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SIERRA MADRE APARTMENTS INVESTORS, LLC THIRD QUARTER 2020 REPORT

EXECUTIVE SUMMARY

At the end of third quarter reporting period the building was 92 % occupied.

As a result of the pandemic, our building has suffered from vacancies and loss of income. Many residents vacated their units because they were not able to pay the rent due to loss of jobs. Due to the large number of units available at the same time, we have offered concessions to rent the units.

In this quarter we installed plank flooring in two units for, \$1,799 and repaired the electrical wiring for three units for \$2,850.

FINANCIAL

The Net Operating Income (NOI) for this reporting period ended at \$131,798 which was -13.37% under the budgeted NOI of \$152,133. Total Income for the reporting period was \$205,266 under what was budgeted by -6.42%. Total Operating Expenses ended at \$73,468 which was -9.30% over the budgeted operating expenses of \$67,216.

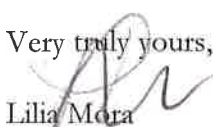
REPORTING

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 **343** as your username. Enter **SMA1832** as your password.

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

Should you have any further questions, please do not hesitate to contact me.

Very truly yours,


Lilia Mora
Portfolio Manager

Balance Sheet

Period = Sep 2020

Book = Accrual ; Tree = 105

| | Current Balance |
|---------------------------------|------------------------|
| ASSETS | |
| Cash | |
| Operating Cash | 187,595.10 |
| Petty Cash | 150.00 |
| Total Cash | 187,745.10 |
| Current Assets | |
| Lender Escrow Acct | 43,243.06 |
| Prepaid Expenses | 9,079.98 |
| Rent Receivable | 18,619.41 |
| Total Current Assets | 70,942.45 |
| Fixed Assets | |
| Land | 945,537.70 |
| Building & Improvements | 3,177,312.38 |
| Fixtures & Equipment | 12,009.70 |
| Construction in Progress | 16,983.18 |
| Less: Accumulated Depreciation | -1,979,826.00 |
| Total Fixed Assets | 2,172,016.96 |
| Intangible Assets | |
| Loan Fees | 90,887.97 |
| Total Intangible Assets | 90,887.97 |
| Total Assets | <u>2,521,592.48</u> |
| LIABILITIES & EQUITY | |
| Short Term Liabilities | |
| Accounts Payable | 975.98 |
| Accrued Expenses | 19,402.39 |
| Accrued Property Tax | 16,295.68 |
| Security Deposits | 40,340.00 |
| Other Liabilities | 5,247.20 |
| Total Short Term Liabilities | 82,261.25 |
| Long Term Liabilities | |
| Mortgage Payable | 6,007,936.28 |
| Total Long Term Liabilities | 6,007,936.28 |
| Equity | |
| Partner's Equity | -4,134,621.91 |
| Retained Earnings | 566,016.86 |
| Total Equity | -3,568,605.05 |
| Total Liabilities & Equity | <u>2,521,592.48</u> |

Budget Comparison

Period = Jul 2020-Sep 2020

Book = Accrual; Tree = of anchor

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|------------------------------|------------|------------|------------|---------|------------|------------|------------|---------|------------|
| Rental Income | | | | | | | | | |
| Market Rent | 220,700.00 | 225,210.00 | -4,510.00 | -2.00 | 665,600.00 | 671,610.00 | -6,010.00 | -0.89 | 896,820.00 |
| Loss to Lease | -3,885.75 | -2,136.00 | -1,749.75 | -81.92 | -12,282.00 | -7,455.00 | -4,827.00 | -64.75 | -7,888.00 |
| Total Gross Potential Rent | 216,814.25 | 223,074.00 | -6,259.75 | -2.81 | 653,318.00 | 664,155.00 | -10,837.00 | -1.63 | 888,934.00 |
| Less: Vacancy | -17,425.82 | -6,692.00 | -10,733.82 | -160.40 | -63,059.58 | -19,924.00 | -43,135.58 | -216.50 | -26,667.00 |
| Less: Concessions | -4,209.68 | 0.00 | -4,209.68 | N/A | -5,581.58 | 0.00 | -5,581.58 | N/A | 0.00 |
| Less: Bad Debt | 0.00 | -1,116.00 | 1,116.00 | 100.00 | 14,249.33 | -3,321.00 | 17,570.33 | 529.07 | -4,448.00 |
| Prepaid Rents | 0.00 | 0.00 | 0.00 | N/A | -4,051.25 | 0.00 | -4,051.25 | N/A | 0.00 |
| Net Rental Income | 195,178.75 | 215,266.00 | -20,087.25 | -9.33 | 594,874.92 | 640,910.00 | -46,035.08 | -7.18 | 857,821.00 |
| Other Income | | | | | | | | | |
| Accelerated Rents - Break | 2,225.00 | 0.00 | 2,225.00 | N/A | 2,279.17 | 0.00 | 2,279.17 | N/A | 0.00 |
| Parking | 1,377.83 | 1,200.00 | 177.83 | 14.82 | 4,051.15 | 3,600.00 | 451.15 | 12.53 | 4,800.00 |
| Late Fees | 0.00 | 600.00 | -600.00 | -100.00 | -250.00 | 1,800.00 | -2,050.00 | -113.89 | 2,400.00 |
| NSF Fees | 0.00 | 75.00 | -75.00 | -100.00 | 0.00 | 150.00 | -150.00 | -100.00 | 225.00 |
| Refrigerator Rental | 635.84 | 0.00 | 635.84 | N/A | 1,674.16 | 0.00 | 1,674.16 | N/A | 0.00 |
| Pet Rent | 375.00 | 150.00 | 225.00 | 150.00 | 1,200.00 | 450.00 | 750.00 | 166.67 | 600.00 |
| Laundry Income | 675.46 | 723.00 | -47.54 | -6.58 | 1,957.42 | 2,169.00 | -211.58 | -9.75 | 2,892.00 |
| Credit Check Fees | 240.00 | 90.00 | 150.00 | 166.67 | 990.00 | 270.00 | 720.00 | 266.67 | 360.00 |
| Retained Deposits | 4,382.71 | 975.00 | 3,407.71 | 349.51 | 12,223.11 | 2,925.00 | 9,298.11 | 317.88 | 3,900.00 |
| Merchandise Sales | 38.49 | 78.00 | -39.51 | -50.65 | 459.87 | 234.00 | 225.87 | 96.53 | 312.00 |
| Electronic Payment Fees | 136.76 | 42.00 | 94.76 | 225.62 | 356.98 | 126.00 | 230.98 | 183.32 | 168.00 |
| Miscellaneous Income | 0.00 | 150.00 | -150.00 | -100.00 | 509.28 | 450.00 | 59.28 | 13.17 | 600.00 |
| Total Other Income | 10,087.09 | 4,083.00 | 6,004.09 | 147.05 | 25,451.14 | 12,174.00 | 13,277.14 | 109.06 | 16,257.00 |
| Total Income | 205,265.84 | 219,349.00 | -14,083.16 | -6.42 | 620,326.06 | 653,084.00 | -32,757.94 | -5.02 | 874,078.00 |
| Operating Expenses | | | | | | | | | |
| Salaries and Related Expense | 10,311.61 | 13,248.00 | 2,936.39 | 22.16 | 36,664.35 | 41,193.00 | 4,528.65 | 10.99 | 55,931.00 |
| Advertising and Promotion | 482.17 | 1,145.00 | 662.83 | 57.89 | 2,224.72 | 3,869.00 | 1,644.28 | 42.50 | 5,230.00 |
| Repairs and Maintena | 7,647.53 | 6,589.00 | -1,058.53 | -16.07 | 22,318.10 | 22,165.00 | -153.10 | -0.69 | 28,654.00 |
| Administrative Expenses | 12,255.93 | 12,225.00 | -30.93 | -0.25 | 39,484.48 | 40,891.00 | 1,406.52 | 3.44 | 53,789.00 |
| Utilities | 7,094.13 | 7,705.00 | 610.87 | 8.63 | 22,538.76 | 22,930.00 | 391.24 | 1.71 | 30,625.00 |
| Insurance | 5,310.57 | 5,355.00 | 44.43 | 0.83 | 15,655.16 | 16,013.00 | 357.84 | 2.23 | 21,368.00 |
| Real Estate Taxes | 16,168.38 | 16,491.00 | 322.62 | 1.96 | 48,505.17 | 48,825.00 | 319.83 | 0.66 | 66,316.00 |
| Turnover Expense | 14,197.50 | 4,458.00 | 9,739.50 | -218.47 | 23,942.46 | 13,374.00 | -10,568.46 | -79.02 | 17,832.00 |
| Total Operating Expenses | 73,467.82 | 67,216.00 | 6,251.82 | -9.30 | 211,333.20 | 209,260.00 | -2,073.20 | -0.99 | 278,745.00 |
| Net Operating Income | 131,798.02 | 152,133.00 | -20,334.98 | -13.37 | 408,992.86 | 443,824.00 | -34,831.14 | -7.85 | 595,333.00 |

Budget Comparison

Period = Jul 2020-Sep 2020

Book = Accrual ; Tree = cf anchor

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|-----------------------------|------------|------------|------------|---------|-------------|-------------|------------|---------|-------------|
| Partnership Expenses | | | | | | | | | |
| Asset Management | 2,109.27 | 4,918.00 | 2,808.73 | 57.11 | 7,086.01 | 9,705.00 | 2,618.99 | 26.99 | 12,140.00 |
| Major Repairs | 0.00 | 0.00 | 0.00 | N/A | 2,300.00 | 3,300.00 | 1,000.00 | 30.30 | 3,300.00 |
| Professional Fees | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 3,205.00 | 3,205.00 | 100.00 | 3,205.00 |
| Insurance | 212.01 | 0.00 | -212.01 | N/A | 1,027.03 | 0.00 | -1,027.03 | N/A | 0.00 |
| Corp Taxes and Fees | 3,300.00 | 0.00 | -3,300.00 | N/A | 3,300.00 | 3,300.00 | 0.00 | 0.00 | 3,300.00 |
| Mortgage Interest Expense | 55,207.96 | 55,208.00 | 0.04 | 0.00 | 165,219.93 | 165,219.00 | -0.93 | 0.00 | 220,155.00 |
| Total Partnership Expense | 60,829.24 | 60,126.00 | -703.24 | -1.17 | 178,932.97 | 184,729.00 | 5,796.03 | 3.14 | 242,100.00 |
| Net Income | 70,968.78 | 92,007.00 | -21,038.22 | -22.87 | 230,059.89 | 259,095.00 | -29,035.11 | -11.21 | 353,233.00 |
| Cash Flow Adjustment | | | | | | | | | |
| Lender Escrow Acct | -16,168.41 | -16,167.00 | -1.41 | -0.01 | -16,295.74 | -16,164.00 | -131.74 | -0.82 | 653.00 |
| Prepaid Expenses | 5,522.58 | 5,355.00 | 167.58 | 3.13 | 6,625.73 | -4,563.00 | 11,188.73 | 245.21 | 792.00 |
| Accounts Receivable | 1,574.50 | 0.00 | 1,574.50 | N/A | -17,536.17 | 0.00 | -17,536.17 | N/A | 0.00 |
| Construction in Progress | -4,649.33 | -4,870.00 | 220.67 | 4.53 | -16,983.18 | -18,490.00 | 1,506.82 | 8.15 | -22,900.00 |
| Accounts Payable | 637.97 | 0.00 | 637.97 | N/A | -1,195.27 | 0.00 | -1,195.27 | N/A | 0.00 |
| Due To Trust Account | -16.77 | 0.00 | -16.77 | N/A | 0.00 | 0.00 | 0.00 | N/A | 0.00 |
| Deferred Rents | -1,022.96 | 0.00 | -1,022.96 | N/A | 5,247.20 | 0.00 | 5,247.20 | N/A | 0.00 |
| Accrued Expenses | -912.65 | 0.00 | -912.65 | N/A | 750.00 | 0.00 | 750.00 | N/A | 0.00 |
| Accrued Taxes | 16,168.38 | 16,491.00 | -322.62 | -1.96 | 16,295.68 | 16,489.00 | -193.32 | -1.17 | -3.00 |
| Accrued Interest Expense | -87.25 | 0.00 | -87.25 | N/A | -868.97 | 0.00 | -868.97 | N/A | 0.00 |
| Security Deposits Payable | 400.00 | 0.00 | 400.00 | N/A | 940.00 | 0.00 | 940.00 | N/A | 0.00 |
| Mortgage Payable | -29,164.33 | -29,164.00 | -0.33 | 0.00 | -87,289.72 | -87,289.00 | -0.72 | 0.00 | -117,319.00 |
| Cash Distributions | -52,500.00 | -52,500.00 | 0.00 | 0.00 | -157,500.00 | -157,500.00 | 0.00 | 0.00 | -210,000.00 |
| Total Cash Flow Adj. | -80,218.27 | -80,855.00 | 636.73 | 0.79 | -267,810.44 | -267,517.00 | -293.44 | -0.11 | -348,777.00 |
| CASH FLOW | -9,249.49 | 11,152.00 | -20,401.49 | -182.94 | -37,750.55 | -8,422.00 | -29,328.55 | -348.24 | 4,456.00 |

Budget Comparison

Period = Jul 2020-Sep 2020

Book = Accrual; Troc = Income state app

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|----------------------------|-------------------|-------------------|-------------------|--------------|-------------------|-------------------|-------------------|--------------|-------------------|
| Rental Income | | | | | | | | | |
| Gross Potential Rent | 216,814.25 | 223,074.00 | -6,259.75 | -2.81 | 653,318.00 | 664,155.00 | -10,837.00 | -1.63 | 888,934.00 |
| Less: Vacancy | -17,425.82 | -6,692.00 | -10,733.82 | -160.40 | -63,059.58 | -19,924.00 | -43,135.58 | -216.50 | -26,667.00 |
| Less: Rent Credits | -4,209.68 | 0.00 | -4,209.68 | N/A | -5,581.58 | 0.00 | -5,581.58 | N/A | 0.00 |
| Less: Bad Debt | 0.00 | -1,116.00 | 1,116.00 | 100.00 | 14,249.33 | -3,321.00 | 17,570.33 | 529.07 | -4,446.00 |
| Net Rental Income | 195,178.75 | 215,266.00 | -20,087.25 | -9.33 | 598,928.17 | 640,910.00 | -41,981.83 | -6.55 | 857,821.00 |
| Other Income | | | | | | | | | |
| Prepaid Rents | 0.00 | 0.00 | 0.00 | N/A | -4,051.25 | 0.00 | -4,051.25 | N/A | 0.00 |
| Lease Break Fees | 2,225.00 | 0.00 | 2,225.00 | N/A | 2,279.17 | 0.00 | 2,279.17 | N/A | 0.00 |
| Parking | 1,377.83 | 1,200.00 | 177.83 | 14.82 | 4,051.15 | 3,600.00 | 451.15 | 12.53 | 4,800.00 |
| Late Fees | 0.00 | 600.00 | -600.00 | -100.00 | -250.00 | 1,800.00 | -2,050.00 | -113.89 | 2,400.00 |
| NSF Fees | 0.00 | 75.00 | -75.00 | -100.00 | 0.00 | 150.00 | -150.00 | -100.00 | 225.00 |
| Laundry Income | 675.46 | 723.00 | -47.54 | -6.58 | 1,957.42 | 2,169.00 | -211.58 | -9.75 | 2,892.00 |
| Credit Check Fees | 240.00 | 90.00 | 150.00 | 166.67 | 990.00 | 270.00 | 720.00 | 266.67 | 360.00 |
| Retained Deposits | 4,382.71 | 975.00 | 3,407.71 | 349.51 | 12,223.11 | 2,925.00 | 9,298.11 | 317.88 | 3,900.00 |
| Merchandise Sales | 38.49 | 78.00 | -39.51 | -50.65 | 459.87 | 234.00 | 225.87 | 96.53 | 312.00 |
| Electronic Payment Charges | 136.76 | 42.00 | 94.76 | 225.62 | 356.98 | 126.00 | 230.98 | 183.32 | 168.00 |
| Other Income | 1,010.84 | 300.00 | 710.84 | 236.95 | 3,383.44 | 900.00 | 2,483.44 | 275.94 | 1,200.00 |
| Total Other Income | 10,087.09 | 4,083.00 | 6,004.09 | 147.05 | 21,399.89 | 12,174.00 | 9,225.89 | 75.78 | 16,257.00 |
| Total Income | 205,265.84 | 219,349.00 | -14,083.16 | -6.42 | 620,326.06 | 653,084.00 | -32,757.94 | -5.02 | 874,078.00 |
| Operating Expenses | | | | | | | | | |
| Salary & Related Expenses | 10,311.61 | 13,248.00 | -2,936.39 | 22.16 | 36,664.35 | 41,193.00 | -4,528.65 | 10.99 | 55,931.00 |
| Advertising & Promotion | 482.17 | 1,145.00 | -662.83 | 57.89 | 2,224.72 | 3,869.00 | -1,644.28 | 42.50 | 5,230.00 |
| Maintenance & Repairs | 7,647.53 | 6,589.00 | 1,058.53 | -16.07 | 22,318.10 | 22,165.00 | 153.10 | -0.69 | 28,654.00 |
| Administrative | 12,255.93 | 12,225.00 | 30.93 | -0.25 | 39,484.48 | 40,891.00 | -1,406.52 | 3.44 | 53,789.00 |
| Utilities | 7,094.13 | 7,705.00 | -610.87 | 7.93 | 22,538.76 | 22,930.00 | -391.24 | 1.71 | 30,625.00 |
| Insurance | 5,310.57 | 5,355.00 | -44.43 | 0.83 | 15,655.16 | 16,013.00 | -357.84 | 2.23 | 21,368.00 |
| Real Estate Taxes | 16,168.38 | 16,491.00 | -322.62 | 1.96 | 48,505.17 | 48,825.00 | -319.83 | 0.66 | 65,316.00 |
| Turnover | 14,197.50 | 4,455.00 | 9,742.50 | -218.47 | 23,942.46 | 13,374.00 | 10,568.46 | -79.02 | 17,832.00 |
| Total Operating Expenses | 73,467.82 | 67,216.00 | 6,251.82 | -9.30 | 211,333.20 | 209,260.00 | 2,073.20 | -0.99 | 278,745.00 |
| Net Operating Income | 131,798.02 | 152,133.00 | -20,334.98 | -13.37 | 408,992.86 | 443,824.00 | -34,831.14 | -7.85 | 595,333.00 |
| Partnership Expense | | | | | | | | | |
| Asset Management | 2,109.27 | 4,918.00 | -2,808.73 | 57.11 | 7,086.01 | 9,705.00 | -2,618.99 | 26.99 | 12,140.00 |
| Major Repairs | 0.00 | 0.00 | 0.00 | N/A | 2,300.00 | 3,300.00 | -1,000.00 | 30.30 | 3,300.00 |
| Insurance | 212.01 | 0.00 | -212.01 | N/A | 1,027.03 | 0.00 | -1,027.03 | N/A | 0.00 |

Budget Comparison

Period = Jul 2020-Sep 2020

Book = Accrual ; Tree = Income state app

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|---------------------|------------------|------------------|-------------------|---------------|-------------------|-------------------|-------------------|---------------|-------------------|
| Professional Fees | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 3,205.00 | 3,205.00 | 100.00 | 3,205.00 |
| Taxes and LLC Fees | 3,300.00 | 0.00 | -3,300.00 | N/A | 3,300.00 | 3,300.00 | 0.00 | 0.00 | 3,300.00 |
| Interest | 55,207.96 | 55,208.00 | 0.04 | 0.00 | 165,219.93 | 165,219.00 | -0.93 | 0.00 | 220,155.00 |
| Total Non-Operating | 60,829.24 | 60,126.00 | -703.24 | -1.17 | 178,932.97 | 184,729.00 | 5,796.03 | 3.14 | 242,100.00 |
| Net Income | 70,966.78 | 92,007.00 | -21,038.22 | -22.87 | 230,059.89 | 259,095.00 | -29,035.11 | -11.21 | 353,233.00 |

Budget Comparison

Period = Jul 2020-Sep 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 | 4,255.26 | 4,341.00 | 85.74 | 1.98 | 13,488.29 | 13,747.00 | 258.71 | 1.88 | 18,812.00 |
| Property Manager Bonus | 64.00 | 300.00 | 236.00 | 78.67 | 428.00 | 900.00 | 472.00 | 52.44 | 1,200.00 |
| Maintenance Salary - Gen | 1,162.42 | 3,897.00 | 2,734.58 | 70.17 | 6,917.44 | 11,691.00 | 4,773.56 | 40.83 | 15,588.00 |
| Year End Bonus | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 0.00 | 0.00 | N/A | 150.00 |
| Apartment Allowance | 3,623.50 | 3,768.00 | 144.50 | 3.83 | 11,409.50 | 11,304.00 | -105.50 | -0.93 | 15,072.00 |
| Workers Comp Insurance | 526.70 | 609.00 | 82.30 | 13.51 | 1,729.92 | 1,881.00 | 151.08 | 8.03 | 2,544.00 |
| Salary Related Expense | 679.73 | 333.00 | -346.73 | -104.12 | 2,691.20 | 1,670.00 | -1,021.20 | -61.15 | 2,565.00 |
| Total Salary and Related Expenses | 10,311.61 | 13,248.00 | 2,936.39 | 22.16 | 36,664.35 | 41,193.00 | 4,528.65 | 10.99 | 55,931.00 |

| | | | | | | | | | |
|----------------------------------|--------|----------|--------|--------|----------|----------|----------|--------|----------|
| Advertising and Promotion | | | | | | | | | |
| Advertising - Brochures | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 10.00 | 10.00 | 100.00 | 10.00 |
| Advertising - Models | 0.00 | 0.00 | 0.00 | N/A | 415.00 | 436.00 | 21.00 | 4.82 | 436.00 |
| Internet Advertising-Web | 482.17 | 776.00 | 293.83 | 37.86 | 1,699.07 | 2,016.00 | 316.93 | 15.72 | 2,508.00 |
| Advertising-Other | 0.00 | 339.00 | 339.00 | 100.00 | 110.65 | 1,017.00 | 906.35 | 89.12 | 1,366.00 |
| Promotion - Referral Fees | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| Promotion-Tenant Activities | 0.00 | 30.00 | 30.00 | 100.00 | 0.00 | 90.00 | 90.00 | 100.00 | 120.00 |
| Tenant Gifts | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 200.00 | 200.00 | 100.00 | 700.00 |
| Total Advertising and Promotion | 482.17 | 1,145.00 | 662.83 | 57.89 | 2,224.72 | 3,869.00 | 1,644.28 | 42.50 | 5,230.00 |

Maintenance and Repairs

| | | | | | | | | | |
|-------------------|----------|----------|---------|---------|----------|----------|-----------|---------|----------|
| Repairs | | | | | | | | | |
| Appliances Repair | 254.00 | 36.00 | -218.00 | -605.56 | 959.00 | 206.00 | -753.00 | -365.53 | 242.00 |
| Locks and Keys | 0.00 | 30.00 | 30.00 | 100.00 | 94.94 | 90.00 | -4.94 | -5.49 | 120.00 |
| Doors | 0.00 | 30.00 | 30.00 | 100.00 | 0.00 | 90.00 | 90.00 | 100.00 | 120.00 |
| Electrical | 160.00 | 96.00 | -64.00 | -66.67 | 970.50 | 288.00 | -682.50 | -236.98 | 384.00 |
| Water Heater | 0.00 | 30.00 | 30.00 | 100.00 | 150.00 | 210.00 | 60.00 | 28.57 | 240.00 |
| HVAC Repairs | 120.00 | 240.00 | 120.00 | 50.00 | 1,753.00 | 720.00 | -1,033.00 | -143.47 | 960.00 |
| Plumbing | 748.38 | 348.00 | -400.38 | -115.05 | 2,248.55 | 1,044.00 | -1,204.55 | -115.38 | 1,392.00 |
| Vinyl and Tile | 0.00 | 0.00 | 0.00 | N/A | 320.00 | 0.00 | -320.00 | N/A | 0.00 |
| Pool | 340.00 | 0.00 | -340.00 | N/A | 340.00 | 0.00 | -340.00 | N/A | 0.00 |
| Gates and Fences | 150.00 | 60.00 | -90.00 | -150.00 | 515.00 | 560.00 | 45.00 | 8.04 | 620.00 |
| Miscellaneous | 0.00 | 255.00 | 255.00 | 100.00 | 35.00 | 765.00 | 730.00 | 95.42 | 1,020.00 |
| Total Repairs | 1,772.38 | 1,125.00 | -647.38 | -57.54 | 7,365.99 | 3,973.00 | -3,412.99 | -85.90 | 5,098.00 |

| | | | | | | | | | |
|-----------------|--------|-------|---------|---------|--------|--------|---------|---------|--------|
| Supplies | | | | | | | | | |
| Locks & Keys | 254.94 | 84.00 | -170.94 | -203.50 | 437.50 | 252.00 | -185.50 | -73.61 | 336.00 |
| Electrical | 528.80 | 60.00 | -468.80 | -781.33 | 933.73 | 180.00 | -753.73 | -418.74 | 240.00 |
| HVAC | 242.64 | 45.00 | -197.64 | -439.20 | 363.69 | 135.00 | -228.69 | -169.40 | 180.00 |

Wednesday, November 04, 2020

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Budget Comparison

Period = Jul 2020-Sep 2020

Book = Accrual ; Tree = expense detail

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|--------------------------------------|-----------------|-----------------|------------------|---------------|------------------|------------------|-----------------|--------------|------------------|
| Painting | 0.00 | 84.00 | 84.00 | 100.00 | 192.09 | 252.00 | 59.91 | 23.77 | 336.00 |
| Plumbing | 203.54 | 531.00 | 327.46 | 61.67 | 689.47 | 1,593.00 | 923.53 | 57.97 | 2,124.00 |
| Appliance Parts | 66.14 | 15.00 | -51.14 | -340.93 | 130.90 | 45.00 | -85.90 | -190.89 | 60.00 |
| Pool | 0.00 | 63.00 | 63.00 | 100.00 | 0.00 | 189.00 | 189.00 | 100.00 | 252.00 |
| Lighting | 187.36 | 135.00 | -52.36 | -38.79 | 343.57 | 405.00 | 61.43 | 15.17 | 540.00 |
| Miscellaneous Supplies | 386.54 | 174.00 | -212.54 | -122.15 | 681.81 | 522.00 | -159.81 | -30.61 | 696.00 |
| Total Supplies | 1,869.96 | 1,191.00 | -678.96 | -57.01 | 3,752.76 | 3,573.00 | -179.76 | -5.03 | 4,764.00 |
| Landscaping | | | | | | | | | |
| Contract | 858.00 | 858.00 | 0.00 | 0.00 | 2,574.00 | 2,574.00 | 0.00 | 0.00 | 3,432.00 |
| Tree Pruning | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 2,000.00 | 2,000.00 | 100.00 | 2,000.00 |
| Total Landscaping | 858.00 | 858.00 | 0.00 | 0.00 | 2,574.00 | 4,574.00 | 2,000.00 | 43.73 | 5,432.00 |
| Contract Services | | | | | | | | | |
| Exterminating | 277.95 | 279.00 | 1.05 | 0.38 | 833.85 | 837.00 | 3.15 | 0.38 | 1,116.00 |
| Fire/Life Safety | 0.00 | 100.00 | 100.00 | 100.00 | 142.72 | 100.00 | -42.72 | -42.72 | 100.00 |
| Pool | 450.00 | 450.00 | 0.00 | 0.00 | 1,350.00 | 1,350.00 | 0.00 | 0.00 | 1,800.00 |
| Total Contract Services | 727.95 | 829.00 | 101.05 | 12.19 | 2,326.57 | 2,287.00 | -39.57 | -1.73 | 3,016.00 |
| Maintenance | | | | | | | | | |
| Hardware/Tools | 52.24 | 135.00 | 82.76 | 61.30 | 277.14 | 405.00 | 127.86 | 31.57 | 540.00 |
| Janitorial - Contract | 970.47 | 915.00 | -55.47 | -6.06 | 1,885.95 | 2,745.00 | 859.05 | 31.30 | 3,660.00 |
| Janitorial Supp/Material | 27.54 | 66.00 | 38.46 | 58.27 | 40.77 | 198.00 | 157.23 | 79.41 | 264.00 |
| Refuse | 1,368.99 | 1,470.00 | 101.01 | 6.87 | 4,074.92 | 4,410.00 | 335.08 | 7.60 | 5,880.00 |
| Total Maintenance | 2,419.24 | 2,596.00 | 166.76 | 6.45 | 6,278.78 | 7,758.00 | 1,479.22 | 19.07 | 10,344.00 |
| Total Repairs and Maintenance | 7,647.53 | 6,589.00 | -1,058.53 | -16.07 | 22,318.10 | 22,155.00 | -153.10 | -0.69 | 28,654.00 |
| Administrative Expense | | | | | | | | | |
| Management Fee | 10,226.30 | 10,967.00 | 740.70 | 6.75 | 30,664.99 | 32,652.00 | 1,987.01 | 6.09 | 43,702.00 |
| Management Office Rent | 428.00 | 0.00 | -428.00 | N/A | 428.00 | 0.00 | -428.00 | N/A | 0.00 |
| Office Supplies | 13.14 | 30.00 | 16.86 | 56.20 | 133.91 | 90.00 | -43.91 | -48.79 | 120.00 |
| Postage/Messenger | 0.00 | 15.00 | 15.00 | 100.00 | 0.00 | 1,450.00 | 45.00 | 100.00 | 60.00 |
| Telephone | 573.97 | 600.00 | 26.03 | 4.34 | 1,882.26 | 1,800.00 | -82.26 | -4.57 | 2,400.00 |
| Office Operations-General | 24.77 | 45.00 | 20.23 | 44.96 | 205.49 | 135.00 | -70.49 | -52.21 | 180.00 |
| Equipment | 164.83 | 0.00 | -164.83 | N/A | 164.83 | 0.00 | -164.83 | N/A | 0.00 |
| Bank Charges | -1.47 | 18.00 | 19.47 | 108.17 | 109.63 | 54.00 | -55.63 | -103.02 | 72.00 |
| Publications/Subscription | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 37.00 | 37.00 | 100.00 | 37.00 |
| Computer/Software Maintenance | 18.75 | 21.00 | 2.25 | 10.71 | 989.59 | 1,067.00 | 77.41 | 7.25 | 1,088.00 |

Budget Comparison

Period = Jul 2020-Sep 2020

Book = Actual ; Tree = expense detail

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|------------------------------|------------|------------|----------|---------|------------|------------|----------|---------|-----------|
| General Supplies | 75.50 | 0.00 | -75.50 | N/A | 98.50 | 0.00 | -98.50 | N/A | 0.00 |
| Permits & Fees | 0.00 | 0.00 | 0.00 | N/A | 20.00 | 325.00 | 305.00 | 93.86 | 782.00 |
| Auto Mileage | 0.00 | 0.00 | 0.00 | N/A | 3.05 | 0.00 | -3.05 | N/A | 0.00 |
| Parking | 0.00 | 0.00 | 0.00 | N/A | 71.65 | 30.00 | -41.65 | -138.83 | 30.00 |
| Answering Service | 67.86 | 51.00 | -16.86 | -33.06 | 172.00 | 153.00 | -19.00 | -12.42 | 204.00 |
| Credit Verification | 420.00 | 90.00 | -330.00 | -366.67 | 870.00 | 270.00 | -600.00 | -222.22 | 360.00 |
| Legal Fees | 74.99 | 0.00 | -74.99 | N/A | 133.11 | 300.00 | 166.89 | 55.63 | 450.00 |
| Eviction Costs | 0.00 | 0.00 | 0.00 | N/A | 3,095.00 | 2,800.00 | -295.00 | -10.54 | 2,800.00 |
| Other Professional Fees | 100.00 | 150.00 | 50.00 | 33.33 | 250.00 | 450.00 | 200.00 | 44.44 | 600.00 |
| Management Seminars | 68.75 | 132.00 | 63.25 | 47.92 | 80.18 | 396.00 | 315.82 | 79.75 | 528.00 |
| Luncheon Meetings | 0.54 | 90.00 | 89.46 | 99.40 | 112.29 | 270.00 | 157.71 | 58.41 | 360.00 |
| Dues Memberships & Seminars | 0.00 | 16.00 | 16.00 | 100.00 | 0.00 | 16.00 | 16.00 | 100.00 | 16.00 |
| Total Administrative Expense | 12,255.93 | 12,225.00 | -30.93 | -0.25 | 39,484.48 | 40,891.00 | 1,406.52 | 3.44 | 53,789.00 |

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|----------------------|------------|------------|----------|--------|------------|------------|----------|--------|-----------|
| Utilities | | | | | | | | | |
| Electric-Common Area | 1,165.28 | 1,210.00 | 44.72 | 3.70 | 2,953.61 | 3,445.00 | 491.39 | 14.26 | 4,645.00 |
| Gas | 2,371.70 | 2,700.00 | 328.30 | 12.16 | 8,699.19 | 8,100.00 | -599.19 | -7.40 | 10,800.00 |
| Water | 3,814.68 | 3,510.00 | -304.68 | -8.68 | 11,143.49 | 10,530.00 | -613.49 | -5.83 | 14,040.00 |
| Utility-Vacant Units | -257.53 | 285.00 | 542.53 | 190.36 | -257.53 | 855.00 | 1,112.53 | 130.12 | 1,140.00 |
| Total Utilities | 7,094.13 | 7,705.00 | 610.87 | 7.93 | 22,538.76 | 22,930.00 | 391.24 | 1.71 | 30,625.00 |

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|------------------------------|------------|------------|-----------|-----------|------------|------------|------------|-----------|-----------|
| Turnover Expense | | | | | | | | | |
| Apartment Cleaning | 1,270.00 | 933.00 | -337.00 | -36.12 | 2,115.00 | 2,799.00 | 684.00 | 24.44 | 3,732.00 |
| Blind - Repair | 0.00 | 0.00 | 0.00 | N/A | 75.51 | 0.00 | -75.51 | N/A | 0.00 |
| Blind - Replacement | 0.00 | 45.00 | 45.00 | 100.00 | 0.00 | 135.00 | 135.00 | 100.00 | 180.00 |
| Painting | 2,385.48 | 0.00 | -2,385.48 | N/A | 4,820.48 | 0.00 | -4,820.48 | N/A | 0.00 |
| Painting Supplies | 170.37 | 360.00 | 189.63 | 52.68 | 1,107.75 | 1,080.00 | -27.75 | -2.57 | 1,440.00 |
| Repairs & Replacements-Other | 707.45 | 150.00 | -557.45 | -371.63 | 1,053.37 | 450.00 | -603.37 | -134.08 | 600.00 |
| Carpet Cleaning | 80.00 | 240.00 | 160.00 | 66.67 | 140.00 | 720.00 | 580.00 | 80.56 | 960.00 |
| Carpet Replacements | 155.83 | 798.00 | 642.17 | 80.47 | 155.83 | 2,394.00 | 2,238.17 | 93.49 | 3,192.00 |
| Floor Repairs | 0.00 | 30.00 | 30.00 | 100.00 | 0.00 | 90.00 | 90.00 | 100.00 | 120.00 |
| Doors - Replacement | 87.27 | 0.00 | -87.27 | N/A | 97.17 | 0.00 | -97.17 | N/A | 0.00 |
| Windows/Screens-Replacements | 561.07 | 72.00 | -489.07 | -679.26 | 561.07 | 216.00 | -345.07 | -159.75 | 288.00 |
| Drywall Repairs | 0.00 | 0.00 | 0.00 | N/A | 365.00 | 0.00 | -365.00 | N/A | 0.00 |
| Counter/Cabinet-Replacements | 448.52 | 0.00 | -448.52 | N/A | 578.62 | 0.00 | -578.62 | N/A | 0.00 |
| Hardware/Tools | 2,706.51 | 30.00 | -2,676.51 | -6,921.70 | 4,112.66 | 90.00 | -4,022.66 | -4,469.62 | 120.00 |
| Tub/Sink-Re-Glazing | 5,625.00 | 1,800.00 | -3,825.00 | -212.50 | 8,760.00 | 5,400.00 | -3,360.00 | -62.22 | 7,200.00 |
| Total Turnover Expense | 14,197.50 | 4,458.00 | -9,739.50 | -218.47 | 23,942.46 | 13,374.00 | -10,568.46 | -79.02 | 17,832.00 |

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Budget Comparison

Period = Jul 2020-Sep 2020

Book = Accrual : Tree = expense detail

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|--|------------|------------|----------|-------|------------|------------|----------|-------|--------|
|--|------------|------------|----------|-------|------------|------------|----------|-------|--------|