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## WARNER COURTYARDS APARTMENTS INVESTORS, LLC SECOND QUARTER 2021 REPORT

### EXECUTIVE SUMMARY

At the end of the second quarter reporting period, Warner Courtyards was 98% occupied.

Our building continues to suffer from loss of income due to the pandemic. As mentioned in the previous report, we initiated the application process for the residents that claimed COVID hardship. We have not received an update from the City if our residents were awarded any funds.

In this quarter the building suffered a flood in one of the townhomes due to a bathroom pipe leak. Emergency equipment and clean up totaled \$11,371. Plank flooring, carpet and baseboards were replaced for \$3,055.

We also replaced two heat pump condensers for \$4,860. Plank flooring was installed in a dining room for \$100, a microwave was replaced for \$163,

### FINANCIAL

The Net Operating Income (NOI) for this reporting period ended at \$153,735 which was 2% over the budgeted (NOI) of \$150,184. Total Income for the reporting period was \$232,863 under what was budgeted by -.40%. Total Operating Expenses ended at \$79,128. Which was 5% under the budgeted operating expenses of \$83,606.

### REPORTING

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

Very truly yours,

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

Lilia Mora  
Portfolio Manager

**Balance Sheet**

Period = Jun 2021

Book = Accrual ; Tree = 105

	Current Balance
<b>ASSETS</b>	
<i>Cash</i>	
Operating Cash	184,809.09
Petty Cash	200.00
Total Cash	<u>185,009.09</u>
<i>Current Assets</i>	
Lender Escrow Acct	40,853.57
Prepaid Expenses	6,601.71
Rent Receivable	187,124.55
Total Current Assets	<u>234,579.83</u>
<i>Fixed Assets</i>	
Land	1,477,122.00
Building & Improvements	3,737,308.83
Fixtures & Equipment	479,719.73
Construction in Progress	14,560.95
Less: Accumulated Depreciation	<u>-2,568,003.00</u>
Total Fixed Assets	3,140,708.51
<i>Intangible Assets</i>	
Loan Fees	<u>107,169.94</u>
Total Intangible Assets	107,169.94
Total Assets	<u>3,667,467.37</u>
<b>LIABILITIES &amp; EQUITY</b>	
<i>Short Term Liabilities</i>	
Accounts Payable	32.00
Accrued Expenses	41,008.39
Security Deposits	47,650.00
Other Liabilities	<u>1,762.17</u>
Total Short Term Liabilities	90,452.56
<i>Long Term Liabilities</i>	
Mortgage Payable	<u>6,673,000.00</u>
Total Long Term Liabilities	6,673,000.00
<i>Equity</i>	
Partner's Equity	-3,537,236.34
Retained Earnings	<u>441,251.15</u>
Total Equity	-3,095,985.19
Total Liabilities & Equity	<u>3,667,467.37</u>

### Budget Comparison

Period = Apr 2021-Jun 2021

Book = Actual ; Tree = of and/or

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>4000001 Rental Income</b>									
4000010 Market Rent	236,190.00	236,190.00	0.00	0.00	472,380.00	472,380.00	0.00	0.00	944,760.00
4000020 Loss to Lease	1,303.60	6,248.00	-4,944.40	-79.14	3,382.20	10,808.00	-7,425.80	-68.71	21,168.00
4000100 Total Gross Potential Rent	237,493.60	242,438.00	-4,944.40	-2.04	475,762.20	483,188.00	-7,425.80	-1.54	973,182.00
4020000 Less: Vacancy	-3,208.67	-7,273.00	4,064.33	55.88	-4,755.33	-14,495.00	9,739.67	67.12	-29,195.00
Anchor CF	-5,395.00	-1,819.00	-3,576.00	-196.59	-8,095.00	-3,624.00	-4,471.00	-150.97	-7,289.00
4050000 Less: Bad Debt	0.00	-1,212.00	1,212.00	100.00	75,000.00	-2,415.00	77,415.00	3,205.59	-4,860.00
4100000 Net Rental Income	228,889.93	232,134.00	-3,244.07	-1.40	538,901.87	482,654.00	74,247.87	16.05	931,822.00
<b>4110000 Other Income</b>									
4130000 Accelerated Rents - Break	0.00	0.00	0.00	N/A	1,622.74	0.00	1,622.74	N/A	0.00
4140000 Storage	300.00	300.00	0.00	0.00	600.00	600.00	0.00	0.00	1,200.00
4150000 Parking	75.00	75.00	0.00	0.00	155.83	150.00	5.83	3.89	300.00
4170000 NSF Fees	150.00	0.00	150.00	N/A	225.00	0.00	225.00	N/A	0.00
4200001 Pet Rent	531.67	0.00	531.67	N/A	1,047.50	0.00	1,047.50	N/A	0.00
4210000 Laundry Income	986.85	975.00	11.85	1.22	1,850.90	1,950.00	-99.10	-5.08	3,900.00
Credit Check Fees	-30.00	90.00	-120.00	-133.33	0.00	180.00	-180.00	-100.00	360.00
4240000 Retained Deposits	1,863.04	150.00	1,713.04	1,142.03	2,858.04	300.00	2,558.04	852.68	600.00
4270000 Merchandise Sales	71.21	39.00	32.21	82.59	201.23	78.00	123.23	157.99	156.00
4450000 Tenant Reimbursements	0.00	0.00	0.00	N/A	280.00	0.00	280.00	N/A	0.00
4450000 Electronic Payment Fees	25.09	27.00	-1.91	-7.07	81.53	54.00	7.53	13.94	108.00
4450000 Total Other Income	3,972.86	1,556.00	2,416.86	138.91	8,902.77	3,312.00	5,590.77	168.80	6,624.00
4999999 Total Income	232,862.79	233,790.00	-927.21	-0.40	545,804.64	485,966.00	79,838.64	17.13	938,446.00
<b>5000010 Operating Expenses</b>									
Salaries and Related Expense	9,876.82	11,427.00	1,550.18	13.57	17,605.27	21,217.00	3,611.73	17.02	41,517.00
Advertising and Promotion	1,731.72	669.00	-1,062.72	-158.85	4,007.66	2,251.00	-1,756.66	-78.04	4,616.00
Repairs and Maintenance	13,652.89	16,035.00	2,382.11	14.86	24,571.86	30,835.00	6,263.14	20.31	62,733.00
Administrative Expenses	14,317.95	15,365.00	1,047.05	6.81	28,286.55	31,744.00	3,457.45	10.89	62,856.00
Utilities	12,406.27	15,625.00	3,218.73	20.60	20,283.35	24,000.00	3,716.65	15.49	48,000.00
Insurance	5,267.25	3,234.00	-2,033.25	-62.87	10,534.50	6,466.00	-4,068.50	-42.87	12,936.00
Real Estate Taxes	18,354.60	18,576.00	221.40	1.19	36,709.17	37,152.00	442.83	1.19	74,304.00
5800001 Turnover Expense	3,520.14	2,675.00	-845.14	-31.59	4,582.09	5,350.00	767.91	14.51	10,959.00
5840000 Total Operating Expenses	79,127.64	83,806.00	4,678.36	5.36	146,580.45	159,027.00	12,446.55	7.83	317,915.00
5990000 Net Operating Income	153,735.15	150,184.00	3,551.15	2.36	399,224.19	306,939.00	92,285.19	30.07	620,531.00
<b>6000000 Partnership Expenses</b>									
6010001 Asset Management	2,765.89	2,562.00	-203.89	-7.36	5,788.26	5,609.00	-179.26	-3.20	12,284.00

**Budget Comparison**

Period = Apr 2021-Jun 2021  
 Book = Actual; Tree = cf anchor

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
6310000 Major Repairs	16,230.96	6,650.00	-9,580.96	-144.07	17,880.96	8,300.00	-9,580.96	-115.43	14,750.00	
6450000 Professional Fees	0.00	0.00	0.00	N/A	0.00	3,890.00	3,890.00	100.00	4,615.00	
6520000 Insurance	2,779.48	0.00	-2,779.48	N/A	2,992.96	0.00	-2,992.96	N/A	0.00	
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	69,598.94	67,701.00	-2,207.94	-3.26	124,656.69	133,930.00	-7,156.69	-5.55	268,597.00	
6990001 Total Partnership Expense	94,985.27	80,213.00	-14,772.27	-18.42	164,928.87	155,029.00	-9,589.87	-6.19	303,546.00	
9980000 Net Income	58,749.88	69,971.00	-11,221.12	-18.04	234,595.32	151,910.00	82,685.32	54.43	316,985.00	
<b>Cash Flow Adjustment</b>										
1150001 Lender Escrow Acct	13,934.61	-17,158.00	31,092.61	181.21	-8,839.95	-26,560.00	17,720.05	66.72	-72,112.00	
1180001 Prepaid Expenses	5,480.73	-668.00	6,148.73	920.47	10,961.46	-9,110.00	20,071.46	220.32	808.00	
1200002 Accounts Receivable	-52,861.81	0.00	-52,861.81	N/A	-173,830.77	0.00	-173,830.77	N/A	0.00	
Construction In Progress	-3,317.31	-2,290.00	-1,027.31	-44.86	-14,560.95	-11,160.00	-3,400.95	-30.47	-24,610.00	
2150000 Accounts Payable	-4,467.37	0.00	-4,467.37	N/A	-2,196.91	0.00	-2,196.91	N/A	0.00	
2210000 Due To Trust Account	75.00	0.00	75.00	N/A	75.00	0.00	75.00	N/A	0.00	
Deferred Rentals	1,237.35	0.00	1,237.35	N/A	449.65	0.00	449.65	N/A	0.00	
Accrued Expenses	-485.00	0.00	-485.00	N/A	-129.00	0.00	-129.00	N/A	0.00	
Accrued Taxes	-18,354.57	0.00	-18,354.57	N/A	0.00	0.00	0.00	N/A	0.00	
2330000 Accrued Interest Expense	2,207.65	0.00	2,207.65	N/A	735.88	0.00	735.88	N/A	0.00	
2500000 Security Deposits Payable	-4,175.00	0.00	-4,175.00	N/A	-4,200.00	0.00	-4,200.00	N/A	0.00	
Cash Distributions	-60,000.00	-50,000.00	-10,000.00	0.00	-120,000.00	-120,000.00	0.00	0.00	-240,000.00	
Total Cash Flow Adj.	-120,526.72	-80,116.00	-40,409.72	-50.44	-311,535.59	-166,830.00	-144,705.59	-86.74	-335,914.00	
CASH FLOW	-81,775.84	-10,145.00	-51,830.84	-508.93	-76,940.27	-14,920.00	-62,020.27	-415.69	-18,929.00	

### Budget Comparison

Period = Apr 2021-Jun 2021

Book = Actual, Type = Income, Unit 399

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Rental Income</b>									
Gross Potential Rent	237,493.60	242,438.00	-4,944.40	-2.04	475,762.20	483,188.00	-7,425.80	-1.54	973,182.00
Less: Vacancy	-3,208.67	-7,273.00	4,064.33	55.88	-4,765.33	-14,485.00	9,729.67	67.12	-29,195.00
Less: Rent Credits	-5,395.00	-1,819.00	-3,576.00	-196.99	-9,085.00	-3,824.00	-5,471.00	-150.97	-7,299.00
Less: Bad Debt	0.00	-1,212.00	1,212.00	100.00	75,090.00	-2,415.00	77,415.00	2,705.59	-4,866.00
Net Rental Income	228,889.93	232,134.00	-3,244.07	-1.40	536,901.87	462,654.00	74,247.87	16.05	931,822.00
<b>Other Income</b>									
Lease Break Fees	0.00	0.00	0.00	N/A	1,822.74	0.00	1,822.74	N/A	0.00
Storage	300.00	300.00	0.00	0.00	600.00	600.00	0.00	0.00	1,200.00
Parking	75.00	75.00	0.00	0.00	155.83	150.00	5.83	3.88	300.00
NSF Fees	150.00	0.00	150.00	N/A	225.03	0.00	225.03	N/A	0.00
Laundry Income	986.85	975.00	11.85	1.22	1,650.92	1,950.00	-99.10	-5.08	3,900.00
Credit Check Fees	-30.00	90.00	-120.00	-133.33	0.00	180.00	-180.00	-100.00	360.00
Retained Deposits	1,869.04	150.00	1,713.04	1,142.03	2,859.04	300.00	2,559.04	852.88	600.00
Merchandise Sales	71.21	39.00	32.21	82.59	201.23	78.00	123.23	157.99	156.00
Electronic Payment Charges	28.09	27.00	1.09	7.07	61.53	54.00	7.53	13.94	108.00
Other Income	531.67	0.00	531.67	N/A	1,327.50	0.00	1,327.50	N/A	0.00
Total Other Income	3,972.88	1,656.00	2,316.88	139.91	8,902.77	3,312.00	5,590.77	169.80	6,624.00
<b>Total Income</b>	232,862.79	233,790.00	-927.21	-0.40	545,804.64	465,966.00	79,838.64	17.13	938,446.00
<b>Operating Expenses</b>									
Salary & Related Expenses	9,876.82	11,427.00	-1,550.18	13.57	17,605.27	21,217.00	-3,611.73	17.02	41,577.00
Advertising & Promotion	1,731.72	669.00	-1,062.72	-158.85	4,007.66	2,251.00	-1,756.66	-78.04	4,615.00
Maintenance & Repairs	13,652.89	18,035.00	-4,382.11	14.85	24,571.86	30,835.00	-6,263.14	20.31	62,735.00
Administrative	14,317.95	15,365.00	-1,047.05	6.81	28,288.55	31,744.00	-3,457.45	10.89	62,858.00
Utilities	12,406.27	15,625.00	-3,218.73	20.60	20,283.35	24,000.00	-3,716.65	15.48	48,000.00
Insurance	5,267.25	3,234.00	2,033.25	-62.87	10,534.50	6,468.00	-4,066.50	-62.87	12,936.00
Real Estate Taxes	18,954.60	18,578.00	376.60	1.19	36,709.17	37,152.00	-442.83	1.19	74,304.00
Turnover	2,520.14	2,675.00	-154.86	-31.59	4,592.09	5,350.00	-757.91	14.51	10,950.00
Total Operating Expenses	79,127.64	83,605.00	-4,477.36	5.36	146,580.45	169,027.00	-22,446.55	7.83	317,915.00
<b>Net Operating Income</b>	153,735.15	150,184.00	3,551.15	2.36	399,224.19	306,939.00	92,285.19	30.07	620,531.00
<b>Partnership Expense</b>									
Asset Management	2,765.89	2,562.00	-203.89	-7.96	5,788.26	5,609.00	-179.26	-3.20	12,284.00
Major Repairs	16,230.96	6,650.00	-9,580.96	-144.07	17,880.96	8,300.00	-9,580.96	-115.43	14,750.00
Insurance	2,779.48	0.00	-2,779.48	N/A	2,992.96	0.00	-2,992.96	N/A	0.00
Professional Fees	0.00	0.00	0.00	N/A	0.00	3,890.00	-3,890.00	100.00	4,615.00

**Budget Comparison**

Period = Apr 2021-Jun 2021

Book = Actual ; Ties = Income state app

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	69,908.94	67,791.00	-2,207.94	-3.26	134,668.88	133,930.00	-738.89	-0.55	268,597.00
Total Non-Operating	94,985.27	80,213.00	-14,772.27	-18.42	184,628.87	155,029.00	-29,599.87	-8.19	303,546.00
Net Income	58,749.88	89,971.00	-11,221.12	-16.04	234,595.32	151,910.00	82,685.32	54.43	316,985.00

### Budget Comparison

Period = Apr 2021-Jun 2021

Book = Actual ; Tree = Expense Detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>5200000 Salaries and Related Expense</b>									
5010000 Property Manager Salary	3,918.80	4,213.00	294.20	6.98	7,277.78	7,825.00	547.22	6.99	15,550.00
5010008 Property Manager Bonus	615.44	525.00	-90.44	-17.23	1,042.15	1,050.00	7.85	0.75	2,100.00
5020007 Maintenance Salary - Gen	2,871.59	3,209.00	337.41	10.51	4,979.61	6,002.00	1,022.39	17.03	12,004.00
5020009 Year End Bonus	0.00	0.00	0.00	N/A	180.00	0.00	-190.00	N/A	200.00
5100000 Apartment Allowance	300.00	420.00	120.00	28.57	600.00	840.00	240.00	28.57	1,580.00
Workers Comp Insurance	421.56	598.00	176.44	29.50	779.94	1,120.00	340.06	30.36	2,240.00
Health Benefits	0.00	1,110.00	1,110.00	100.00	0.00	2,220.00	2,220.00	100.00	4,440.00
Salary Related Expense	1,749.43	1,352.00	-397.43	-29.40	2,735.79	2,160.00	-575.79	-26.66	3,203.00
Total Salary and Related Expenses	9,876.82	11,427.00	1,550.18	13.57	17,805.27	21,217.00	3,411.73	17.92	41,517.00
<b>5210000 Advertising and Promotion</b>									
5210004 Advertising - Brochures	0.00	0.00	0.00	N/A	0.00	15.00	15.00	100.00	15.00
5210005 Advertising - Models	0.00	0.00	0.00	N/A	0.00	436.00	436.00	100.00	872.00
5210007 Internal Advertising-Web	1,731.72	0.00	-1,731.72	N/A	3,124.89	512.00	-2,612.89	-510.33	512.00
5210008 Advertising Commission	0.00	339.00	339.00	100.00	678.00	678.00	0.00	0.00	1,356.00
5210009 Advertising-Other	0.00	0.00	0.00	N/A	4.77	0.00	-4.77	N/A	0.00
5220001 Promotion - Referral Fees	0.00	100.00	100.00	100.00	200.00	200.00	0.00	0.00	400.00
5220002 Promotion-Tenant Activities	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
5220003 Tenant Gifts	0.00	180.00	180.00	100.00	0.00	360.00	360.00	100.00	1,160.00
5230005 Leasing Office - Uniforms	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	50.00
Total Advertising and Promotion	1,731.72	669.00	-1,062.72	-158.85	4,007.66	2,251.00	-1,756.66	-78.04	4,615.00
<b>5280000 Maintenance and Repairs</b>									
<b>Repairs</b>									
5310000 Appliances Repair	0.00	465.00	465.00	100.00	0.00	930.00	930.00	100.00	1,860.00
5310004 Locks and Keys	259.11	255.00	-4.11	-1.61	518.22	510.00	-8.22	-1.61	1,020.00
5310005 Doors	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	300.00
5310007 Electrical	0.00	750.00	750.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
5310010 Glass	0.00	225.00	225.00	100.00	280.00	450.00	170.00	37.78	800.00
5310012 Water Heater	999.27	150.00	-849.27	-566.18	899.27	300.00	-599.27	-233.09	600.00
5310013 HVAC Repairs	1,123.30	1,040.00	-83.30	-8.01	1,480.70	1,560.00	79.30	5.08	3,470.00
5310015 Plumbing	1,153.75	1,030.00	-123.75	-12.99	2,029.45	1,545.00	-484.45	-31.36	3,695.00
5310017 Roof	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	600.00
5310019 S sprinklers	0.00	0.00	0.00	N/A	-540.00	0.00	540.00	N/A	0.00
5310021 Carpeting	0.00	90.00	90.00	100.00	0.00	180.00	180.00	100.00	360.00
5310023 Pool	350.00	225.00	-125.00	-55.56	530.00	450.00	-80.00	-17.78	900.00
5310025 Gates and Fences	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	0.00
5310029 Termite Work	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	1,000.00

### Budget Comparison

Period = Apr 2021-Jun 2021

Book = Actual ; Tree = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5310049	0.00	60.00	60.00	100.00	0.00	120.00	120.00	100.00	240.00
	389.00	330.00	-59.00	-11.82	389.00	660.00	271.00	44.05	1,320.00
5310999	4,264.43	5,345.00	1,080.57	20.22	5,966.64	9,156.00	3,189.36	34.83	19,175.00
5320000	166.27	106.00	-61.27	-58.35	299.72	210.00	-89.72	-42.72	420.00
5320004	56.81	270.00	214.19	79.33	153.03	540.00	386.97	71.66	1,080.00
5320007	0.00	50.00	50.00	100.00	0.00	125.00	125.00	100.00	250.00
5320013	0.00	225.00	225.00	100.00	11.19	450.00	438.81	97.51	900.00
5320014	587.99	485.00	-122.99	-28.36	1,486.37	1,175.00	-321.37	-27.35	2,105.00
5320015	197.31	150.00	-47.31	-31.54	297.75	300.00	2.25	0.75	600.00
5320028	574.47	0.00	-574.47	N/A	688.25	0.00	-688.25	N/A	0.00
5320999	1,581.45	1,266.00	-315.45	-26.02	2,946.31	2,800.00	-146.31	-5.23	5,355.00
5330000	972.00	972.00	0.00	0.00	1,944.00	1,844.00	0.00	0.00	3,888.00
5330001	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,475.00
5330002	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	200.00
5330004	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	400.00
5330006	972.00	1,672.00	600.00	38.17	1,944.00	2,544.00	600.00	23.58	5,963.00
5340000	198.00	198.00	0.00	0.00	396.00	396.00	66.06	16.67	792.00
5340002	309.00	335.00	26.00	7.78	1,107.00	1,390.00	223.00	16.77	2,200.00
5340016	870.00	870.00	0.00	0.00	1,710.00	1,710.00	0.00	0.00	3,450.00
5340023	1,377.00	1,403.00	26.00	1.85	3,147.00	3,436.00	289.00	8.41	6,442.00
5340999									
5350000	66.44	135.00	68.56	50.79	83.53	270.00	176.47	65.36	540.00
5350004	1,500.00	2,250.00	750.00	33.33	2,700.00	4,500.00	1,800.00	40.00	9,000.00
5380002	78.03	105.00	26.97	25.69	147.30	210.00	62.70	29.86	420.00
5380003	3,813.54	3,860.00	146.46	3.70	7,827.08	7,820.00	282.82	3.70	15,640.00
5380004	5,498.01	8,450.00	991.99	15.39	10,667.91	12,900.00	2,232.09	18.08	26,800.00
5380999									
6390000	13,652.89	16,035.00	2,382.11	14.85	24,571.86	30,835.00	6,263.14	20.31	62,735.00
5400000	11,752.21	11,690.00	-62.21	-0.53	22,636.82	23,300.00	463.18	1.99	46,825.00
5410000	0.00	30.00	30.00	100.00	6.20	60.00	53.80	89.67	120.00
5420003									



Budget Comparison

Period: Apr 2021-Jun 2021

Book: Accrual; Trn = expense detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5420004 Postage/Messenger	1,40	24,00	22,80	94.17	1,40	48,00	46,60	97,08	86,00
5420005 Telephone	819,83	645,00	125,17	13,25	1,695,29	1,890,00	194,71	10,30	3,780,00
5420008 Office Operations-General	16,36	30,00	13,64	45,47	43,62	60,00	16,38	27,30	120,00
5420011 Bank Charges	353,69	204,00	-149,69	-73,38	573,56	409,00	-165,56	-40,58	816,00
5420012 Publications/Subscription	0,00	0,00	0,00	N/A	13,23	0,00	-13,23	N/A	35,00
5420013 Computer/Software Maintenance	769,50	874,00	104,50	11,96	807,00	980,00	173,00	17,65	1,058,00
5420019 Printing	0,00	18,00	18,00	100,00	0,00	18,00	18,00	100,00	18,00
5430000 General Supplies	80,00	50,00	-30,00	-60,00	80,00	50,00	-30,00	-60,00	50,00
5440002 Permits & Fees	10,00	49,00	39,00	77,78	42,60	90,00	47,40	52,67	180,00
5450000 Auto Mileage	292,04	45,00	337,04	748,98	1,075,31	1,420,00	344,68	24,27	3,420,00
5450002 Answering Service	0,00	165,00	165,00	100,00	0,00	330,00	330,00	100,00	660,00
5450003 Credit Verification	44,50	60,00	15,50	25,83	91,07	120,00	28,93	24,11	240,00
5450002 Temporary Help	150,00	90,00	-60,00	-66,67	210,00	180,00	-30,00	-16,67	360,00
5460000 Legal Fees	0,00	0,00	0,00	N/A	0,00	600,00	600,00	100,00	600,00
5460002 Eviction Fees	612,50	0,00	-612,50	N/A	612,50	0,00	-612,50	N/A	0,00
5470000 Other Professional Fees	0,00	705,00	705,00	100,00	0,00	1,410,00	1,410,00	100,00	2,820,00
5470004 Management Seminars	0,00	150,00	150,00	100,00	0,00	300,00	300,00	100,00	600,00
Total Administrative Expense	0,00	75,00	75,00	100,00	176,78	150,00	-26,78	-17,84	300,00
	14,317,95	15,165,00	1,047,05	6,81	28,286,55	31,744,00	3,457,45	10,89	62,858,00
<b>Utilities</b>									
5500000 Electric-Common Area	2,601,20	2,800,00	298,80	10,30	4,111,14	4,350,00	238,86	5,49	8,700,00
5510001 Gas	294,57	795,00	500,43	62,95	918,61	1,590,00	671,39	42,23	3,180,00
5510002 Water	6,339,43	6,800,00	1,260,57	19,10	8,536,16	8,900,00	1,361,84	13,76	18,900,00
5510003 Sewer	3,966,65	5,000,00	1,033,35	20,67	6,387,02	7,500,00	1,112,98	14,84	15,000,00
5510005 Utility-Vacant Units	204,42	330,00	125,58	38,05	328,42	660,00	331,58	50,24	1,320,00
Total Utilities	12,406,27	15,625,00	3,218,73	20,60	20,283,35	24,000,00	3,716,65	15,40	48,000,00
<b>Turnover Expense</b>									
5600001 Apartment Cleaning	635,00	480,00	-155,00	-32,29	1,025,00	960,00	-65,00	-6,77	2,160,00
5600002 Blind - Repair	0,00	20,00	20,00	100,00	0,00	50,00	50,00	100,00	90,00
5600004 Painting	0,00	180,00	180,00	100,00	0,00	360,00	360,00	100,00	720,00
5600005 Painting Supplies	178,20	330,00	151,80	46,00	178,20	660,00	481,80	73,00	1,320,00
5600006 Repairs & Replacements-Other	378,98	220,00	-158,98	-72,26	577,29	440,00	-137,29	-31,20	880,00
5600007 Carpet Cleaning	0,00	390,00	390,00	100,00	120,00	780,00	660,00	84,62	1,560,00
5600008 Carpet Replacements	1,612,80	350,00	-1,262,80	-360,80	1,612,80	700,00	-912,80	-130,40	1,400,00
5600012 Windows/Screens-Replacements	0,00	45,00	45,00	100,00	0,00	90,00	90,00	100,00	180,00

### Budget Comparison

Period: Apr 2021 - Jun 2021

Back = Actual; Fore = Expense Detail

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5630016 Hardware/Tools	155.18	75.00	-80.16	-109.88	229.80	150.00	-79.80	-49.20	300.00
5620016 Tools/Supplies-Cleaning	560.00	595.00	25.00	4.27	845.00	1,170.00	325.00	27.78	2,340.00
5630000 Total Turnover Expense	3,520.14	2,075.00	-1,445.14	-31.59	4,582.09	5,360.00	777.91	14.51	10,660.00