



1010 E. Union Street, Suite 100
Pasadena, CA 91106
626 . 440 . 7070
Fax 626 . 440 . 7343
www.anchorpacificacom

SIERRA MADRE APARTMENTS INVESTORS, LLC FIRST QUARTER 2022 REPORT

EXECUTIVE SUMMARY

At the end of the first quarter reporting period the building was 98 % occupied.

As of March 31, 2022, the Covid-19 Rent Relief Program is no longer accepting applications. In this quarter they paid \$8,477 in rent relief. There are still pending applications we submitted before the deadline. We will provide an update in the upcoming quarter.

As per the previous report, slab leak occurred that affected six units. In this quarter we paid \$37,495 of costs related to the leak. The insurance claim is still in process.

Lastly, in this quarter we purchased an AC/wall heating unit, a refrigerator, and a stove totaling \$2,094.

FINANCIAL

The Net Operating Income (NOI) for this reporting period ended at \$133,105 which was 1% above the budgeted NOI of \$133,063. Total Income for the reporting period was \$208,459 under what was budgeted by -3%. Total Operating Expenses ended at \$75,354 which was 8% under the budgeted operating expenses of \$82,296.

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,

A handwritten signature in blue ink, appearing to read "Lilia Mora".

Lilia Mora
Portfolio Manager

Balance Sheet

Period = Mar 2022

Book = Accrual ; Tree = 105

Current Balance

ASSETS		Current Balance
Cash		
Operating Cash		83,077.32
Petty Cash		150.00
Total Cash		<u>83,227.32</u>
Current Assets		
Lender Escrow Acct		43,039.20
Prepaid Expenses		14,175.12
Rent Receivable		15,182.66
Total Current Assets		<u>72,396.98</u>
Fixed Assets		
Land		945,537.70
Building & Improvements		3,183,397.70
Fixtures & Equipment		31,655.44
Construction in Progress		2,093.65
Less: Accumulated Depreciation		-2,228,124.00
Total Fixed Assets		<u>1,934,560.49</u>
Intangible Assets		
Loan Fees		44,475.97
Total Intangible Assets		<u>44,475.97</u>
Total Assets		<u><u>2,134,660.76</u></u>
LIABILITIES & EQUITY		
Short Term Liabilities		
Accounts Payable		17,182.35
Accrued Expenses		18,549.45
Accrued Property Tax		16,701.06
Security Deposits		40,740.00
Other Liabilities		1,351.63
Total Short Term Liabilities		<u>94,524.49</u>
Long Term Liabilities		
Mortgage Payable		5,823,629.18
Total Long Term Liabilities		<u>5,823,629.18</u>
Equity		
Partner's Equity		-4,072,729.59
Retained Earnings		289,236.68
Total Equity		<u>-3,783,492.91</u>
Total Liabilities & Equity		<u><u>2,134,660.76</u></u>

Budget Comparison

Period = Jan 2022-Mar 2022

Book = Accrual ; Tree = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4000001 Rental Income									
4000010 Market Rent	209,745.00	225,000.00	-15,255.00	-6.78	209,745.00	225,000.00	-15,255.00	-6.78	904,050.00
4000020 Loss to Lease	3,101.25	-9,635.00	12,736.25	132.19	3,101.25	-9,635.00	12,736.25	132.19	-26,564.00
4000100 Total Gross Potential Rent	212,846.25	215,365.00	-2,518.75	-1.17	212,846.25	215,365.00	-2,518.75	-1.17	877,486.00
4020000 Less: Vacancy	-3,935.81	-7,000.00	3,064.19	43.77	-3,935.81	-7,000.00	3,064.19	43.77	-28,518.00
4030000 Less: Concessions	-900.00	0.00	-900.00	N/A	-900.00	0.00	-900.00	N/A	0.00
4050000 Less: Bad Debt	0.00	-1,076.00	1,076.00	100.00	0.00	-1,076.00	1,076.00	100.00	-4,386.00
4090000 Prepaid Rents	-5,053.07	0.00	-5,053.07	N/A	-5,053.07	0.00	-5,053.07	N/A	0.00
4100000 Net Rental Income	202,957.37	207,289.00	-4,331.63	-2.09	202,957.37	207,289.00	-4,331.63	-2.09	844,582.00
4110000 Other Income									
4130000 Accelerated Rents - Break	0.00	1,740.00	-1,740.00	-100.00	0.00	1,740.00	-1,740.00	-100.00	6,960.00
4150000 Parking	1,466.33	1,366.00	110.33	8.14	1,466.33	1,366.00	110.33	8.14	5,424.00
4170000 NSF Fees	75.00	225.00	-150.00	-66.67	75.00	225.00	-150.00	-66.67	900.00
4180000 Furniture Rental	0.00	1,092.00	-1,092.00	-100.00	0.00	1,092.00	-1,092.00	-100.00	4,368.00
4190000 Refrigerator Rental	1,275.00	0.00	1,275.00	N/A	1,275.00	0.00	1,275.00	N/A	0.00
4200001 Pet Rent	445.83	510.00	-64.17	-12.58	445.83	510.00	-64.17	-12.58	2,040.00
4210000 Laundry Income	1,051.21	783.00	268.21	34.25	1,051.21	783.00	268.21	34.25	3,132.00
4220000 Credit Check Fees	180.00	315.00	-135.00	-42.86	180.00	315.00	-135.00	-42.86	1,260.00
4240000 Retained Deposits	889.60	1,851.00	-961.40	-51.94	889.60	1,851.00	-961.40	-51.94	7,404.00
4240000 Merchandise Sales	-8.64	87.00	-95.64	-109.93	-8.64	87.00	-95.64	-109.93	348.00
4450000 Electronic Payment Fees	127.42	111.00	16.42	14.79	127.42	111.00	16.42	14.79	444.00
4450000 Total Other Income	5,501.75	8,070.00	-2,568.25	-31.82	5,501.75	8,070.00	-2,568.25	-31.82	32,280.00
4999999 Total Income	208,459.12	215,359.00	-6,899.88	-3.20	208,459.12	215,359.00	-6,899.88	-3.20	876,862.00
5000010 Operating Expenses									
5000010 Salaries and Related Expense	15,211.56	16,409.00	-1,197.44	7.30	15,211.56	16,409.00	-1,197.44	7.30	66,932.00
Advertising and Promotion	2,615.84	2,565.00	-50.84	-1.98	2,615.84	2,565.00	-50.84	-1.98	10,810.00
Repairs and Maintenance	9,301.66	11,803.00	-2,501.34	21.19	9,301.66	11,803.00	-2,501.34	21.19	46,671.00
Administrative Expenses	12,430.67	14,265.00	-1,834.33	12.86	12,430.67	14,265.00	-1,834.33	12.86	56,647.00
Utilities	10,212.10	9,645.00	-567.10	-5.88	10,212.10	9,645.00	-567.10	-5.88	36,580.00
Insurance	5,481.75	5,127.00	-354.75	-6.92	5,481.75	5,127.00	-354.75	-6.92	20,580.00
Real Estate Taxes	16,701.06	16,701.00	-0.06	0.00	16,701.06	16,701.00	-0.06	0.00	67,602.00
5600001 Turnover Expense	3,399.71	5,781.00	-2,381.29	41.19	3,399.71	5,781.00	-2,381.29	41.19	24,144.00
5640000 Total Operating Expenses	75,354.35	82,296.00	-6,941.65	8.44	75,354.35	82,296.00	-6,941.65	8.44	331,966.00
5990000 Net Operating Income	133,104.77	133,063.00	41.77	0.03	133,104.77	133,063.00	41.77	0.03	544,896.00
6000000 Partnership Expenses									

Budget Comparison

Period = Jan 2022-Mar 2022

Book = Accrual ; Tree = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6010001	Asset Management	2,359.15	2,822.00	462.85	16.40	2,359.15	2,822.00	462.85	10,442.00
6310000	Major Repairs	35,299.09	2,983.00	-32,316.09	-1,083.34	35,299.09	2,983.00	-32,316.09	21,210.00
6460000	Professional Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	3,300.00
6520000	Insurance	181.17	60.00	-121.17	-201.95	181.17	60.00	-121.17	60.00
6540001	Corp Taxes and Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	3,300.00
6700001	Mortgage Interest Expense	52,388.01	17,581.00	-34,787.01	-197.87	52,388.01	17,581.00	-34,787.01	17,581.00
6990001	Total Partnership Expense	90,207.42	23,446.00	-66,761.42	-284.75	90,207.42	23,446.00	-66,761.42	55,893.00
9980000	Net Income	42,897.35	109,617.00	-66,719.65	-60.87	42,897.35	109,617.00	-66,719.65	489,003.00
Cash Flow Adjustment									
1150001	Lender Escrow Act	-17,321.40	17,349.00	-34,670.40	-199.84	-17,321.40	17,349.00	-34,670.40	3,391.00
1180001	Prepaid Expenses	5,662.92	-9,248.00	14,910.92	161.23	5,662.92	-9,248.00	14,910.92	694.00
1200002	Accounts Receivable	6,767.92	0.00	6,767.92	N/A	6,767.92	0.00	6,767.92	0.00
	Construction In Progress	-2,093.65	-3,630.00	1,536.35	42.32	-2,093.65	-3,630.00	1,536.35	-16,420.00
2150000	Accounts Payable	6,469.30	0.00	6,469.30	N/A	6,469.30	0.00	6,469.30	0.00
	Deferred Rents	1,351.63	0.00	1,351.63	N/A	1,351.63	0.00	1,351.63	0.00
	Accrued Expenses	-16,708.96	0.00	-16,708.96	N/A	-16,708.96	0.00	-16,708.96	0.00
2330000	Accrued Taxes	16,701.06	-16,701.00	33,402.06	200.00	16,701.06	-16,701.00	33,402.06	-1.00
2500000	Accrued Interest Expense	-98.90	0.00	-98.90	N/A	-98.90	0.00	-98.90	0.00
2600002	Security Deposits Payable	-730.00	0.00	-730.00	N/A	-730.00	0.00	-730.00	0.00
	Mortgage Payable	-31,992.63	-10,018.00	-21,974.63	-219.35	-31,992.63	-10,018.00	-21,974.63	-10,018.00
	Cash Distributions	-29,000.00	-43,407.00	14,407.00	33.19	-29,000.00	-43,407.00	14,407.00	-173,628.00
	Total Cash Flow Adj:	-60,992.71	-65,655.00	4,662.29	7.10	-60,992.71	-65,655.00	4,662.29	-195,982.00
	CASH FLOW	-18,095.36	43,962.00	-62,057.36	-141.16	-18,095.36	43,962.00	-62,057.36	293,021.00

Budget Comparison

Period = Jan 2022-Mar 2022

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000100									
Salaries and Related Expense									
5010000	4,944.00	2,568.00	-2,376.00	-92.52	4,944.00	2,568.00	-2,376.00	-92.52	11,128.00
5010008	328.00	375.00	47.00	12.53	328.00	375.00	47.00	12.53	1,500.00
5020007	8,014.47	9,150.00	1,135.53	12.41	8,014.47	9,150.00	1,135.53	12.41	36,600.00
5020009	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	350.00
5100000	600.00	2,850.00	2,250.00	78.95	600.00	2,850.00	2,250.00	78.95	11,400.00
Workers Comp Insurance	316.50	405.00	88.50	21.85	316.50	405.00	88.50	21.85	1,684.00
Health Benefits	0.00	375.00	375.00	100.00	0.00	375.00	375.00	100.00	1,500.00
Salary Related Expense	1,008.59	686.00	-322.59	-47.02	1,008.59	686.00	-322.59	-47.02	2,770.00
Total Salary and Related Expenses	15,211.56	16,409.00	1,197.44	7.30	15,211.56	16,409.00	1,197.44	7.30	66,932.00
5200000									
Advertising and Promotion									
5210003	0.00	15.00	15.00	100.00	0.00	15.00	15.00	100.00	60.00
5210007	2,615.84	2,550.00	-65.84	-2.58	2,615.84	2,550.00	-65.84	-2.58	10,200.00
5220002	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	150.00
5220003	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
5250000	2,615.84	2,565.00	-50.84	-1.98	2,615.84	2,565.00	-50.84	-1.98	10,810.00
Total Advertising and Promotion	2,615.84	2,565.00	-50.84	-1.98	2,615.84	2,565.00	-50.84	-1.98	10,810.00
5280000									
Maintenance and Repairs									
Repairs									
5310002	0.00	204.00	204.00	100.00	0.00	204.00	204.00	100.00	816.00
5310003	1,100.00	15.00	-1,085.00	-7,233.33	1,100.00	15.00	-1,085.00	-7,233.33	1,030.00
5310004	0.00	21.00	21.00	100.00	0.00	21.00	21.00	100.00	84.00
5310005	0.00	45.00	45.00	100.00	0.00	45.00	45.00	100.00	180.00
5310007	170.00	108.00	-62.00	-57.41	170.00	108.00	-62.00	-57.41	432.00
5310010	0.00	210.00	210.00	100.00	0.00	210.00	210.00	100.00	840.00
5310012	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	360.00
5310013	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	240.00
5310014	0.00	405.00	405.00	100.00	0.00	405.00	405.00	100.00	1,620.00
5310015	1,832.35	2,225.00	392.65	17.65	1,832.35	2,225.00	392.65	17.65	4,925.00
5310017	0.00	135.00	135.00	100.00	0.00	135.00	135.00	100.00	540.00
5310023	0.00	210.00	210.00	100.00	0.00	210.00	210.00	100.00	840.00
5310025	424.47	390.00	-34.47	-8.84	424.47	390.00	-34.47	-8.84	1,560.00
5310027	0.00	33.00	33.00	100.00	0.00	33.00	33.00	100.00	132.00
5310029	0.00	246.00	246.00	100.00	0.00	246.00	246.00	100.00	984.00
5310999	195.00	150.00	-45.00	-30.00	195.00	150.00	-45.00	-30.00	600.00
Total Repairs	3,721.82	4,547.00	825.18	18.15	3,721.82	4,547.00	825.18	18.15	15,183.00
5320000									
Supplies									

Budget Comparison

Period = Jan 2022-Mar 2022

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5320004	89.95	135.00	45.05	33.37	89.95	135.00	45.05	33.37	540.00
5320005	0.00	18.00	18.00	100.00	0.00	18.00	18.00	100.00	72.00
5320007	15.50	363.00	347.50	95.73	15.50	363.00	347.50	95.73	1,452.00
5320013	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
5320014	85.49	39.00	-46.49	-119.21	85.49	39.00	-46.49	-119.21	156.00
5320015	255.73	225.00	-30.73	-13.66	255.73	225.00	-30.73	-13.66	900.00
5320021	0.00	45.00	45.00	100.00	0.00	45.00	45.00	100.00	180.00
5320024	0.00	180.00	180.00	100.00	0.00	180.00	180.00	100.00	720.00
5320028	0.00	135.00	135.00	100.00	0.00	135.00	135.00	100.00	540.00
5320999	536.25	750.00	213.75	28.50	536.25	750.00	213.75	28.50	3,000.00
	982.92	1,920.00	937.08	48.81	982.92	1,920.00	937.08	48.81	7,680.00
5330000									
5330001	858.00	858.00	0.00	0.00	858.00	858.00	0.00	0.00	3,432.00
5330002	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,200.00
5330004	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	240.00
5330005	0.00	380.00	380.00	100.00	0.00	380.00	380.00	100.00	1,520.00
5330999	858.00	1,298.00	440.00	33.90	858.00	1,298.00	440.00	33.90	7,392.00
5340000									
5340002	429.00	570.00	141.00	24.74	429.00	570.00	141.00	24.74	2,280.00
5340016	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	264.00
5340023	555.00	555.00	0.00	0.00	555.00	555.00	0.00	0.00	2,220.00
5340999	984.00	1,125.00	141.00	12.53	984.00	1,125.00	141.00	12.53	4,764.00
5350000									
5350004	196.30	225.00	28.70	12.76	196.30	225.00	28.70	12.76	900.00
5350007	29.52	0.00	-29.52	N/A	29.52	0.00	-29.52	N/A	0.00
5380002	1,009.17	1,008.00	-1.17	-0.12	1,009.17	1,008.00	-1.17	-0.12	4,032.00
5380003	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
5380004	1,519.93	1,650.00	130.07	7.88	1,519.93	1,650.00	130.07	7.88	6,600.00
5380999	2,754.92	2,913.00	158.08	5.43	2,754.92	2,913.00	158.08	5.43	11,652.00
5390000									
	9,301.66	11,803.00	2,501.34	21.19	9,301.66	11,803.00	2,501.34	21.19	46,671.00
5400000									
5410000	10,405.74	10,767.00	361.26	3.36	10,405.74	10,767.00	361.26	3.36	43,842.00
5420003	2.96	60.00	57.04	95.07	2.96	60.00	57.04	95.07	240.00
5420004	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00

Thursday, May 05, 2022

11:41 AM

Budget Comparison

Period = Jan 2022-Mar 2022

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5420005 Telephone	278.35	735.00	456.65	62.13	278.35	735.00	456.65	62.13	2,940.00
5420006 Office Operations-General	0.00	9.00	9.00	100.00	0.00	9.00	9.00	100.00	36.00
5420008 Bank Charges	218.07	126.00	-92.07	-73.07	218.07	126.00	-92.07	-73.07	504.00
5420011 Publications/Subscription	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	40.00
5420012 Computer/Software Maintenance	51.00	124.00	73.00	58.87	51.00	124.00	73.00	58.87	1,205.00
5420050 General Supplies	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	600.00
5430000 Permits & Fees	20.00	30.00	10.00	33.33	20.00	30.00	10.00	33.33	1,034.00
5440002 Auto Mileage	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	120.00
5450000 Answering Service	53.05	60.00	6.95	11.58	53.05	60.00	6.95	11.58	240.00
5450002 Credit Verification	330.00	294.00	-36.00	-12.24	330.00	294.00	-36.00	-12.24	1,176.00
5460000 Legal Fees	1,071.50	1,082.00	10.50	0.97	1,071.50	1,082.00	10.50	0.97	1,460.00
5460001 Audit Fees	0.00	501.00	501.00	100.00	0.00	501.00	501.00	100.00	2,004.00
5460010 Other Professional Fees	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	600.00
5470000 Management Seminars	0.00	27.00	27.00	100.00	0.00	27.00	27.00	100.00	108.00
5470004 Luncheon Meetings	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	360.00
5480000 Dues Memberships & Seminars	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	18.00
5490999 Total Administrative Expense	12,430.67	14,265.00	1,834.33	12.86	12,430.67	14,265.00	1,834.33	12.86	56,647.00
5500000 Utilities									
5510000 Electric-Common Area	1,084.12	1,350.00	265.88	19.69	1,084.12	1,350.00	265.88	19.69	5,400.00
5510001 Gas	4,900.26	3,045.00	-1,855.26	-60.93	4,900.26	3,045.00	-1,855.26	-60.93	12,180.00
5510002 Water	4,227.72	5,100.00	872.28	17.10	4,227.72	5,100.00	872.28	17.10	20,400.00
5510005 Utility-Vacant Units	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	600.00
5510999 Total Utilities	10,212.10	9,645.00	-567.10	-5.88	10,212.10	9,645.00	-567.10	-5.88	38,580.00

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5590000 Turnover Expense									
5600001 Apartment Cleaning	610.00	1,050.00	440.00	41.90	610.00	1,050.00	440.00	41.90	4,200.00
5600002 Blind - Repair	496.79	81.00	-415.79	-513.32	496.79	81.00	-415.79	-513.32	324.00
5600004 Painting	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,020.00
5600005 Painting Supplies	497.29	525.00	27.71	5.28	497.29	525.00	27.71	5.28	2,100.00
5600006 Repairs & Replacements-Other	282.96	450.00	167.04	37.12	282.96	450.00	167.04	37.12	1,800.00
5600007 Carpet Cleaning	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	600.00
5600008 Carpet Replacements	0.00	180.00	180.00	100.00	0.00	180.00	180.00	100.00	720.00
5600009 Floor Repairs	0.00	114.00	114.00	100.00	0.00	114.00	114.00	100.00	456.00
5600012 Windows/Screens-Replacements	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	240.00
5600013 Drywall Repairs	0.00	18.00	18.00	100.00	0.00	18.00	18.00	100.00	72.00
5600014 Counter/Cabinet-Repairs	0.00	39.00	39.00	100.00	0.00	39.00	39.00	100.00	156.00
5600015 Counter/Cabinet-Replacements	0.00	114.00	114.00	100.00	0.00	114.00	114.00	100.00	456.00

Budget Comparison

Period = Jan 2022-Mar 2022

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5600016 Hardware/Tools	142.67	825.00	682.33	82.71	142.67	825.00	682.33	82.71	3,300.00
5600018 Tub/Sink-Re-Glazing	1,370.00	2,175.00	805.00	37.01	1,370.00	2,175.00	805.00	37.01	8,700.00
5630000 Total Turnover Expense	3,399.71	5,781.00	2,381.29	41.19	3,399.71	5,781.00	2,381.29	41.19	24,144.00

Budget Comparison

Period = Jan 2022-Mar 2022

Book = Accrual ; Tree = Income state appg

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Rental Income									
Gross Potential Rent	212,846.25	215,365.00	-2,518.75	-1.17	212,846.25	215,365.00	-2,518.75	-1.17	877,486.00
Less: Vacancy	-3,935.81	-7,000.00	3,064.19	43.77	-3,935.81	-7,000.00	3,064.19	43.77	-28,518.00
Less: Rent Credits	-900.00	0.00	-900.00	N/A	-900.00	0.00	-900.00	N/A	0.00
Less: Bad Debt	0.00	-1,076.00	1,076.00	100.00	0.00	-1,076.00	1,076.00	100.00	-4,386.00
Net Rental Income	208,010.44	207,289.00	721.44	0.35	208,010.44	207,289.00	721.44	0.35	844,582.00
Other Income									
Prepaid Rents	-5,053.07	0.00	-5,053.07	N/A	-5,053.07	0.00	-5,053.07	N/A	0.00
Lease Break Fees	0.00	1,740.00	-1,740.00	-100.00	0.00	1,740.00	-1,740.00	-100.00	6,960.00
Parking	1,466.33	1,356.00	110.33	8.14	1,466.33	1,356.00	110.33	8.14	5,424.00
NSF Fees	75.00	225.00	-150.00	-66.67	75.00	225.00	-150.00	-66.67	900.00
Laundry Income	1,051.21	783.00	268.21	34.25	1,051.21	783.00	268.21	34.25	3,132.00
Credit Check Fees	180.00	315.00	-135.00	-42.86	180.00	315.00	-135.00	-42.86	1,260.00
Retained Deposits	889.60	1,851.00	-961.40	-51.94	889.60	1,851.00	-961.40	-51.94	7,404.00
Merchandise Sales	-8.64	87.00	-95.64	-109.93	-8.64	87.00	-95.64	-109.93	348.00
Electronic Payment Charges	127.42	111.00	16.42	14.79	127.42	111.00	16.42	14.79	444.00
Other Income	1,720.83	1,602.00	118.83	7.42	1,720.83	1,602.00	118.83	7.42	6,408.00
Total Other Income	448.68	8,070.00	-7,621.32	-94.44	448.68	8,070.00	-7,621.32	-94.44	32,280.00
Total Income	208,459.12	215,359.00	-6,899.88	-3.20	208,459.12	215,359.00	-6,899.88	-3.20	876,862.00
Operating Expenses									
Salary & Related Expenses	15,211.56	16,409.00	-1,197.44	7.30	15,211.56	16,409.00	-1,197.44	7.30	66,932.00
Advertising & Promotion	2,615.84	2,565.00	-50.84	-1.98	2,615.84	2,565.00	-50.84	-1.98	10,810.00
Maintenance & Repairs	9,301.66	11,803.00	-2,501.34	21.19	9,301.66	11,803.00	-2,501.34	21.19	46,671.00
Administrative	12,430.67	14,265.00	-1,834.33	12.86	12,430.67	14,265.00	-1,834.33	12.86	56,647.00
Utilities	10,212.10	9,645.00	-567.10	-5.88	10,212.10	9,645.00	-567.10	-5.88	38,580.00
Insurance	5,481.75	5,127.00	-354.75	-6.92	5,481.75	5,127.00	-354.75	-6.92	20,580.00
Real Estate Taxes	16,701.06	16,701.00	-0.06	0.00	16,701.06	16,701.00	-0.06	0.00	67,602.00
Turnover	3,399.71	5,781.00	-2,381.29	41.19	3,399.71	5,781.00	-2,381.29	41.19	24,144.00
Total Operating Expenses	75,354.35	82,296.00	6,941.65	8.44	75,354.35	82,296.00	6,941.65	8.44	331,966.00
Net Operating Income	133,104.77	133,063.00	41.77	0.03	133,104.77	133,063.00	41.77	0.03	544,896.00
Partnership Expense									
Asset Management	2,359.15	2,822.00	-462.85	16.40	2,359.15	2,822.00	-462.85	16.40	10,442.00
Major Repairs	35,299.09	2,983.00	-32,316.09	-1,083.34	35,299.09	2,983.00	-32,316.09	-1,083.34	21,210.00
Insurance	181.17	60.00	-121.17	-201.95	181.17	60.00	-121.17	-201.95	60.00
Professional Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,300.00

Budget Comparison

Period = Jan 2022-Mar 2022

Book = Actual ; Tree = Income state epq

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Taxes and LLC Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,300.00
Interest	52,388.01	17,581.00	-34,787.01	-197.87	52,388.01	17,581.00	-34,787.01	-197.87	17,581.00
Total Non-Operating	90,207.42	23,446.00	-66,761.42	-284.75	90,207.42	23,446.00	-66,761.42	-284.75	55,893.00
Net Income	42,897.35	109,617.00	-66,719.65	-60.87	42,897.35	109,617.00	-66,719.65	-60.87	489,003.00