372.25	395,375.00	2.75	0.00	528,615.00
Total Partnership Expense	178,666.95	175,389.00	-3,267.95	-1.86	488,346.21	473,723.00	-12,625.21	-2.67	615,760.00
<b>Net Income</b>	<b>274,310.57</b>	<b>274,681.00</b>	<b>-370.43</b>	<b>-0.13</b>	<b>880,172.89</b>	<b>877,420.00</b>	<b>2,752.89</b>	<b>0.31</b>	<b>1,204,016.00</b>
<b>Cash Flow Adjustment</b>									
Lender Escrow Acct	-53,112.37	-40,401.00	-12,711.37	-31.46	-28,401.92	-907.00	-27,494.92	-3,031.41	22,395.00
Prepaid Expenses	-963.78	15,000.00	-15,963.78	-106.43	-15,070.26	-14,381.00	-689.26	-4.79	619.00
Accounts Receivable	-3,441.00	0.00	-3,441.00	N/A	2,008.85	0.00	2,008.85	N/A	0.00
Construction In Progress	-7,805.32	-16,656.00	8,850.68	53.14	-24,772.12	-49,968.00	25,195.88	50.42	-66,624.00
Accounts Payable	1,026.00	0.00	1,026.00	N/A	-7,277.31	0.00	-7,277.31	N/A	0.00
Deferred Rents	1,601.00	0.00	1,601.00	N/A	4,612.20	0.00	4,612.20	N/A	0.00
Accrued Expenses	21,809.57	0.00	21,809.57	N/A	-7,264.43	0.00	-7,264.43	N/A	0.00
Accrued Taxes	31,703.46	31,851.00	-147.54	-0.46	31,703.46	31,849.00	-145.54	-0.46	-3.00
Accrued Interest Expense	0.00	0.00	0.00	N/A	-1,448.25	0.00	-1,448.25	N/A	0.00
Security Deposits Payable	1,175.00	0.00	1,175.00	N/A	2,725.00	0.00	2,725.00	N/A	0.00
Cash Distributions	-270,000.00	-270,000.00	0.00	0.00	-810,000.00	-810,000.00	0.00	0.00	-1,080,000.00
<b>Total Cash Flow Adj.</b>	<b>-278,007.42</b>	<b>-280,206.00</b>	<b>2,198.58</b>	<b>0.78</b>	<b>-853,184.78</b>	<b>-843,407.00</b>	<b>-9,777.78</b>	<b>-1.16</b>	<b>-1,123,613.00</b>
<b>CASH FLOW</b>	<b>-3,696.85</b>	<b>-5,525.00</b>	<b>1,828.15</b>	<b>33.09</b>	<b>26,988.11</b>	<b>34,013.00</b>	<b>-7,024.89</b>	<b>-20.65</b>	<b>80,403.00</b>

**Budget Comparison**

Period = Jul 2022-Sep 2022

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Salaries and Related Expense</b>									
Property Manager Salary	10,250.24	9,000.00	-1,250.24	-13.89	28,897.04	28,500.00	-387.04	-1.36	39,000.00
Property Manager Bonus	995.20	600.00	-395.20	-55.87	2,797.20	1,800.00	-997.20	-55.40	2,400.00
Maintenance Salary - Gen	12,393.82	10,110.00	-2,283.82	-22.59	33,390.09	31,990.00	-1,390.09	-4.35	43,760.00
Year End Bonus	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	525.00
Apartment Allowance	12,078.00	11,653.00	-425.00	-3.56	35,784.00	35,559.00	-225.00	-0.63	47,412.00
Workers Comp Insurance	1,575.34	1,563.00	-12.34	-0.79	4,482.95	4,847.00	364.05	7.51	6,588.00
Health Benefits	3,046.66	4,200.00	1,153.34	27.46	10,489.17	12,600.00	2,110.83	16.75	16,800.00
Salary Related Expense	1,932.88	1,740.00	-192.88	-11.07	7,126.61	7,477.00	350.39	4.69	9,438.00
<b>Total Salary and Related Expenses</b>	<b>42,271.94</b>	<b>39,056.03</b>	<b>-3,205.91</b>	<b>-8.21</b>	<b>122,947.06</b>	<b>122,773.00</b>	<b>-174.05</b>	<b>-0.14</b>	<b>185,903.00</b>

**Advertising and Promotion**

Advertising	0.00	20.00	20.00	100.00	0.00	20.00	20.00	100.00	20.00
Advertising - Brochures	0.00	0.00	0.00	N/A	18.59	0.00	-18.59	N/A	0.00
Internet Advertising-Web	2,306.16	2,188.00	-118.16	-5.40	6,843.03	6,644.00	-199.03	-3.00	8,832.00
Advertising Commission	678.00	423.00	-255.00	-60.28	1,356.00	1,269.00	-87.00	-6.86	1,692.00
Advertising-Other	0.00	9.00	9.00	100.00	89.04	27.00	-62.04	-229.78	36.00
Promotion - Referral Fees	0.00	51.00	51.00	100.00	0.00	153.00	153.00	100.00	204.00
Promotion-Tenant Activities	0.00	90.00	90.00	100.00	18.16	270.00	250.84	92.90	360.00
Tenant Gifts	0.00	15.00	15.00	100.00	150.00	45.00	-105.00	-233.33	60.00
Leasing Office - Uniforms	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00
<b>Total Advertising and Promotion</b>	<b>2,984.16</b>	<b>2,796.00</b>	<b>-188.16</b>	<b>-6.73</b>	<b>8,475.82</b>	<b>8,528.00</b>	<b>52.18</b>	<b>0.61</b>	<b>11,304.00</b>

**Maintenance and Repairs**

<b>Repairs</b>									
Appliances Repair	195.00	0.00	-195.00	N/A	360.00	0.00	-360.00	N/A	0.00
Building Repair	570.00	246.00	-324.00	-131.71	945.00	738.00	-207.00	-28.05	984.00
Locks and Keys	0.00	45.00	45.00	100.00	0.00	135.00	135.00	100.00	180.00
Doors	0.00	15.00	15.00	100.00	0.00	45.00	45.00	100.00	60.00
Electrical	0.00	426.00	426.00	100.00	85.00	1,278.00	1,193.00	93.35	1,704.00
Equipment Repairs	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	600.00
Glass	0.00	0.00	0.00	N/A	520.00	0.00	-520.00	N/A	0.00
Elevator	0.00	90.00	90.00	100.00	280.00	270.00	-10.00	-3.70	360.00
Water Heater	297.03	39.00	-258.03	-661.82	297.03	117.00	-180.03	-153.87	156.00
HVAC Repairs	0.00	60.00	60.00	100.00	340.00	180.00	-160.00	-88.89	240.00
Plumbing	272.50	1,260.00	987.50	78.37	4,262.03	3,780.00	-482.03	-12.75	5,040.00
Roof	0.00	0.00	0.00	N/A	750.00	0.00	-750.00	N/A	0.00
Carpeting	185.00	39.00	-146.00	-374.38	185.00	117.00	-68.00	-58.12	156.00
Vinyl and Tile	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	300.00

Thursday, October 13, 2022

05:10 PM

**Budget Comparison**

Period = Jul 2022-Sep 2022

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Pool	520.00	252.00	-268.00	-106.35	2,638.90	756.00	-1,882.90	-249.06	1,008.00
Gates and Fences	0.00	126.00	126.00	100.00	359.82	378.00	18.18	4.81	504.00
Lighting	0.00	15.00	15.00	100.00	0.00	45.00	45.00	100.00	60.00
Termite Work	0.00	60.00	60.00	100.00	0.00	180.00	180.00	100.00	240.00
Security Camera	0.00	0.00	0.00	N/A	515.29	0.00	-515.29	N/A	0.00
Miscellaneous	95.00	489.00	394.00	80.57	1,790.00	1,467.00	-323.00	-22.02	1,956.00
<b>Total Repairs</b>	<b>2,134.53</b>	<b>3,387.00</b>	<b>1,252.47</b>	<b>36.98</b>	<b>13,328.07</b>	<b>10,161.00</b>	<b>-3,167.07</b>	<b>-31.17</b>	<b>13,548.00</b>
<b>Supplies</b>									
Locks & Keys	0.00	51.00	51.00	100.00	94.89	153.00	58.11	37.98	204.00
Electrical	0.00	255.00	255.00	100.00	375.92	765.00	389.08	50.86	1,020.00
HVAC	158.30	60.00	-98.30	-163.83	474.49	180.00	-294.49	-163.61	240.00
Painting	38.50	96.00	57.50	59.50	444.08	288.00	-156.08	-54.19	384.00
Plumbing	1,068.06	864.00	-204.06	-23.62	2,530.32	2,592.00	61.68	2.38	3,456.00
Appliance Parts	0.00	18.00	18.00	100.00	0.00	54.00	54.00	100.00	72.00
Pool	0.00	75.00	75.00	100.00	195.00	225.00	30.00	13.33	300.00
Lighting	0.00	900.00	900.00	100.00	1,218.48	2,700.00	1,481.52	54.87	3,600.00
Miscellaneous Supplies	650.84	1,152.00	491.05	42.63	1,658.30	3,455.00	1,797.70	52.02	4,608.00
<b>Total Supplies</b>	<b>1,925.80</b>	<b>3,471.00</b>	<b>1,545.20</b>	<b>44.52</b>	<b>6,991.48</b>	<b>10,413.00</b>	<b>3,421.52</b>	<b>32.86</b>	<b>13,884.00</b>
<b>Landscaping</b>									
Contract	6,210.00	5,775.00	-435.00	-7.53	18,195.00	17,325.00	-870.00	-5.02	23,100.00
Irrigation	0.00	126.00	126.00	100.00	0.00	378.00	378.00	100.00	504.00
Seasonal Color	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	500.00
<b>Total Landscaping</b>	<b>6,210.00</b>	<b>5,901.00</b>	<b>-309.00</b>	<b>-5.24</b>	<b>18,195.00</b>	<b>18,003.00</b>	<b>-192.00</b>	<b>-1.07</b>	<b>24,104.00</b>
<b>Contract Services</b>									
Exterminating	1,725.00	1,530.00	-195.00	-12.75	4,275.00	4,590.00	315.00	6.86	6,120.00
Gates and Fences	0.00	0.00	0.00	N/A	358.10	0.00	-358.10	N/A	250.00
Elevator Contract	330.86	327.00	-3.86	-1.18	980.08	981.00	0.94	0.10	1,308.00
Boiler/Water Heater	486.00	0.00	-486.00	N/A	972.00	990.00	18.00	1.82	990.00
Fire/Life Safety	0.00	830.00	830.00	100.00	0.00	830.00	830.00	100.00	830.00
Pool	585.00	510.00	-75.00	-14.71	1,605.00	1,530.00	-75.00	-4.90	2,040.00
Misc. Contract Service	120.00	250.00	130.00	52.00	360.00	750.00	390.00	52.00	1,000.00
<b>Total Contract Services</b>	<b>3,246.86</b>	<b>3,447.00</b>	<b>200.14</b>	<b>5.81</b>	<b>8,550.16</b>	<b>9,671.00</b>	<b>1,120.84</b>	<b>11.59</b>	<b>12,538.00</b>
<b>Maintenance</b>									
Hardware/Tools	35.40	438.00	402.60	91.92	588.57	1,314.00	725.43	55.21	1,752.00
Janitorial - Contract	5,117.40	5,043.00	-74.40	-1.48	15,203.40	15,129.00	-74.40	-0.49	20,172.00
Janitorial-Supp/Material	45.24	555.00	509.76	91.85	854.04	1,665.00	810.96	48.71	2,220.00

**Budget Comparison**

Period = Jul 2022-Sep 2022

Book = Actual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Refuse	6,807.55	5,874.00	-933.55	-15.89	19,317.43	17,622.00	-1,695.43	-9.62	23,496.00
Carpet Cleaning	0.00	0.00	0.00	N/A	2,350.00	2,200.00	-150.00	-6.82	2,200.00
Total Maintenance	12,005.59	11,910.00	-95.59	-0.80	36,313.44	37,980.00	-383.44	-1.01	49,840.00
<b>Total Repairs and Maintenance</b>	<b>25,522.78</b>	<b>28,116.00</b>	<b>2,593.22</b>	<b>9.22</b>	<b>85,376.15</b>	<b>86,178.00</b>	<b>799.85</b>	<b>0.93</b>	<b>113,914.00</b>
<b>Administrative Expense</b>									
Management Fee	33,068.45	32,963.00	-105.45	-0.32	99,125.93	99,318.00	-807.93	-0.82	131,473.00
Office Supplies	377.59	231.00	-146.59	-63.46	528.42	693.00	164.58	23.75	924.00
Postage/Messenger	0.00	15.00	15.00	100.00	0.00	45.00	45.00	100.00	60.00
Telephone	1,377.17	1,398.00	20.83	1.49	3,906.24	4,194.00	287.76	6.86	5,592.00
Office Operations-General	39.00	126.00	87.00	69.05	188.82	378.00	189.18	50.05	504.00
Equipment	0.00	0.00	0.00	N/A	50.51	0.00	-50.51	N/A	0.00
Bank Charges	25.00	0.00	-25.00	N/A	208.97	0.00	-208.97	N/A	0.00
Publications/Subscription	0.00	0.00	0.00	N/A	10.16	0.00	-10.16	N/A	0.00
Computer/Software Maintenance	138.45	736.00	597.55	81.19	3,300.90	4,154.00	853.10	20.54	4,193.00
Signage	220.58	24.00	-196.58	-81.98	228.23	72.00	-156.23	-216.99	96.00
Permits & Fees	0.00	130.00	130.00	100.00	0.00	355.00	355.00	100.00	582.00
Auto Mileage	6.84	0.00	-6.84	N/A	6.84	0.00	-6.84	N/A	0.00
Answering Service	163.14	141.00	-22.14	-15.70	452.34	423.00	-29.34	-6.94	564.00
Credit Verification	360.00	300.00	-60.00	-20.00	690.00	900.00	210.00	23.33	1,200.00
Legal Fees	221.60	300.00	78.40	26.13	254.60	900.00	645.40	71.71	1,200.00
Other Professional Fees	0.00	150.00	150.00	100.00	320.00	450.00	130.00	28.89	450.00
Management Seminars	68.78	30.00	-38.78	-129.30	134.79	90.00	-44.79	-49.77	120.00
Luncheon Meetings	36.52	135.00	98.48	72.95	87.08	405.00	317.92	78.50	540.00
Total Administrative Expense	38,103.13	36,679.00	575.87	1.57	109,493.83	111,377.00	1,883.17	1.69	147,499.00
<b>Utilities</b>									
Electric-Common Area	5,767.21	5,535.00	-232.21	-4.20	15,456.91	16,605.00	1,148.09	6.91	22,140.00
Gas	5,899.12	6,837.00	837.88	12.26	25,272.98	20,511.00	-4,761.98	-23.22	27,348.00
Water	22,882.91	21,832.00	-1,050.91	-4.81	56,998.07	54,566.00	-2,432.07	-4.43	55,495.00
Sewer	13,317.74	15,060.00	1,742.26	11.57	31,853.87	37,650.00	5,796.13	15.39	45,180.00
Utility-Vacant Units	22.85	90.00	67.15	74.61	169.03	270.00	100.97	37.40	360.00
Cable	389.03	360.00	-29.03	-8.05	1,145.95	1,080.00	-65.95	-6.11	1,440.00
Total Utilities	48,378.86	49,714.00	1,335.14	2.69	130,896.81	130,696.00	-200.81	-0.15	161,964.00
<b>Turnover Expense</b>									

Hillside Village (208)

**Budget Comparison**

Period = Jul 2022-Sep 2022

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Apartment Cleaning	1,340.00	1,098.00	-242.00	-22.04	3,230.00	3,294.00	64.00	1.94	4,392.00
Painting	1,440.00	900.00	-540.00	-60.00	3,600.00	2,700.00	-900.00	-33.33	3,600.00
Painting Supplies	411.15	1,350.00	938.85	69.54	1,662.72	4,050.00	2,387.28	58.95	5,400.00
Repairs & Replacements-Other	0.00	30.00	30.00	100.00	55.10	90.00	34.90	38.78	120.00
Carpet Cleaning	170.00	165.00	-5.00	-3.03	230.00	495.00	265.00	53.54	660.00
Carpet Replacements	1,646.70	1,251.00	-395.70	-31.63	3,317.20	3,753.00	435.80	11.61	5,004.00
Floor Repairs	0.00	201.00	201.00	100.00	0.00	603.00	603.00	100.00	804.00
Doors - Replacement	0.00	63.00	63.00	100.00	0.00	189.00	189.00	100.00	252.00
Windows/Screens-Replacements	110.21	0.00	-110.21	N/A	110.21	0.00	-110.21	N/A	0.00
Counter/Cabinet-Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	633.00
Tub/Sink-Re-Glazing	350.00	1,060.00	730.00	67.59	2,745.00	3,240.00	495.00	15.28	4,320.00
Total Turnover Expense	5,468.06	6,138.00	669.94	10.91	14,950.23	18,414.00	3,463.77	18.81	25,195.00