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SIERRA MADRE APARTMENTS INVESTORS, LLC SECOND QUARTER 2022 REPORT

EXECUTIVE SUMMARY

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

The Covid-19 Rent Relief Program has processed all applications submitted prior to its closure. We received a final payment of \$12,227.

As reported in the previous report, a slab leak occurred that affected six units. As a result of the claim we filed, the insurance company paid \$8,560. In this quarter, we had a slab leak that affected only one unit. We paid \$2,556 in repairs and are waiting for the remaining invoices to be submitted for payment.

Lastly, in this quarter we installed new plank flooring in two units at a cost of \$1,693.

FINANCIAL

The Net Operating Income (NOI) for this reporting period ended at \$148,022 which was 9% above the budgeted NOI of \$136,132. Total Income for the reporting period was \$216,742 under what was budgeted by -1%. Total Operating Expenses ended at \$68,720 which was 16% under the budgeted operating expenses of \$81,777.

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 = Jun 2022

Book = Accrual ; Tree = 105

Current Balance

ASSETS**Cash**

Operating Cash	141,982.68
Petty Cash	150.00
Total Cash	142,132.68

Current Assets

Lender Escrow Acct	26,958.48
Prepaid Expenses	16,393.94
Rent Receivable	5,190.98
Total Current Assets	48,543.40

Fixed Assets

Land	945,537.70
Building & Improvements	3,183,397.70
Fixtures & Equipment	31,655.44
Construction in Progress	3,786.65
Less: Accumulated Depreciation	-2,228,124.00
Total Fixed Assets	1,936,253.49

Intangible Assets

Loan Fees	44,475.97
Total Intangible Assets	44,475.97

Total Assets

2,171,405.54

LIABILITIES & EQUITY**Short Term Liabilities**

Accrued Expenses	18,190.24
Security Deposits	43,140.00
Other Liabilities	5,691.73
Total Short Term Liabilities	67,021.97

Long Term Liabilities

Mortgage Payable	5,792,503.19
Total Long Term Liabilities	5,792,503.19

Equity

Partner's Equity	-4,072,729.59
Retained Earnings	384,609.97
Total Equity	-3,688,119.62

Total Liabilities & Equity

2,171,405.54

Budget Comparison

Period = Apr 2022-Jun 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	212,360.00	225,000.00	-12,640.00	-5.62	422,105.00	450,000.00	-27,895.00	-6.20	904,050.00
4000020 Loss to Lease	1,758.25	-6,986.00	8,744.25	125.17	4,859.50	-16,621.00	21,480.50	-129.24	-26,564.00
4000100 Total Gross Potential Rent	214,118.25	218,014.00	-3,895.75	-1.79	426,964.50	433,379.00	-6,414.50	-1.48	877,486.00
4020000 Less: Vacancy	-2,945.00	-7,085.00	4,140.00	58.43	-6,880.81	-14,085.00	7,204.19	51.15	-28,518.00
4030000 Less: Concessions	-206.00	0.00	-206.00	N/A	-1,106.00	0.00	-1,106.00	N/A	0.00
4050000 Less: Bad Debt	0.00	-1,090.00	1,090.00	100.00	0.00	-2,166.00	2,166.00	100.00	-4,386.00
4090000 Prepaid Rent	0.00	0.00	0.00	N/A	-5,053.07	0.00	-5,053.07	N/A	0.00
4100000 Net Rental Income	210,967.25	209,839.00	1,128.25	0.54	413,924.62	417,128.00	-3,203.38	-0.77	844,582.00
4110000 Other Income									
4120000 Recoveries	668.98	0.00	668.98	N/A	668.98	0.00	668.98	N/A	0.00
4130000 Accelerated Rents - Break	0.00	1,740.00	-1,740.00	-100.00	0.00	3,480.00	-3,480.00	-100.00	6,960.00
4150000 Parking	1,455.67	1,356.00	99.67	7.35	2,922.00	2,712.00	210.00	7.74	5,424.00
4170000 NSF Fees	75.00	225.00	-150.00	-66.67	150.00	450.00	-300.00	-66.67	900.00
4180000 Furniture Rental	0.00	1,092.00	-1,092.00	-100.00	0.00	2,184.00	-2,184.00	-100.00	4,368.00
4190000 Refrigerator Rental	1,565.83	0.00	1,565.83	N/A	2,840.83	0.00	2,840.83	N/A	0.00
4200001 Pel Rent	450.00	510.00	-60.00	-11.76	895.83	1,020.00	-124.17	-12.17	2,040.00
4210000 Laundry Income	562.00	783.00	-221.00	-28.22	1,613.21	1,566.00	47.21	3.01	3,132.00
4220000 Credit Check Fees	270.00	315.00	-45.00	-14.29	450.00	630.00	-180.00	-28.57	1,260.00
4240000 Retained Deposits	485.00	1,851.00	-1,366.00	-73.80	1,374.60	3,702.00	-2,327.40	-62.87	7,404.00
4240000 Merchandise Sales	106.83	87.00	19.83	22.79	98.19	174.00	-75.81	-43.57	348.00
4450000 Electronic Payment Fees	135.36	111.00	24.36	21.95	262.78	222.00	40.78	18.37	444.00
4450000 Total Other Income	5,774.67	8,070.00	-2,295.33	-28.44	11,276.42	16,140.00	-4,863.58	-30.13	32,280.00
4999999 Total Income	216,741.92	217,909.00	-1,167.08	-0.54	425,201.04	433,268.00	-8,066.96	-1.86	876,862.00
5000010 Operating Expenses									
Salaries and Related Expense	10,149.38	17,139.00	6,989.62	40.78	25,360.94	33,548.00	8,187.06	24.40	66,932.00
Advertising and Promotion	2,058.62	2,565.00	506.38	19.74	4,674.46	5,130.00	455.54	8.88	10,810.00
Repairs and Maintena	7,822.39	10,478.00	2,655.61	25.34	17,124.05	22,281.00	5,156.95	23.15	46,671.00
Administrative Expenses	13,398.26	14,323.00	924.74	6.46	25,610.58	28,588.00	2,977.42	10.41	56,647.00
Utilities	9,153.27	9,645.00	491.73	5.10	19,365.37	19,290.00	-75.37	-0.39	38,560.00
Insurance	5,707.01	5,145.00	-562.01	-10.92	11,188.76	10,272.00	-916.76	-8.92	20,580.00
Real Estate Taxes	16,701.06	16,701.00	-0.06	0.00	33,402.12	33,402.00	-0.12	0.00	67,602.00
5600001 Turnover Expense	3,730.00	5,781.00	2,051.00	35.48	7,129.71	11,562.00	4,432.29	38.34	24,144.00
5640000 Total Operating Expenses	68,719.99	81,777.00	13,057.01	15.97	143,855.99	164,073.00	20,217.01	12.32	331,966.00
5990000 Net Operating Income	148,021.93	136,132.00	11,889.93	8.73	281,345.05	269,195.00	12,150.05	4.51	544,896.00

Budget Comparison

Period = Apr 2022-Jun 2022

Book = Accrual : Tree = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6000000 Partnership Expenses									
6010001 Asset Management	2,390.49	2,347.00	-43.49	-1.85	4,749.64	5,169.00	419.36	8.11	10,442.00
6310000 Major Repairs	-6,004.36	6,178.00	12,182.36	197.19	29,294.73	9,161.00	-20,133.73	-219.78	21,210.00
6460000 Professional Fees	0.00	3,300.00	3,300.00	100.00	0.00	3,300.00	3,300.00	100.00	3,300.00
6520000 Insurance	521.17	0.00	-521.17	N/A	702.34	60.00	-642.34	-1,070.57	60.00
6540001 Corp Taxes and Fees	3,300.00	3,300.00	0.00	0.00	3,300.00	3,300.00	0.00	0.00	3,300.00
6700001 Mortgage Interest Expense	52,659.69	52,743.00	83.31	0.16	105,027.70	105,486.00	458.30	0.43	210,972.00
6990001 Total Partnership Expense	52,866.99	67,868.00	15,001.01	22.10	143,074.41	126,476.00	-16,598.41	-13.12	249,284.00
9980000 Net Income	95,154.94	68,264.00	26,890.94	39.39	136,270.64	142,719.00	-4,448.36	-3.12	295,612.00
Cash Flow Adjustment									
1150001 Lender Escrow Acct	16,080.72	-16,053.00	32,133.72	200.17	-1,240.68	1,296.00	-2,536.68	-195.73	3,391.00
1180001 Prepaid Expenses	-2,218.82	-366.00	-1,852.82	-506.24	3,444.10	-9,614.00	13,058.10	135.82	694.00
1200002 Accounts Receivable	9,991.68	0.00	9,991.68	N/A	16,759.60	0.00	16,759.60	N/A	0.00
Construction In Progress	-1,693.00	-4,230.00	2,537.00	59.98	-3,786.65	-7,860.00	4,073.35	51.82	-16,420.00
Accounts Payable	-17,182.35	0.00	-17,182.35	N/A	-10,713.05	0.00	-10,713.05	N/A	0.00
Deferred Rents	4,340.10	0.00	4,340.10	N/A	5,691.73	0.00	5,691.73	N/A	0.00
Accrued Expenses	533.00	0.00	533.00	N/A	-16,394.31	0.00	-16,394.31	N/A	0.00
Accrued Taxes	-16,701.06	16,701.00	-33,402.06	-200.00	0.00	0.00	0.00	N/A	-1.00
2330000 Accrued Interest Expense	-673.86	0.00	-673.86	N/A	-772.76	0.00	-772.76	N/A	0.00
2500000 Security Deposits Payable	2,400.00	0.00	2,400.00	N/A	1,670.00	0.00	1,670.00	N/A	0.00
2600002 Mortgage Payable	-31,125.99	-30,054.00	-1,071.99	-3.57	-63,118.62	-60,108.00	-3,010.62	-5.01	-120,216.00
Cash Distributions	0.00	-43,407.00	43,407.00	100.00	-29,000.00	-86,814.00	57,814.00	66.60	-173,628.00
Total Cash Flow Adj.	-36,249.58	-77,409.00	41,159.42	53.17	-97,460.64	-163,100.00	65,639.36	40.24	-306,180.00
CASH FLOW	58,905.36	-9,145.00	68,050.36	744.13	40,810.00	-20,381.00	61,191.00	300.24	-10,568.00

Budget Comparison

Period = Apr 2022-Jun 2022

Book = Accrual ; Tree = Income state apj

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Rental Income									
Gross Potential Rent	214,118.25	218,014.00	-3,895.75	-1.79	426,964.50	433,379.00	-6,414.50	-1.48	877,486.00
Less: Vacancy	-2,945.00	-7,085.00	4,140.00	58.43	-6,880.81	-14,085.00	7,204.19	51.15	-28,518.00
Less: Rent Credits	-206.00	0.00	-206.00	N/A	-1,106.00	0.00	-1,106.00	N/A	0.00
Less: Bad Debt	0.00	-1,090.00	1,090.00	100.00	0.00	-2,166.00	2,166.00	100.00	-4,386.00
Net Rental Income	210,967.25	209,839.00	1,128.25	0.54	418,977.69	417,128.00	1,849.69	0.44	844,582.00
Other Income									
Prepaid Rents	0.00	0.00	0.00	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	3,480.00	-3,480.00	-100.00	6,960.00
Expense Recoveries	668.98	0.00	668.98	N/A	668.98	0.00	668.98	N/A	0.00
Parking	1,455.67	1,356.00	99.67	7.35	2,922.00	2,712.00	210.00	7.74	5,424.00
NSE Fees	75.00	225.00	-150.00	-66.67	150.00	450.00	-300.00	-66.67	900.00
Laundry Income	562.00	783.00	-221.00	-28.22	1,613.21	1,566.00	47.21	3.01	3,132.00
Credit Check Fees	270.00	315.00	-45.00	-14.29	450.00	630.00	-180.00	-28.57	1,260.00
Retained Deposits	485.00	1,951.00	-1,366.00	-73.80	1,374.60	3,702.00	-2,327.40	-62.87	7,404.00
Merchandise Sales	106.83	87.00	19.83	22.79	98.19	174.00	-75.81	-43.57	348.00
Electronic Payment Charges	135.36	111.00	24.36	21.95	262.78	222.00	40.78	18.37	444.00
Other Income	2,015.83	1,602.00	413.83	25.83	3,756.66	3,204.00	552.66	16.62	6,408.00
Total Other Income	5,774.67	8,070.00	-2,295.33	-28.44	6,223.35	16,140.00	-9,916.65	-61.44	32,280.00
Total Income	216,741.92	217,909.00	-1,167.08	-0.54	425,201.04	433,268.00	-8,066.96	-1.86	876,862.00
Operating Expenses									
Salary & Related Expenses	10,149.38	17,139.00	6,989.62	40.78	25,360.94	33,548.00	8,187.06	24.40	66,932.00
Advertising & Promotion	2,058.62	2,565.00	506.38	19.74	4,674.46	5,130.00	455.54	8.88	10,810.00
Maintenance & Repairs	7,822.39	10,478.00	2,655.61	25.34	17,124.05	22,281.00	5,156.95	23.15	46,671.00
Administrative	13,398.26	14,323.00	924.74	6.46	25,610.58	28,588.00	2,977.42	10.41	56,647.00
Utilities	9,153.27	9,645.00	491.73	5.10	19,365.37	19,290.00	-75.37	-0.39	38,580.00
Insurance	5,707.01	5,145.00	-562.01	-10.92	11,188.76	10,272.00	-916.76	-8.92	20,580.00
Real Estate Taxes	16,701.06	16,701.00	-0.06	0.00	33,402.12	33,402.00	-0.12	0.00	67,602.00
Turnover	3,730.00	5,781.00	2,051.00	35.48	7,129.71	11,562.00	4,432.29	38.34	24,144.00
Total Operating Expenses	68,719.99	81,777.00	13,057.01	15.97	143,855.99	164,073.00	20,217.01	12.32	331,966.00
Net Operating Income	148,021.93	136,132.00	11,889.93	8.73	281,345.05	269,195.00	12,150.05	4.51	544,896.00
Partnership Expense									
Asset Management	2,390.49	2,347.00	-43.49	-1.85	4,749.64	5,169.00	419.36	8.11	10,442.00
Major Repairs	-6,004.36	6,178.00	12,182.36	197.19	29,294.73	9,161.00	-20,133.73	-219.78	21,210.00
Insurance	521.17	0.00	-521.17	N/A	702.34	60.00	-642.34	-1,070.57	60.00

Budget Comparison

Period = Apr 2022-Jun 2022

Book = Accrual ; Tree = Income state apg

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Professional Fees	0.00	3,300.00	3,300.00	100.00	0.00	3,300.00	3,300.00	100.00	3,300.00
Taxes and LLC Fees	3,300.00	3,300.00	0.00	0.00	3,300.00	3,300.00	0.00	0.00	3,300.00
Interest	52,659.69	52,743.00	83.31	0.16	105,027.70	105,486.00	458.30	0.43	210,972.00
Total Non-Operating	52,666.99	67,868.00	15,001.01	22.10	143,074.41	126,476.00	-16,598.41	-13.12	249,284.00
Net Income	95,154.94	66,264.00	26,890.94	39.39	138,270.64	142,719.00	-4,448.36	-3.12	295,612.00

Budget Comparison

Period = Apr 2022-Jun 2022

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5000700	Salaries and Related Expense								
5010000	5,883.88	2,996.00	-2,887.88	-96.39	10,827.88	5,584.00	-5,263.88	-94.61	11,128.00
5010008	417.00	375.00	-42.00	-11.20	745.00	750.00	5.00	0.67	1,500.00
5020007	1,604.16	9,150.00	7,545.84	82.47	9,618.63	18,300.00	8,681.37	47.44	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	1,200.00	5,700.00	4,500.00	78.95	11,400.00
	344.04	437.00	92.96	21.27	660.54	842.00	181.46	21.55	1,684.00
	0.00	375.00	375.00	100.00	0.00	750.00	750.00	100.00	1,500.00
	1,300.30	956.00	-344.30	-36.01	2,308.89	1,642.00	-666.89	-40.61	2,770.00
	10,149.38	17,139.00	6,989.62	40.78	25,360.94	33,548.00	8,187.06	24.40	66,932.00
5120000	Total Salary and Related Expenses								
5200000	Advertising and Promotion								
5210003	0.00	15.00	15.00	100.00	0.00	30.00	30.00	100.00	60.00
5210007	1,630.58	2,550.00	919.42	36.06	4,246.42	5,100.00	853.58	16.74	10,200.00
5210008	339.00	0.00	-339.00	N/A	339.00	0.00	-339.00	N/A	0.00
5210009	89.04	0.00	-89.04	N/A	89.04	0.00	-89.04	N/A	0.00
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	Total Advertising and Promotion								
	2,058.62	2,565.00	506.38	19.74	4,674.46	5,130.00	455.54	8.88	10,810.00
5280000	Maintenance and Repairs								
5310000	Repairs								
5310002	0.00	204.00	204.00	100.00	0.00	408.00	408.00	100.00	816.00
5310003	540.00	15.00	-525.00	-3,500.00	1,640.00	30.00	-1,610.00	-5,366.67	1,030.00
5310004	0.00	21.00	21.00	100.00	0.00	42.00	42.00	100.00	84.00
5310005	0.00	45.00	45.00	100.00	0.00	90.00	90.00	100.00	180.00
5310007	0.00	108.00	108.00	100.00	170.00	216.00	46.00	21.30	432.00
5310010	0.00	210.00	210.00	100.00	0.00	420.00	420.00	100.00	840.00
5310012	0.00	90.00	90.00	100.00	0.00	180.00	180.00	100.00	360.00
5310013	0.00	60.00	60.00	100.00	0.00	120.00	120.00	100.00	240.00
5310014	0.00	405.00	405.00	100.00	0.00	810.00	810.00	100.00	1,620.00
5310015	1,654.95	900.00	-754.95	-83.88	3,487.30	3,125.00	-362.30	-11.59	4,925.00
5310017	0.00	135.00	135.00	100.00	0.00	270.00	270.00	100.00	540.00
5310023	0.00	210.00	210.00	100.00	0.00	420.00	420.00	100.00	840.00
5310025	162.94	390.00	227.06	58.22	587.41	780.00	192.59	24.69	1,560.00
5310027	0.00	33.00	33.00	100.00	0.00	66.00	66.00	100.00	132.00
5310029	0.00	246.00	246.00	100.00	0.00	492.00	492.00	100.00	984.00
	165.00	150.00	-35.00	-23.33	380.00	300.00	-80.00	-26.67	600.00
5310999	Total Repairs								
	2,542.89	3,222.00	679.11	21.08	6,264.71	7,769.00	1,504.29	19.36	15,183.00

Budget Comparison

Period = Apr 2022-Jun 2022

Book = Accrual : Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5320000	Supplies								
5320004	Locks & Keys	135.00	103.18	76.43	121.77	270.00	148.23	54.90	540.00
5320005	Uniforms	54.57	-36.57	-203.17	54.57	36.00	-18.57	-51.58	72.00
5320007	Electrical	0.00	363.00	100.00	15.50	726.00	710.50	97.86	1,452.00
5320013	HVAC	0.00	30.00	100.00	0.00	60.00	60.00	100.00	120.00
5320014	Painting	157.84	-118.94	-304.72	243.33	78.00	-165.33	-211.96	156.00
5320015	Plumbing	57.06	167.94	74.64	312.79	450.00	137.21	30.49	900.00
5320021	Appliance Parts	0.00	45.00	100.00	0.00	90.00	90.00	100.00	180.00
5320024	Pool	0.00	180.00	100.00	0.00	360.00	360.00	100.00	720.00
5320028	Lighting	218.35	-83.35	-61.74	218.35	270.00	51.65	19.13	540.00
5320999	Miscellaneous Supplies	28.61	721.39	96.19	564.86	1,500.00	935.14	62.34	3,000.00
	Total Supplies	548.25	1,371.75	71.45	1,531.17	3,840.00	2,308.83	60.13	7,680.00
5330000	Landscaping								
5330001	Contract	921.00	858.00	-63.00	1,779.00	1,716.00	-63.00	-3.67	3,432.00
5330002	Tree Pruning	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,200.00
5330004	Irrigation	0.00	60.00	100.00	0.00	120.00	120.00	100.00	240.00
5330005	Seasonal Color	0.00	380.00	100.00	0.00	760.00	760.00	100.00	1,520.00
5330999	Total Landscaping	921.00	1,298.00	29.04	1,779.00	2,596.00	817.00	31.47	7,392.00
5340000	Contract Services								
5340002	Exterminating	469.00	570.00	101.00	898.00	1,140.00	242.00	21.23	2,280.00
5340016	Fire/Life Safety	0.00	0.00	0.00	0.00	0.00	0.00	N/A	264.00
5340023	Pool	555.00	555.00	0.00	1,110.00	1,110.00	0.00	0.00	2,220.00
5340999	Total Contract Services	1,024.00	1,125.00	101.00	2,008.00	2,250.00	242.00	10.76	4,764.00
5350000	Maintenance								
5350004	Hardware/Tools	0.00	225.00	100.00	196.30	450.00	253.70	56.38	900.00
5350007	Project Vehicle-Maint	0.00	0.00	N/A	29.52	0.00	-29.52	N/A	0.00
5380002	Janitorial - Contract	1,008.17	1,008.00	-0.12	2,018.34	2,016.00	-2.34	-0.12	4,032.00
5380003	Janitorial-Suppl/Material	0.00	30.00	100.00	0.00	60.00	60.00	100.00	120.00
5380004	Refuse	1,777.08	1,650.00	-127.08	3,297.01	3,300.00	2.99	0.09	6,600.00
5380999	Total Maintenance	2,786.25	2,913.00	126.75	5,541.17	5,826.00	284.83	4.89	11,652.00
5390000	Total Repairs and Maintenance	7,922.39	10,478.00	2,555.61	17,124.05	22,281.00	5,156.95	23.15	46,671.00
5400000	Administrative Expense								
5410000	Management Fee	10,917.44	10,896.00	78.56	21,223.18	21,663.00	439.82	2.03	43,842.00

Budget Comparison

Period = Apr 2022-Jun 2022

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5420003 Office Supplies	90.80	60.00	-30.80	-51.33	93.76	120.00	26.24	21.87	240.00
5420004 Postage/Messenger	4.33	30.00	25.67	85.57	4.33	60.00	55.67	92.78	120.00
5420005 Telephone	710.45	735.00	24.55	3.34	770.45	1,470.00	699.55	47.59	2,940.00
5420006 Office Operations-General	0.00	9.00	9.00	100.00	0.00	18.00	18.00	100.00	36.00
5420008 Bank Charges	86.22	126.00	39.78	31.57	304.29	252.00	-52.29	-20.75	504.00
5420011 Publications/Subscription	3.78	0.00	-3.78	N/A	3.78	0.00	-3.78	N/A	40.00
5420012 Computer/Software Maintenance	886.35	1,039.00	152.65	14.69	937.35	1,163.00	225.65	19.40	1,205.00
5420050 General Supplies	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	600.00
5430000 Permits & Fees	0.00	0.00	0.00	N/A	20.00	30.00	10.00	33.33	1,034.00
5440002 Auto Mileage	0.00	30.00	30.00	100.00	0.00	60.00	60.00	100.00	120.00
5450000 Answering Service	54.42	60.00	5.58	9.30	107.47	120.00	12.53	10.44	240.00
5450002 Credit Verification	300.00	294.00	-6.00	-2.04	630.00	588.00	-42.00	-7.14	1,176.00
5460000 Legal Fees	77.00	126.00	49.00	38.89	1,148.50	1,208.00	59.50	4.93	1,460.00
5460001 Audit Fees	0.00	501.00	501.00	100.00	0.00	1,002.00	1,002.00	100.00	2,004.00
5460003 Recruitment Fees	118.34	0.00	-118.34	N/A	118.34	0.00	-118.34	N/A	0.00
5460010 Other Professional Fees	160.00	150.00	-10.00	-6.67	160.00	300.00	140.00	46.67	600.00
5470000 Management Seminars	66.00	27.00	-39.00	-144.44	66.00	54.00	-12.00	-22.22	108.00
5470004 Luncheon Meetings	23.13	90.00	66.87	74.30	23.13	180.00	156.87	87.15	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	13,398.26	14,323.00	924.74	6.46	25,610.58	28,588.00	2,977.42	10.41	56,647.00
5500000 Utilities									
5510000 Electric-Common Area	939.66	1,350.00	410.34	30.40	2,023.78	2,700.00	676.22	25.05	5,400.00
5510001 Gas	2,301.62	3,045.00	743.38	24.41	7,201.88	6,090.00	-1,111.88	-18.26	12,180.00
5510002 Water	5,216.64	5,100.00	-116.64	-2.29	9,444.36	10,200.00	755.64	7.41	20,400.00
5510005 Utility-Vacant Units	695.35	150.00	-545.35	-363.57	695.35	300.00	-395.35	-131.78	600.00
5510999 Total Utilities	9,153.27	9,645.00	491.73	5.10	19,355.37	19,290.00	-75.37	-0.39	38,580.00
5590000 Turnover Expense									
5600001 Apartment Cleaning	1,020.00	1,050.00	30.00	2.86	1,630.00	2,100.00	470.00	22.38	4,200.00
5600002 Blind - Repair	0.00	81.00	81.00	100.00	496.79	162.00	-334.79	-206.66	324.00
5600004 Painting	1,710.00	0.00	-1,710.00	N/A	1,710.00	0.00	-1,710.00	N/A	1,020.00
5600005 Painting Supplies	0.00	525.00	525.00	100.00	497.29	1,050.00	552.71	52.64	2,100.00
5600006 Repairs & Replacements-Other	1,000.00	450.00	-550.00	-122.22	1,282.96	900.00	-382.96	-42.55	1,800.00
5600007 Carpet Cleaning	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	600.00
5600008 Carpet Replacements	0.00	180.00	180.00	100.00	0.00	360.00	360.00	100.00	720.00
5600009 Floor Repairs	0.00	114.00	114.00	100.00	0.00	228.00	228.00	100.00	456.00
5600012 Windows/Screens-Replacements	0.00	60.00	60.00	100.00	0.00	120.00	120.00	100.00	240.00

Thursday, July 28, 2022

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Budget Comparison

Period = Apr 2022-Jun 2022

Book = Accrual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5600013 Drywall Repairs	0.00	18.00	18.00	100.00	0.00	36.00	36.00	100.00	72.00
5600014 Counter/Cabinet-Repairs	0.00	39.00	39.00	100.00	0.00	78.00	78.00	100.00	156.00
5600015 Counter/Cabinet-Replacements	0.00	114.00	114.00	100.00	0.00	228.00	228.00	100.00	456.00
5600016 Hardware/Tools	0.00	825.00	825.00	100.00	142.67	1,650.00	1,507.33	91.35	3,300.00
5600018 Tub/Sink-Re-Glazing	0.00	2,175.00	2,175.00	100.00	1,370.00	4,350.00	2,980.00	68.51	8,700.00
5630000 Total Turnover Expense	3,730.00	5,781.00	2,051.00	35.48	7,129.71	11,562.00	4,432.29	38.34	24,144.00