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SIERRA MADRE APARTMENTS INVESTORS, LLC FOURTH QUARTER 2020 REPORT

EXECUTIVE SUMMARY

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

As the pandemic carries on, our building continues to suffer from vacancies and loss of income. Residents continue to vacate their units due to loss of their jobs. The specials advertised have remained in place to keep up with the competition.

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

As we look forward top 2021, we do not plan for any Capital Improvements. We will continue with the maintenance program we have in place.

FINANCIAL

The Net Operating Income (NOI) for this reporting period ended at \$140,837 which was -18.49% under the budgeted NOI of \$172,786. Total Income for the reporting period was \$244,344 under what was budgeted by -10.45%. Total Operating Expenses ended at \$103,507 which was -3.43% over the budgeted operating expenses of \$100,072.

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 = Dec 2020

Book = Accrual ; Tree = 105

Current Balance

ASSETS

Cash		
Operating Cash		165,585.80
Petty Cash		150.00
Total Cash		165,735.80
Current Assets		
Lender Escrow Acct		27,162.05
Prepaid Expenses		18,163.80
Rent Receivable		11,048.38
Total Current Assets		56,374.23
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		-2,103,809.00
Total Fixed Assets		2,048,033.96
Intangible Assets		
Loan Fees		67,681.97
Total Intangible Assets		67,681.97
Total Assets		2,337,825.96

LIABILITIES & EQUITY

Short Term Liabilities		
Accounts Payable		13,992.01
Accrued Expenses		20,388.88
Security Deposits		40,190.00
Other Liabilities		1,886.33
Total Short Term Liabilities		76,457.22
Long Term Liabilities		
Mortgage Payable		5,977,906.41
Total Long Term Liabilities		5,977,906.41
Equity		
Partner's Equity		-4,187,121.91
Retained Earnings		470,584.24
Total Equity		-3,716,537.67
Total Liabilities & Equity		2,337,825.96

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	218,865.00	225,210.00	-6,345.00	-2.82	884,465.00	896,820.00	-12,355.00	-1.38	896,820.00
Loss to Lease	-3,030.00	-431.00	-2,599.00	-603.02	-15,312.00	-7,886.00	-7,426.00	-94.17	-7,886.00
Total Gross Potential Rent	215,835.00	224,779.00	-8,944.00	-3.98	869,153.00	888,934.00	-19,781.00	-2.23	888,934.00
Less: Vacancy	-27,465.17	-6,743.00	-20,722.17	-307.31	-90,524.75	-26,667.00	-63,857.75	-239.46	-26,667.00
Less: Concessions	-2,671.68	0.00	-2,671.68	N/A	-8,255.26	0.00	-8,253.26	N/A	0.00
Less: Bad Debt	-16,925.91	-1,125.00	-15,800.91	-1,404.53	-2,676.58	-4,446.00	1,769.42	39.80	-4,446.00
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	168,772.24	216,911.00	-48,138.76	-22.19	763,647.16	857,821.00	-94,173.84	-10.98	857,821.00
Other Income									
Accelerated Rents - Break	1,400.00	0.00	1,400.00	N/A	3,679.17	0.00	3,679.17	N/A	0.00
Parking	1,277.15	1,200.00	77.15	6.43	5,328.30	4,800.00	528.30	11.01	4,800.00
Late Fees	0.00	600.00	-600.00	-100.00	-250.00	2,400.00	-2,650.00	-110.42	2,400.00
NSF Fees	75.00	75.00	0.00	0.00	75.00	225.00	-150.00	-66.67	225.00
Refrigerator Rental	589.16	0.00	589.16	N/A	2,243.32	0.00	2,243.32	N/A	0.00
Pet Rent	369.16	150.00	219.16	146.11	1,569.16	600.00	969.16	161.53	600.00
Laundry Income	790.98	723.00	67.98	9.40	2,748.40	2,892.00	-143.60	-4.97	2,892.00
Credit Check Fees	270.00	90.00	180.00	200.00	1,260.00	360.00	900.00	250.00	360.00
Retained Deposits	2,313.23	975.00	1,338.23	137.25	14,536.34	3,900.00	10,636.34	272.73	3,900.00
Merchandise Sales	308.84	78.00	230.84	295.95	768.71	312.00	456.71	146.38	312.00
Electronic Payment Fees	78.91	42.00	36.91	87.88	435.89	168.00	267.89	159.46	168.00
Miscellaneous Income	0.00	150.00	-150.00	-100.00	509.28	600.00	-90.72	-15.12	600.00
Total Other Income	7,452.43	4,083.00	3,369.43	82.52	32,903.57	16,257.00	16,646.57	102.40	16,257.00
Total Income	176,224.67	220,994.00	-44,769.33	-20.26	796,550.73	874,078.00	-77,527.27	-8.87	874,078.00
Operating Expenses									
Salaries and Related Expense	11,413.52	14,738.00	3,324.48	22.56	48,077.87	55,931.00	7,853.13	14.04	55,931.00
Advertising and Promotion	741.82	1,361.00	619.18	45.49	2,966.54	5,230.00	2,263.46	43.28	5,230.00
Repairs and Maintena	5,821.95	6,489.00	667.05	10.28	28,140.05	28,654.00	513.95	1.79	28,654.00
Administrative Expenses	11,235.52	12,898.00	1,662.48	12.89	50,720.00	53,789.00	3,069.00	5.71	53,789.00
Utilities	9,545.91	7,695.00	-1,850.91	-24.05	32,084.67	30,625.00	-1,459.67	-4.77	30,625.00
Insurance	4,797.17	5,355.00	557.83	10.42	20,452.33	21,368.00	915.67	4.29	21,368.00
Real Estate Taxes	15,953.74	16,491.00	537.26	3.26	64,458.91	65,316.00	857.09	1.31	65,316.00
Turnover Expense	4,369.34	4,458.00	88.66	1.99	28,311.80	17,832.00	-10,479.80	-58.77	17,832.00
Total Operating Expenses	63,878.97	69,485.00	5,606.03	8.07	275,212.17	278,745.00	3,532.83	1.27	278,745.00
Net Operating Income	112,345.70	151,509.00	-39,163.30	-25.85	521,338.56	595,333.00	-73,994.44	-12.43	595,333.00

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	1,962.35	2,435.00	472.65	19.41	9,048.36	12,140.00	3,091.64	25.47	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	3,025.00	0.00	-3,025.00	N/A	3,025.00	3,205.00	180.00	5.62	3,205.00
Insurance	212.01	0.00	-212.01	N/A	1,239.04	0.00	-1,239.04	N/A	0.00
Corp Taxes and Fees	454.00	0.00	-454.00	N/A	3,754.00	3,300.00	-454.00	-13.76	3,300.00
Mortgage Interest Expense	54,935.96	54,936.00	0.04	0.00	220,155.89	220,155.00	-0.89	0.00	220,155.00
Total Partnership Expense	60,589.32	57,371.00	-3,218.32	-5.61	239,522.29	242,100.00	2,577.71	1.06	242,100.00
Net Income									
	51,756.38	94,138.00	-42,381.62	-45.02	281,816.27	353,233.00	-71,416.73	-20.22	353,233.00
Cash Flow Adjustment									
Lender Escrow Acct	16,081.01	16,817.00	-735.99	-4.38	-214.73	653.00	-867.73	-132.88	653.00
Prepaid Expenses	-9,083.82	5,355.00	-14,438.82	-269.63	-2,458.09	792.00	-3,250.09	-410.36	792.00
Accounts Receivable	7,571.03	0.00	7,571.03	N/A	-9,965.14	0.00	-9,965.14	N/A	0.00
Construction in Progress	0.00	-4,410.00	4,410.00	100.00	-16,983.18	-22,900.00	5,916.82	25.84	-22,900.00
Accounts Payable	13,016.03	0.00	13,016.03	N/A	11,820.76	0.00	11,820.76	N/A	0.00
Deferred Rents	-3,360.87	0.00	-3,360.87	N/A	1,886.33	0.00	1,886.33	N/A	0.00
Accrued Expenses	480.20	0.00	480.20	N/A	1,230.20	0.00	1,230.20	N/A	0.00
Accrued Taxes	-16,295.68	-16,492.00	196.32	1.19	0.00	-3.00	3.00	100.00	-3.00
Accrued Interest Expense	506.29	0.00	506.29	N/A	-362.68	0.00	-362.68	N/A	0.00
Security Deposits Payable	-150.00	0.00	-150.00	N/A	790.00	0.00	790.00	N/A	0.00
Mortgage Payable	-30,029.87	-30,030.00	0.13	0.00	-117,319.59	-117,319.00	-0.59	0.00	-117,319.00
Cash Distributions	-52,500.00	-52,500.00	0.00	0.00	-210,000.00	-210,000.00	0.00	0.00	-210,000.00
Total Cash Flow Adj.	-73,765.68	-81,250.00	7,484.32	9.22	-341,576.12	-348,777.00	7,200.88	2.06	-348,777.00
CASH FLOW									
	-22,009.30	12,878.00	-34,887.30	-270.91	-59,759.85	4,456.00	-64,215.85	-1,441.11	4,456.00

Budget Comparison

Period = Oct 2020-Dec 2020

Book = Accrual ; Tree = income state apg

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Rental Income									
Gross Potential Rent	215,835.00	224,779.00	-8,944.00	-3.98	869,153.00	888,934.00	-19,781.00	-2.23	888,934.00
Less: Vacancy	-27,465.17	-6,743.00	-20,722.17	-307.31	-90,524.75	-26,667.00	-63,857.75	-239.46	-26,667.00
Less: Rent Credits	-2,671.68	0.00	-2,671.68	N/A	-8,253.26	0.00	-8,253.26	N/A	0.00
Less: Bad Debt	-16,925.91	-1,125.00	-15,800.91	-1,404.53	-2,676.58	-4,446.00	1,769.42	39.80	-4,446.00
Net Rental Income	168,772.24	216,911.00	-48,138.76	-22.19	767,698.41	857,821.00	-90,122.59	-10.51	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	1,400.00	0.00	1,400.00	N/A	3,679.17	0.00	3,679.17	N/A	0.00
Parking	1,277.15	1,200.00	77.15	6.43	5,328.30	4,800.00	528.30	11.01	4,800.00
Late Fees	0.00	600.00	-600.00	-100.00	-250.00	2,400.00	-2,650.00	-110.42	2,400.00
NSF Fees	75.00	75.00	0.00	0.00	75.00	225.00	-150.00	-66.67	225.00
Laundry Income	790.98	723.00	67.98	9.40	2,748.40	2,892.00	-143.60	-4.97	2,892.00
Credit Check Fees	270.00	90.00	180.00	200.00	1,260.00	360.00	900.00	250.00	360.00
Retained Deposits	2,313.23	975.00	1,338.23	137.25	14,536.34	3,900.00	10,636.34	272.73	3,900.00
Merchandise Sales	308.84	78.00	230.84	295.95	768.71	312.00	456.71	146.38	312.00
Electronic Payment Charges	78.91	42.00	36.91	87.88	435.89	168.00	267.89	159.46	168.00
Other Income	938.32	300.00	638.32	212.77	4,321.76	1,200.00	3,121.76	260.15	1,200.00
Total Other Income	7,452.43	4,083.00	3,369.43	82.52	26,852.32	16,257.00	12,595.32	77.48	16,257.00
Total Income	176,224.67	220,994.00	-44,769.33	-20.26	796,550.73	874,078.00	-77,527.27	-8.87	874,078.00
Operating Expenses									
Salary & Related Expenses	11,413.52	14,738.00	3,324.48	22.56	48,077.87	55,931.00	7,853.13	14.04	55,931.00
Advertising & Promotion	741.82	1,361.00	619.18	45.49	2,966.54	5,230.00	2,263.46	43.28	5,230.00
Maintenance & Repairs	5,821.95	6,489.00	667.05	10.28	28,140.05	28,654.00	513.95	1.79	28,654.00
Administrative	11,235.52	12,895.00	1,662.48	12.89	50,720.00	53,789.00	3,069.00	5.71	53,789.00
Utilities	9,545.91	7,695.00	1,850.91	-24.05	32,084.67	30,625.00	1,459.67	-4.77	30,625.00
Insurance	4,797.17	5,355.00	557.83	10.42	20,452.33	21,368.00	915.67	4.29	21,368.00
Real Estate Taxes	15,953.74	16,491.00	537.26	3.26	64,458.91	65,316.00	857.09	1.31	65,316.00
Turnover	4,369.34	4,458.00	88.66	1.99	28,311.80	17,832.00	-10,479.80	-58.77	17,832.00
Total Operating Expenses	63,878.97	69,485.00	5,606.03	8.07	275,212.17	278,745.00	3,532.83	1.27	278,745.00
Net Operating Income	112,345.70	151,509.00	-39,163.30	-25.85	521,338.56	595,333.00	-73,994.44	-12.43	595,333.00
Partnership Expense									
Asset Management	1,962.35	2,435.00	472.65	19.41	9,048.36	12,140.00	3,091.64	25.47	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	1,239.04	0.00	-1,239.04	N/A	0.00

Sierra Madre Apartments (343)

Budget Comparison

Period = Oct 2020-Dec 2020

Book = Accrual ; Tree = income state apg

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Professional Fees	3,025.00	0.00	-3,025.00	N/A	3,025.00	3,205.00	180.00	5.62	3,205.00
Taxes and LLC Fees	454.00	0.00	-454.00	N/A	3,754.00	3,300.00	-454.00	-13.76	3,300.00
Interest	54,935.96	54,936.00	0.04	0.00	220,155.89	220,155.00	-0.89	0.00	220,155.00
Total Non-Operating	60,589.32	57,371.00	-3,218.32	-5.61	239,522.29	242,100.00	2,577.71	1.06	242,100.00
Net Income	51,756.38	94,138.00	-42,381.62	-45.02	261,816.27	353,233.00	-71,416.73	-20.22	353,233.00

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	4,984.42	5,065.00	80.58	1.59	18,472.71	18,812.00	339.29	1.80	18,812.00
Property Manager Bonus	0.00	300.00	300.00	100.00	428.00	1,200.00	772.00	64.33	1,200.00
Maintenance Salary - Gen	1,644.36	3,897.00	2,252.64	57.80	8,561.80	15,588.00	7,026.20	45.07	15,588.00
Year End Bonus	100.00	150.00	50.00	33.33	100.00	150.00	50.00	33.33	150.00
Apartment Allowance	3,457.50	3,768.00	310.50	8.24	14,867.00	15,072.00	205.00	1.36	15,072.00
Workers Comp Insurance	503.94	663.00	159.06	23.99	2,233.86	2,544.00	310.14	12.19	2,544.00
Salary Related Expense	723.30	895.00	171.70	19.18	3,414.50	2,565.00	-849.50	-33.12	2,565.00
Total Salary and Related Expenses	11,413.52	14,738.00	3,324.48	22.56	48,077.87	55,931.00	7,853.13	14.04	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	741.82	492.00	-249.82	-50.78	2,440.89	2,508.00	67.11	2.68	2,508.00
Advertising-Other	0.00	339.00	339.00	100.00	110.65	1,356.00	1,245.35	91.84	1,356.00
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	120.00	120.00	100.00	120.00
Tenant Gifts	0.00	500.00	500.00	100.00	0.00	700.00	700.00	100.00	700.00
Total Advertising and Promotion	741.82	1,361.00	619.18	45.49	2,966.54	5,230.00	2,263.46	43.28	5,230.00
Maintenance and Repairs									
Repairs	0.00	36.00	36.00	100.00	959.00	242.00	-717.00	-296.28	242.00
Appliances Repair	11.58	30.00	18.42	61.40	106.52	120.00	13.48	11.23	120.00
Locks and Keys	0.00	30.00	30.00	100.00	0.00	120.00	120.00	100.00	120.00
Doors	0.00	96.00	96.00	100.00	970.50	384.00	-586.50	-152.73	384.00
Electrical	0.00	30.00	30.00	100.00	150.00	240.00	90.00	37.50	240.00
Water Heater	35.00	240.00	205.00	85.42	1,788.00	960.00	-828.00	-86.25	960.00
HVAC Repairs	346.00	348.00	2.00	0.57	2,594.55	1,392.00	-1,202.55	-86.39	1,392.00
Plumbing	0.00	0.00	0.00	N/A	320.00	0.00	-320.00	N/A	0.00
Vinyl and Tile	0.00	0.00	0.00	N/A	340.00	0.00	-340.00	N/A	0.00
Pool	120.00	60.00	-60.00	-100.00	635.00	620.00	-15.00	-2.42	620.00
Gates and Fences	0.00	255.00	255.00	100.00	35.00	1,020.00	985.00	96.57	1,020.00
Miscellaneous	512.58	1,125.00	612.42	54.44	7,898.57	5,098.00	-2,800.57	-54.93	5,098.00
Total Repairs									
Supplies	33.63	84.00	50.37	59.96	471.13	336.00	-135.13	-40.22	336.00
Locks & Keys	0.00	60.00	60.00	100.00	933.73	240.00	-693.73	-289.05	240.00
Electrical	0.00	45.00	45.00	100.00	363.69	180.00	-183.69	-102.05	180.00
HVAC									

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
Painting	11.01	84.00	72.99	86.89	203.10	336.00	132.90	39.55	336.00
Plumbing	111.97	531.00	419.03	78.91	781.44	2,124.00	1,342.56	63.21	2,124.00
Appliance Parts	0.00	15.00	15.00	100.00	130.90	60.00	-70.90	-118.17	60.00
Pool	0.00	63.00	63.00	100.00	0.00	252.00	252.00	100.00	252.00
Lighting	59.46	135.00	75.54	55.96	403.03	540.00	136.97	25.36	540.00
Miscellaneous Supplies	206.81	174.00	-32.81	-18.86	888.62	696.00	-192.62	-27.68	696.00
Total Supplies	422.88	1,191.00	768.12	64.49	4,175.64	4,764.00	588.36	12.35	4,764.00
Landscaping									
Contract	858.00	858.00	0.00	0.00	3,432.00	3,432.00	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
Seasonal Color	665.00	0.00	-665.00	N/A	665.00	0.00	-665.00	N/A	0.00
Total Landscaping	1,523.00	858.00	-665.00	-77.51	4,097.00	5,432.00	1,335.00	24.58	5,432.00
Contract Services									
Exterminating	277.95	279.00	1.05	0.38	1,111.80	1,116.00	4.20	0.38	1,116.00
Fire/Life Safety	100.82	0.00	-100.82	N/A	243.54	100.00	-143.54	-143.54	100.00
Pool	590.00	450.00	-140.00	-31.11	1,940.00	1,800.00	-140.00	-7.78	1,800.00
Total Contract Services	968.77	729.00	-239.77	-32.89	3,295.34	3,016.00	-279.34	-9.26	3,016.00
Maintenance									
Hardware/Tools	31.43	135.00	103.57	76.72	308.57	540.00	231.43	42.86	540.00
Janitorial - Contract	953.26	915.00	-38.26	-4.18	2,839.21	3,660.00	820.79	22.43	3,660.00
Janitorial-Supp/Material	0.00	66.00	66.00	100.00	40.77	264.00	223.23	84.56	264.00
Refuse	1,410.03	1,470.00	59.97	4.08	5,484.95	5,880.00	395.05	6.72	5,880.00
Total Maintenance	2,394.72	2,586.00	191.28	7.40	8,673.50	10,344.00	1,670.50	16.15	10,344.00
Total Repairs and Maintenance	5,821.95	6,489.00	667.05	10.28	28,140.05	28,654.00	513.95	1.79	28,654.00
Administrative Expense									
Management Fee	9,811.72	11,050.00	1,238.28	11.21	40,476.71	43,702.00	3,225.29	7.38	43,702.00
Management Office Rent	642.00	0.00	-642.00	N/A	1,070.00	0.00	-1,070.00	N/A	0.00
Office Supplies	20.82	30.00	9.18	30.60	154.73	120.00	-34.73	-28.94	120.00
Postage/Messenger	5.50	15.00	9.50	63.33	5.50	60.00	54.50	90.83	60.00
Telephone	422.73	600.00	177.27	29.54	2,304.99	2,400.00	95.01	3.96	2,400.00
Office Operations-General	0.00	45.00	45.00	100.00	205.49	180.00	-25.49	-14.16	180.00
Equipment	0.00	0.00	0.00	N/A	164.83	0.00	-164.83	N/A	0.00
Bank Charges	69.68	18.00	-51.68	-287.11	179.31	72.00	-107.31	-149.04	72.00
Publications/Subscription	0.00	0.00	0.00	N/A	0.00	37.00	37.00	100.00	37.00

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
Computer/Software Maintenance	18.75	21.00	2.25	10.71	1,008.34	1,088.00	79.66	7.32	1,088.00
General Supplies	0.00	0.00	0.00	N/A	98.50	0.00	-98.50	N/A	0.00
Permits & Fees	0.00	456.00	456.00	100.00	20.00	782.00	762.00	97.44	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	34.32	51.00	16.68	32.71	206.32	204.00	-2.32	-1.14	204.00
Credit Verification	60.00	90.00	30.00	33.33	930.00	360.00	-570.00	-158.33	360.00
Legal Fees	0.00	150.00	150.00	100.00	133.11	450.00	316.89	70.42	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	150.00	150.00	0.00	0.00	400.00	600.00	200.00	33.33	600.00
Management Seminars	0.00	132.00	132.00	100.00	80.18	528.00	447.82	84.81	528.00
Luncheon Meetings	0.00	90.00	90.00	100.00	112.29	360.00	247.71	68.81	360.00
Dues Memberships & Seminars	0.00	0.00	0.00	N/A	0.00	16.00	16.00	100.00	16.00
Total Administrative Expense	11,235.52	12,898.00	1,662.48	12.89	50,720.00	53,789.00	3,069.00	5.71	53,789.00

Utilities

Electric-Common Area	1,334.18	1,200.00	-134.18	-11.18	4,287.79	4,645.00	357.21	7.69	4,645.00
Gas	3,774.57	2,700.00	-1,074.57	-39.80	12,473.76	10,800.00	-1,673.76	-15.50	10,800.00
Water	4,280.62	3,510.00	-770.62	-21.96	15,424.11	14,040.00	-1,384.11	-9.86	14,040.00
* Utility-Vacant Units	156.54	285.00	128.46	45.07	-100.99	1,140.00	1,240.99	108.86	1,140.00
Total Utilities	9,545.91	7,695.00	-1,850.91	-24.05	32,084.67	30,625.00	-1,459.67	-4.77	30,625.00

Turnover Expense

Apartment Cleaning	995.00	933.00	-62.00	-6.65	3,110.00	3,732.00	622.00	16.67	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	180.00	180.00	100.00	180.00
Painting	1,585.00	0.00	-1,585.00	N/A	6,405.48	0.00	-6,405.48	N/A	0.00
Painting Supplies	381.41	360.00	-21.41	-5.95	1,489.16	1,440.00	-49.16	-3.41	1,440.00
Repairs & Replacements-Other	0.00	150.00	150.00	100.00	1,053.37	600.00	-453.37	-75.56	600.00
Carpet Cleaning	90.00	240.00	150.00	62.50	230.00	960.00	730.00	76.04	960.00
Carpet Replacements	0.00	798.00	798.00	100.00	155.83	3,192.00	3,036.17	95.12	3,192.00
Floor Repairs	0.00	30.00	30.00	100.00	0.00	120.00	120.00	100.00	120.00
Doors - Replacement	44.09	0.00	-44.09	N/A	141.26	0.00	-141.26	N/A	0.00
Windows/Screens-Replacements	0.00	72.00	72.00	100.00	561.07	288.00	-273.07	-94.82	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	55.12	0.00	-55.12	N/A	633.74	0.00	-633.74	N/A	0.00
Hardware/Tools	98.72	30.00	-68.72	-22.97	4,211.38	120.00	-4,091.38	-3,409.48	120.00
Tub/Sink-Re-Glazing	1,120.00	1,800.00	680.00	37.78	9,880.00	7,200.00	-2,680.00	-37.22	7,200.00

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 Turnover Expense	4,369.34	4,458.00	88.66	1.99	28,311.80	17,832.00	-10,479.80	-58.77	17,832.00