

# **North Peace Housing Foundation**

## **Monthly Financial Statements**

Reporting Period May 2019

Prepared by: Clayton Bober, *Director of Finance*

June 27, 2019

*These statements are drafted for Board discussion purposes only. Prior periods are subject to adjustment as necessary. Any material changes will be noted where applicable.*

# Balance Sheet

May 31, 2019

Current Balance

## Assets

### General Assets

Petty Cash	1,700.00
Bank - Operating	14,595.40
Bank - Trust	93,746.15
Bank - Trust Investments (GICs)	50,000.00
Bank - Employee Social Club	2,356.03
A/R Tenants	24,498.49
A/R Rent Supplement	2,326.00
A/R Miscellaneous and Employee	48,366.97
A/R Vacated Tenants (Doubtful)	88,036.07
Allowance for Doubtful Accounts	-88,036.07
GST Receivable	135,818.14
Due from Garden Court	2,724,113.87
Food Supplies	35,691.94
Housekeeping Supplies	10,406.30
Kitchen Supplies	3,180.87
Laundry Supplies	5,413.61
Personal Care / Medical Supplies	2,683.13
Prepaid Expenses	70,674.64
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	3,225,571.54

### Capital Assets

Land	2,157,029.75
Land Improvements	1,034,996.20
Buildings	22,645,509.62
Buildings Under Construction	387,529.41
Buildings - Accumulated Amortization	-9,394,044.55
Automotive	614,622.18
Automotive - Accumulated Amortization	-307,394.03
Furniture & Equipment	1,216,112.53
Furniture & Equipment - Accumulated Amortization	-1,167,540.09
Leasehold Improvements	1,342,810.29
Leasehold Improvements - Accumulated Amortization	-1,172,401.46
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	17,357,229.85

### Total Assets

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**20,582,801.39**

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## Liabilities & Equity

# Balance Sheet

May 31, 2019

## Current Balance

### Liabilities

Accounts Payable	226,819.69
Payroll Payable	114,994.16
Social Club Liability	2,366.03
CRA Payroll Deductions Payable	94,303.50
WCB Payable	21,445.44
Group Benefits Payable	-995.46
Pensions Payable	43,785.36
Accrued Payroll Payable	397,358.10
Accrued Liabilities	3,667.64
Deferred Capital Grants	4,887,967.20
Deferred Capital Donations	2,518,375.45
Due to Government	35,000.00
Long-Term Debt	2,712,530.53
Security Deposits	142,584.49
Prepaid and Other Deposit Liabilities	199,436.29
Due to Lodge Reserves	2,724,113.87
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	14,123,752.29

### Equity

Equity in Fixed Assets	7,083,401.44
Capital Reserve	214,728.71
Accumulated Surplus	-906,481.05
Restricted Operating Reserves	67,400.00
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	6,459,049.10

### Total Liabilities & Surplus

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**20,582,801.39**

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### Balance/Out of Balance

**0.00**

## Line of Business Income Statement Comparison

YTD Ending May 31, 2019

	Administration	Affordable Company	Lodge Company	Self-Contained Company	Total
	Actual	Actual	Actual	Actual	Actual
<b>Revenue</b>					
Rental Revenue	0.00	236,833.00	1,335,302.00	616,323.70	2,188,458.70
Resident Services	0.00	9,143.75	52,818.00	5,148.00	67,109.75
Resident Recoveries	0.00	1,817.07	2,033.32	115,188.73	119,039.12
Non-Resident Services	0.00	0.00	49,693.75	0.00	49,693.75
Grants	0.00	0.00	399,538.33	260,791.67	660,330.00
Requisitions	0.00	0.00	694,500.05	0.00	694,500.05
Interest Earned	0.00	0.00	2,953.23	0.00	2,953.23
Management Fees	0.00	0.00	14,000.00	6,386.00	20,386.00
<b>Total Revenue</b>	<b>0.00</b>	<b>247,793.82</b>	<b>2,550,838.68</b>	<b>1,003,838.10</b>	<b>3,802,470.60</b>
<b>Expenses</b>					
Electricity	0.00	18,076.28	90,379.52	134,828.45	243,284.25
Water, Sewer & Garbage	0.00	14,770.78	53,028.66	88,473.38	156,272.82
Heating Fuel	0.00	20,777.48	112,027.72	140,710.88	273,516.08
Food & Freight	0.00	0.00	286,523.40	0.00	286,523.40
Kitchen Supplies	0.00	0.00	12,586.51	0.00	12,586.51
Janitorial Supplies	0.00	299.07	19,253.22	3,699.67	23,251.96
Laundry Supplies	0.00	0.00	5,550.32	0.00	5,550.32
Personal Care / Medical	0.00	0.00	3,905.06	0.00	3,905.06
Handi-Van Expenses	0.00	0.00	12,281.94	0.00	12,281.94
Recreation	0.00	0.00	744.84	320.00	1,064.84
Linen & Bedding	0.00	0.00	2,824.43	0.00	2,824.43
Safety & Security System	0.00	3,146.09	22,110.89	5,340.19	30,597.17
Cable TV	0.00	0.00	1,519.15	0.00	1,519.15
Insurance	0.00	4,445.22	8,992.14	6,138.08	19,575.44
Building Interior	0.00	1,550.90	26,740.82	54,563.44	82,855.16
Building Exterior	0.00	1,665.02	1,324.40	3,261.27	6,250.69
Plumbing/HVAC	0.00	17,866.87	23,517.55	17,873.73	59,258.15
Electrical Systems	0.00	1.70	4,160.95	3,222.56	7,385.21
Grounds	0.00	2,991.12	11,545.62	13,904.82	28,441.56
Equipment Purchase & Repairs	0.00	171.34	23,095.95	9,902.31	33,169.60
Maintenance Equipment Purchases	0.00	5.74	223.89	253.57	483.20
Elevator Maintenance	0.00	4,873.57	13,435.11	20,398.60	38,707.28
Salary & Wages	0.00	34,142.18	1,529,218.79	358,808.46	1,922,169.43
Benefits	0.00	7,377.39	307,490.53	73,395.01	388,262.93
Office Expenses	0.00	2,960.83	13,638.59	12,180.21	28,779.63
Office Rent	0.00	0.00	0.00	14,125.00	14,125.00
Telephone	0.00	2,611.32	14,101.37	9,858.36	26,571.05
Promotion & Advertising	0.00	1,987.03	3,829.04	733.35	6,549.42
Staff Travel	0.00	1,748.19	7,902.73	7,752.54	17,403.46
Professional Fees	0.00	2,274.42	11,384.33	2,308.55	15,967.30
Conferences/Seminars/Training	0.00	426.93	6,997.19	1,756.33	9,180.45
Dues & Memberships	0.00	738.23	2,809.85	3,036.92	6,585.00
Bank and Service Charges	0.00	212.90	798.69	875.79	1,887.38
Financing Charges	0.00	26,878.02	10,700.12	238.21	37,816.35
Sundry / Bad	0.00	0.00	51.35	1,725.00	1,776.35
Board Member Expenses	0.00	2,547.07	9,435.85	10,478.04	22,460.96
Other Expenses	0.00	358.21	2,661.83	1,473.58	4,493.62
<b>Total Expenses</b>	<b>0.00</b>	<b>174,903.90</b>	<b>2,656,792.35</b>	<b>1,001,636.30</b>	<b>3,833,332.55</b>
<b>Surplus (Deficit)</b>	<b>0.00</b>	<b>72,889.92</b>	<b>-105,953.67</b>	<b>2,201.80</b>	<b>-30,861.95</b>

Lodge Consolidated Operations  
**Income Statement with Budget and Previous Year**

May 2019

	Current Month (05/2019)	Same Month Last Year (05/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	260,919.00	264,463.70	1,335,302.00	3,226,308.00	1,891,006.00	41.39
Resident Services	9,722.00	10,118.00	52,818.00	131,760.00	78,942.00	40.09
Resident Recoveries	1,002.00	1,025.00	2,033.32	11,340.00	9,306.68	17.93
Non-Resident Services	11,898.20	8,488.70	49,693.75	123,012.00	73,318.25	40.40
Grants	79,907.67	79,180.07	399,538.33	816,279.00	416,740.67	48.95
Requisitions	0.00	0.00	694,500.05	2,778,000.00	2,083,499.95	25.00
Interest Earned	495.67	486.23	2,953.23	56,420.00	53,466.77	5.23
Management Fees	2,800.00	29,095.39	14,000.00	0.00	-14,000.00	0.00
WCB/Program Rebates	0.00	2,520.34	0.00	0.00	0.00	0.00
Sundry	0.00	15,055.16	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>366,744.54</b>	<b>410,432.59</b>	<b>2,550,838.68</b>	<b>7,143,119.00</b>	<b>4,592,280.32</b>	<b>35.71</b>
<b>Expenses</b>						
Property Taxes / Grants in Lieu	0.00	1,970.67	0.00	24,746.00	24,746.00	0.00
Electricity	20,334.71	20,330.86	90,379.52	223,099.00	132,719.48	40.51
Water, Sewer & Garbage	10,068.86	9,757.80	53,028.66	123,215.00	70,186.34	43.04
Heating Fuel	10,611.13	8,983.83	112,027.72	179,360.00	67,332.28	62.46
Food & Freight	57,696.53	58,005.89	286,523.40	699,370.00	412,846.60	40.97
Kitchen Supplies	2,947.81	2,200.88	12,586.51	30,130.00	17,543.49	41.77
Janitorial Supplies	2,792.75	4,107.70	19,253.22	58,830.99	39,577.77	32.73
Laundry Supplies	1,396.51	1,617.28	5,550.32	16,750.00	11,199.68	33.14
Personal Care / Medical	1,356.71	768.00	3,905.06	9,500.00	5,594.94	41.11
Handi-Van Expenses	847.04	2,313.97	12,281.94	18,300.00	6,018.06	67.11
Recreation	241.60	314.47	744.84	5,100.00	4,355.16	14.60
Linen & Bedding	1,167.09	2,043.67	2,824.43	17,500.00	14,675.57	16.14
Safety & Security System	3,124.16	6,963.01	22,110.89	25,495.00	3,384.11	86.73
Cable TV	303.83	202.35	1,519.15	3,680.00	2,160.85	41.28
Insurance	1,788.67	1,751.07	8,992.14	19,893.50	10,901.36	45.20
Building Interior	3,064.02	2,581.96	26,740.82	114,000.99	87,260.17	23.46
Building Exterior	275.66	881.75	1,324.40	18,500.00	17,175.60	7.16
Plumbing/HVAC	4,357.72	4,763.26	23,517.55	84,500.00	60,982.45	27.83
Electrical Systems	1,345.50	2,222.60	4,160.95	23,000.00	18,839.05	18.09
Grounds	2,496.18	4,278.15	11,545.62	60,350.00	48,804.38	19.13
Equipment Purchase & Repairs	12,018.80	2,052.21	23,095.95	113,700.00	90,604.05	20.31
Maintenance Equipment Purchases	21.26	41.38	223.89	0.00	-223.89	0.00
Elevator Maintenance	0.00	0.00	13,435.11	29,000.00	15,564.89	46.33
Salary & Wages	308,058.39	296,430.83	1,529,218.79	3,536,340.00	2,007,121.21	43.24
Benefits	59,810.96	54,947.25	307,490.53	652,300.00	344,809.47	47.14
Office Expenses	2,474.97	2,465.04	13,638.59	35,300.00	21,661.41	38.64
Telephone	2,341.34	2,483.29	14,101.37	31,680.00	17,578.63	44.51
Promotion & Advertising	66.65	104.60	3,829.04	3,850.00	20.96	99.46
Staff Travel	1,796.97	2,487.24	7,902.73	24,250.00	16,347.27	32.59
Professional Fees	2,744.33	0.00	11,384.33	22,000.00	10,615.67	51.75
Conferences/Seminars/Training	4,314.86	0.00	6,997.19	3,700.00	-3,297.19	189.11
Dues & Memberships	50.00	199.10	2,809.85	6,150.00	3,340.15	45.69
Bank and Service Charges	239.69	131.40	798.69	1,600.00	801.31	49.92
Financing Charges	489.81	4,430.08	10,700.12	19,685.00	8,984.88	54.36
Sundry / Bad	0.00	157.65	51.35	0.00	-51.35	0.00
Board Member Expenses	3,534.13	1,710.81	9,435.85	29,500.00	20,064.15	31.99
Amortization Expense	0.00	0.00	0.00	257,557.00	257,557.00	0.00
Other Expenses	1,664.72	1,660.50	2,661.83	503,200.00	500,538.17	0.53
<b>Total Expenses</b>	<b>525,843.36</b>	<b>505,360.55</b>	<b>2,656,792.35</b>	<b>7,025,132.48</b>	<b>4,368,340.13</b>	<b>37.82</b>
<b>Surplus (Deficit)</b>	<b>-159,098.82</b>	<b>-94,927.96</b>	<b>-105,953.67</b>	<b>117,986.52</b>	<b>223,940.19</b>	<b>-89.80</b>

Autumn Lodge  
**Income Statement with Budget and Previous Year**

May 2019

	Current Month (05/2019)	Same Month Last Year (05/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
WCB/Program Rebates	0.00	347.42	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>0.00</b>	<b>347.42</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Expenses</b>						
Electricity	794.12	1,672.23	3,865.78	2,700.00	-1,165.78	143.18
Water, Sewer & Garbage	0.00	0.00	0.00	2,000.00	2,000.00	0.00
Heating Fuel	-476.12	920.59	7,276.14	4,800.00	-2,476.14	151.59
Food & Freight	0.00	271.51	-15.00	0.00	15.00	0.00
Janitorial Supplies	0.00	0.00	11.09	0.00	-11.09	0.00
Handi-Van Expenses	108.83	89.00	3,581.99	0.00	-3,581.99	0.00
Recreation	0.00	24.36	0.00	0.00	0.00	0.00
Safety & Security System	0.00	3,682.34	185.75	95.00	-90.75	195.53
Cable TV	0.00	-4.75	0.00	0.00	0.00	0.00
Insurance	669.25	683.04	3,346.25	6,693.50	3,347.25	49.99
Building Exterior	0.00	678.00	0.00	0.00	0.00	0.00
Plumbing/HVAC	0.00	0.00	5,634.16	1,000.00	-4,634.16	563.42
Electrical Systems	0.00	0.00	276.00	0.00	-276.00	0.00
Grounds	0.00	373.11	497.70	400.00	-97.70	124.42
Salary & Wages	521.20	4,682.27	3,697.92	11,400.00	7,702.08	32.44
Office Expenses	0.00	10.37	0.00	0.00	0.00	0.00
Telephone	-246.74	63.33	693.22	960.00	266.78	72.21
Other Expenses	0.00	0.00	0.00	500,000.00	500,000.00	0.00
<b>Total Expenses</b>	<b>1,370.54</b>	<b>13,145.40</b>	<b>29,051.00</b>	<b>530,048.50</b>	<b>500,997.50</b>	<b>5.48</b>
<b>Surplus (Deficit)</b>	<b>-1,370.54</b>	<b>-12,797.98</b>	<b>-29,051.00</b>	<b>-530,048.50</b>	<b>-500,997.50</b>	<b>5.48</b>

Del Air Lodge  
**Income Statement with Budget and Previous Year**

May 2019

	Current Month (05/2019)	Same Month Last Year (05/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	39,210.00	40,943.00	204,208.00	558,348.00	354,140.00	36.57
Resident Services	1,315.00	1,110.00	6,576.00	16,800.00	10,224.00	39.14
Resident Recoveries	55.00	10.00	246.00	660.00	414.00	37.27
Non-Resident Services	1,232.00	1,688.00	7,905.00	22,612.00	14,707.00	34.96
Grants	12,474.79	12,352.20	62,373.96	143,445.00	81,071.04	43.48
WCB/Program Rebates	0.00	386.56	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>54,286.79</b>	<b>56,489.76</b>	<b>281,308.96</b>	<b>741,865.00</b>	<b>460,556.04</b>	<b>37.92</b>
<b>Expenses</b>						
Electricity	2,471.65	2,417.27	12,399.18	32,002.00	19,602.82	38.75
Water, Sewer & Garbage	2,305.09	2,502.44	14,796.43	32,000.00	17,203.57	46.24
Heating Fuel	1,472.60	1,133.56	17,533.96	24,300.00	6,766.04	72.16
Food & Freight	8,314.88	7,956.71	43,924.29	111,000.00	67,075.71	39.57
Kitchen Supplies	634.36	421.54	2,044.11	4,640.00	2,595.89	44.05
Janitorial Supplies	334.21	540.05	3,862.21	10,040.00	6,177.79	38.47
Laundry Supplies	117.87	386.80	467.57	2,430.00	1,962.43	19.24
Personal Care / Medical	0.00	0.00	0.00	1,200.00	1,200.00	0.00
Handi-Van Expenses	601.72	555.65	2,493.16	5,500.00	3,006.84	45.33
Recreation	48.33	81.89	144.12	1,200.00	1,055.88	12.01
Linen & Bedding	0.00	732.00	0.00	3,500.00	3,500.00	0.00
Safety & Security System	319.69	1,263.75	3,742.31	6,000.00	2,257.69	62.37
Cable TV	68.98	90.25	344.90	840.00	495.10	41.06
Insurance	97.50	60.78	487.50	1,200.00	712.50	40.62
Building Interior	-19.32	577.60	2,465.47	16,500.00	14,034.53	14.94
Building Exterior	0.00	0.00	0.00	1,000.00	1,000.00	0.00
Plumbing/HVAC	1,032.34	70.87	2,493.40	20,000.00	17,506.60	12.47
Electrical Systems	148.50	520.00	386.97	4,000.00	3,613.03	9.67
Grounds	281.98	783.25	1,053.27	6,000.00	4,946.73	17.55
Equipment Purchase & Repairs	309.14	36.45	1,078.57	45,300.00	44,221.43	2.38
Salary & Wages	48,773.92	48,435.41	248,036.58	585,100.00	337,063.42	42.39
Benefits	7,549.63	7,390.22	40,109.44	94,400.00	54,290.56	42.49
Office Expenses	17.97	32.95	472.35	2,000.00	1,527.65	23.62
Telephone	372.36	305.05	1,918.79	4,100.00	2,181.21	46.80
Promotion & Advertising	66.65	0.00	507.29	500.00	-7.29	101.46
Staff Travel	0.00	172.80	176.00	1,250.00	1,074.00	14.08
Conferences/Seminars/Training	792.64	0.00	792.64	1,500.00	707.36	52.84
Dues & Memberships	0.00	0.00	0.00	150.00	150.00	0.00
Sundry / Bad	0.00	0.00	1.35	0.00	-1.35	0.00
Amortization Expense	0.00	0.00	0.00	5,073.00	5,073.00	0.00
Other Expenses	817.83	0.00	817.83	1,000.00	182.17	81.78
<b>Total Expenses</b>	<b>76,930.52</b>	<b>76,467.29</b>	<b>402,549.69</b>	<b>1,023,725.00</b>	<b>621,175.31</b>	<b>39.32</b>
<b>Surplus (Deficit)</b>	<b>-22,643.73</b>	<b>-19,977.53</b>	<b>-121,240.73</b>	<b>-281,860.00</b>	<b>-160,619.27</b>	<b>43.01</b>

Homesteader Lodge  
**Income Statement with Budget and Previous Year**

May 2019

	Current Month (05/2019)	Same Month Last Year (05/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	22,931.00	29,724.00	119,592.00	237,576.00	117,984.00	50.34
Resident Services	900.00	960.00	4,466.00	9,120.00	4,654.00	48.97
Resident Recoveries	35.00	60.00	175.00	360.00	185.00	48.61
Non-Resident Services	1,213.70	835.10	5,661.20	10,800.00	5,138.80	52.42
Grants	14,314.42	14,231.37	71,572.08	132,524.50	60,952.42	54.01
WCB/Program Rebates	0.00	304.14	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>39,394.12</b>	<b>46,114.61</b>	<b>201,466.28</b>	<b>390,380.50</b>	<b>188,914.22</b>	<b>51.61</b>
<b>Expenses</b>						
Electricity	1,736.89	1,773.86	8,247.82	23,957.00	15,709.18	34.43
Water, Sewer & Garbage	236.33	233.56	2,733.79	7,740.00	5,006.21	35.32
Heating Fuel	1,810.39	1,145.50	14,083.95	23,920.00	9,836.05	58.88
Food & Freight	8,852.86	9,284.48	37,490.79	90,530.00	53,039.21	41.41
Kitchen Supplies	129.00	635.08	1,110.87	4,740.00	3,629.13	23.44
Janitorial Supplies	378.43	535.10	1,119.28	6,690.99	5,571.71	16.73
Laundry Supplies	156.91	554.00	356.44	4,210.00	3,853.56	8.47
Personal Care / Medical	387.00	0.00	720.00	1,500.00	780.00	48.00
Handi-Van Expenses	0.00	0.00	40.44	0.00	-40.44	0.00
Recreation	150.27	0.00	415.22	1,200.00	784.78	34.60
Linen & Bedding	25.99	54.61	380.97	3,000.00	2,619.03	12.70
Safety & Security System	1,513.83	347.50	3,367.85	4,800.00	1,432.15	70.16
Cable TV	118.00	0.00	590.00	1,400.00	810.00	42.14
Insurance	82.22	39.68	411.10	1,000.00	588.90	41.11
Building Interior	26.34	20.99	798.19	25,500.00	24,701.81	3.13
Building Exterior	0.00	0.00	0.00	500.00	500.00	0.00
Plumbing/HVAC	498.97	123.57	3,232.46	10,000.00	6,767.54	32.32
Electrical Systems	0.00	358.64	363.59	2,000.00	1,636.41	18.18
Grounds	401.42	1,060.88	1,141.84	10,800.00	9,658.16	10.57
Equipment Purchase & Repairs	370.97	0.00	1,625.95	30,800.00	29,174.05	5.28
Salary & Wages	39,589.04	37,767.95	188,087.93	458,400.00	270,312.07	41.03
Benefits	7,681.99	5,959.89	37,000.50	75,000.00	37,999.50	49.33
Office Expenses	13.47	0.00	518.32	1,300.00	781.68	39.87
Telephone	497.21	458.71	2,808.65	5,800.00	2,991.35	48.42
Promotion & Advertising	0.00	0.00	1,017.12	250.00	-767.12	406.85
Staff Travel	39.60	178.61	70.40	1,000.00	929.60	7.04
Conferences/Seminars/Training	792.64	0.00	792.64	0.00	-792.64	0.00
Dues & Memberships	50.00	0.00	50.00	0.00	-50.00	0.00
Sundry / Bad	0.00	157.65	0.00	0.00	0.00	0.00
Amortization Expense	0.00	0.00	0.00	7,034.00	7,034.00	0.00
Other Expenses	25.00	0.00	25.00	50.00	25.00	50.00
<b>Total Expenses</b>	<b>65,564.77</b>	<b>60,690.26</b>	<b>308,601.11</b>	<b>803,121.99</b>	<b>494,520.88</b>	<b>38.43</b>
<b>Surplus (Deficit)</b>	<b>-26,170.65</b>	<b>-14,575.65</b>	<b>-107,134.83</b>	<b>-412,741.49</b>	<b>-305,606.66</b>	<b>25.96</b>



Heritage Tower Lodge  
**Income Statement with Budget and Previous Year**

May 2019

	Current Month (05/2019)	Same Month Last Year (05/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	98,326.00	95,338.70	506,703.00	1,201,044.00	694,341.00	42.19
Resident Services	3,767.00	4,728.00	23,008.00	59,280.00	36,272.00	38.81
Resident Recoveries	746.00	790.00	765.32	8,100.00	7,334.68	9.45
Non-Resident Services	4,186.00	2,867.00	14,901.00	42,200.00	27,299.00	35.31
Grants	34,607.48	34,267.42	173,037.40	320,360.50	147,323.10	54.01
WCB/Program Rebates	0.00	695.17	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>141,632.48</b>	<b>138,686.29</b>	<b>718,414.72</b>	<b>1,630,984.50</b>	<b>912,569.78</b>	<b>44.05</b>
<b>Expenses</b>						
Electricity	5,621.57	6,550.80	26,598.51	65,150.00	38,551.49	40.83
Water, Sewer & Garbage	3,374.65	3,181.77	16,270.00	37,000.00	20,730.00	43.97
Heating Fuel	4,324.59	3,438.02	38,323.15	63,140.00	24,816.85	60.70
Food & Freight	21,654.80	23,055.96	104,120.23	249,140.00	145,019.77	41.79
Kitchen Supplies	1,128.62	359.68	4,504.84	8,850.00	4,345.16	50.90
Janitorial Supplies	940.94	1,864.37	8,604.64	23,900.00	15,295.36	36.00
Laundry Supplies	491.46	676.48	2,974.00	7,110.00	4,136.00	41.83
Personal Care / Medical	0.00	768.00	1,838.35	4,000.00	2,161.65	45.96
Handi-Van Expenses	459.75	1,298.71	2,356.87	8,000.00	5,643.13	29.46
Recreation	0.00	132.93	0.00	1,500.00	1,500.00	0.00
Linen & Bedding	1,141.10	0.00	1,586.32	5,500.00	3,913.68	28.84
Safety & Security System	1,100.00	0.00	3,886.75	5,250.00	1,363.25	74.03
Insurance	70.48	49.37	352.40	850.00	497.60	41.46
Building Interior	2,099.67	1,351.41	14,919.60	43,000.00	28,080.40	34.70
Building Exterior	0.00	0.00	762.75	15,000.00	14,237.25	5.08
Plumbing/HVAC	1,051.21	4,282.38	4,388.60	37,000.00	32,611.40	11.86
Electrical Systems	698.50	1,040.00	1,124.61	12,000.00	10,875.39	9.37
Grounds	984.09	841.67	2,650.28	30,500.00	27,849.72	8.69
Equipment Purchase & Repairs	10,216.93	916.45	12,744.89	10,300.00	-2,444.89	123.74
Maintenance Equipment Purchases	0.00	0.00	172.33	0.00	-172.33	0.00
Elevator Maintenance	0.00	0.00	10,591.22	23,000.00	12,408.78	46.05
Salary & Wages	92,751.06	95,128.92	459,484.95	1,125,040.00	665,555.05	40.84
Benefits	18,479.24	17,726.71	91,103.77	219,700.00	128,596.23	41.47
Office Expenses	118.20	147.53	826.48	1,000.00	173.52	82.65
Telephone	589.20	587.64	2,952.04	7,200.00	4,247.96	41.00
Promotion & Advertising	0.00	0.00	440.64	100.00	-340.64	440.64
Staff Travel	45.32	0.00	475.33	1,000.00	524.67	47.53
Conferences/Seminars/Training	555.00	0.00	2,035.00	700.00	-1,335.00	290.71
Dues & Memberships	0.00	80.00	0.00	0.00	0.00	0.00
Financing Charges	43.38	0.00	43.38	0.00	-43.38	0.00
Amortization Expense	0.00	0.00	0.00	18,376.00	18,376.00	0.00
Other Expenses	0.00	-11.50	0.00	1,000.00	1,000.00	0.00
<b>Total Expenses</b>	<b>167,939.76</b>	<b>163,467.30</b>	<b>816,131.93</b>	<b>2,024,306.00</b>	<b>1,208,174.07</b>	<b>40.32</b>
<b>Surplus (Deficit)</b>	<b>-26,307.28</b>	<b>-24,781.01</b>	<b>-97,717.21</b>	<b>-393,321.50</b>	<b>-295,604.29</b>	<b>24.84</b>

Harvest Lodge  
**Income Statement with Budget and Previous Year**

May 2019

	Current Month (05/2019)	Same Month Last Year (05/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	100,452.00	98,458.00	504,799.00	1,229,340.00	724,541.00	41.06
Resident Services	3,740.00	3,320.00	18,768.00	46,560.00	27,792.00	40.31
Resident Recoveries	166.00	165.00	847.00	2,220.00	1,373.00	38.15
Non-Resident Services	5,266.50	3,098.60	21,226.55	47,400.00	26,173.45	44.78
Grants	18,510.98	18,329.08	92,554.89	219,949.00	127,394.11	42.08
WCB/Program Rebates	0.00	787.05	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>128,135.48</b>	<b>124,157.73</b>	<b>638,195.44</b>	<b>1,545,469.00</b>	<b>907,273.56</b>	<b>41.29</b>
<b>Expenses</b>						
Property Taxes / Grants in Lieu	0.00	0.00	0.00	276.00	276.00	0.00
Electricity	8,372.92	6,638.32	32,835.06	83,040.00	50,204.94	39.54
Water, Sewer & Garbage	4,093.39	3,675.63	18,716.52	42,000.00	23,283.48	44.56
Heating Fuel	3,003.51	2,058.22	30,697.14	57,400.00	26,702.86	53.48
Food & Freight	18,873.99	17,437.23	101,003.09	248,700.00	147,696.91	40.61
Kitchen Supplies	1,055.83	784.58	4,926.69	11,900.00	6,973.31	41.40
Janitorial Supplies	1,139.17	1,168.18	5,563.45	18,200.00	12,636.55	30.57
Laundry Supplies	630.27	0.00	1,752.31	3,000.00	1,247.69	58.41
Personal Care / Medical	969.71	0.00	1,346.71	2,800.00	1,453.29	48.10
Handi-Van Expenses	-323.26	370.61	3,809.48	4,800.00	990.52	79.36
Recreation	43.00	75.29	185.50	1,200.00	1,014.50	15.46
Linen & Bedding	0.00	1,257.06	857.14	5,500.00	4,642.86	15.58
Safety & Security System	84.48	1,669.42	8,152.43	9,150.00	997.57	89.10
Cable TV	116.85	116.85	584.25	1,440.00	855.75	40.57
Insurance	493.84	499.95	2,469.20	5,950.00	3,480.80	41.50
Building Interior	936.55	551.96	8,536.78	29,000.99	20,464.21	29.44
Building Exterior	275.66	0.00	554.09	2,000.00	1,445.91	27.70
Plumbing/HVAC	1,488.12	286.44	6,268.77	15,500.00	9,231.23	40.44
Electrical Systems	498.50	303.96	1,883.79	5,000.00	3,116.21	37.68
Grounds	828.69	1,115.37	5,422.53	11,000.00	5,577.47	49.30
Equipment Purchase & Repairs	911.87	322.98	7,128.12	27,300.00	20,171.88	26.11
Maintenance Equipment Purchases	0.00	41.38	30.30	0.00	-30.30	0.00
Elevator Maintenance	0.00	0.00	2,843.89	6,000.00	3,156.11	47.40
Salary & Wages	81,911.98	76,000.18	399,238.93	937,500.00	538,261.07	42.59
Benefits	13,964.22	14,055.82	72,337.32	178,900.00	106,562.68	40.43
Office Expenses	0.00	0.00	789.82	3,300.00	2,510.18	23.93
Telephone	529.26	521.96	2,744.56	6,800.00	4,055.44	40.36
Staff Travel	0.00	500.10	222.35	1,000.00	777.65	22.24
Professional Fees	0.00	0.00	7,140.00	0.00	-7,140.00	0.00
Conferences/Seminars/Training	1,002.64	0.00	1,002.64	0.00	-1,002.64	0.00
Dues & Memberships	0.00	0.00	25.00	0.00	-25.00	0.00
Amortization Expense	0.00	0.00	0.00	168,284.00	168,284.00	0.00
Other Expenses	468.89	0.00	491.98	1,150.00	658.02	42.78
<b>Total Expenses</b>	<b>141,370.08</b>	<b>129,451.49</b>	<b>729,559.84</b>	<b>1,888,090.99</b>	<b>1,158,531.15</b>	<b>38.64</b>
<b>Surplus (Deficit)</b>	<b>-13,234.60</b>	<b>-5,293.76</b>	<b>-91,364.40</b>	<b>-342,621.99</b>	<b>-251,257.59</b>	<b>26.67</b>

Self-Contained Consolidated Operations  
**Income Statement with Budget and Previous Year**

May 2019

	Current Month (05/2019)	Same Month Last Year (05/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	123,032.00	122,116.00	616,323.70	1,499,300.00	882,976.30	41.11
Resident Services	1,040.00	585.00	5,148.00	258,200.00	253,052.00	1.99
Resident Recoveries	22,065.76	21,483.38	115,188.73	0.00	-115,188.73	0.00
Grants	52,158.33	52,083.33	260,791.67	625,900.00	365,108.33	41.67
Management Fees	1,240.00	1,302.00	6,386.00	0.00	-6,386.00	0.00
<b>Total Revenue</b>	<b>199,536.09</b>	<b>197,569.71</b>	<b>1,003,838.10</b>	<b>2,383,400.00</b>	<b>1,379,561.90</b>	<b>42.12</b>
<b>Expenses</b>						
Electricity	28,384.91	21,084.99	134,828.45	305,000.00	170,171.55	44.21
Water, Sewer & Garbage	18,627.23	17,965.40	88,473.38	210,000.00	121,526.62	42.13
Heating Fuel	15,871.09	12,471.68	140,710.88	296,000.00	155,289.12	47.54
Janitorial Supplies	1,172.00	964.00	3,699.67	0.00	-3,699.67	0.00
Recreation	0.00	0.00	320.00	0.00	-320.00	0.00
Safety & Security System	90.00	82.50	5,340.19	11,800.00	6,459.81	45.26
Insurance	1,166.15	974.81	6,138.08	10,550.00	4,411.92	58.18
Building Interior	10,044.19	9,849.68	54,563.44	135,500.00	80,936.56	40.27
Building Exterior	876.11	1,324.65	3,261.27	29,750.00	26,488.73	10.96
Plumbing/HVAC	4,471.48	3,959.80	17,873.73	59,450.00	41,576.27	30.07
Electrical Systems	2,211.94	109.54	3,222.56	13,050.00	9,827.44	24.69
Grounds	1,750.43	2,054.98	13,904.82	43,950.00	30,045.18	31.64
Equipment Purchase & Repairs	3,160.93	4,785.25	9,902.31	44,900.00	34,997.69	22.05
Maintenance Equipment Purchases	253.57	289.00	253.57	1,700.00	1,446.43	14.92
Elevator Maintenance	0.00	0.00	20,398.60	44,000.00	23,601.40	46.36
Salary & Wages	66,394.63	66,506.20	358,808.46	821,000.00	462,191.54	43.70
Benefits	13,788.45	13,090.94	73,395.01	179,400.00	106,004.99	40.91
Office Expenses	2,512.31	2,525.38	12,180.21	20,500.00	8,319.79	59.42
Office Rent	2,825.00	2,825.00	14,125.00	36,000.00	21,875.00	39.24
Telephone	1,962.63	1,856.21	9,858.36	22,500.00	12,641.64	43.81
Promotion & Advertising	0.00	116.16	733.35	3,400.00	2,666.65	21.57
Staff Travel	1,870.14	2,063.81	7,752.54	17,600.00	9,847.46	44.05
Professional Fees	1,558.55	0.00	2,308.55	10,000.00	7,691.45	23.09
Conferences/Seminars/Training	421.20	0.00	1,756.33	0.00	-1,756.33	0.00
Dues & Memberships	0.00	132.25	3,036.92	0.00	-3,036.92	0.00
Bank and Service Charges	255.05	145.92	875.79	0.00	-875.79	0.00
Financing Charges	30.00	0.00	238.21	0.00	-238.21	0.00
Sundry / Bad	0.00	0.00	1,725.00	40,950.00	39,225.00	4.21
Board Member Expenses	3,924.47	1,899.77	10,478.04	23,000.00	12,521.96	45.56
Other Expenses	391.98	0.00	1,473.58	3,400.00	1,926.42	43.34
<b>Total Expenses</b>	<b>184,014.44</b>	<b>167,077.92</b>	<b>1,001,636.30</b>	<b>2,383,400.00</b>	<b>1,381,763.70</b>	<b>42.03</b>
<b>Surplus (Deficit)</b>	<b>15,521.65</b>	<b>30,491.79</b>	<b>2,201.80</b>	<b>0.00</b>	<b>-2,201.80</b>	<b>0.00</b>

Affordable Consolidated Operations  
**Income Statement with Budget and Previous Year**

May 2019

	Current Month (05/2019)	Same Month Last Year (05/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	51,406.00	50,755.00	236,833.00	547,260.00	310,427.00	43.28
Resident Services	1,775.00	1,937.00	9,143.75	23,340.00	14,196.25	39.18
Resident Recoveries	540.00	500.00	1,817.07	3,975.00	2,157.93	45.71
<b>Total Revenue</b>	<b>53,721.00</b>	<b>53,192.00</b>	<b>247,793.82</b>	<b>574,575.00</b>	<b>326,781.18</b>	<b>43.13</b>
<b>Expenses</b>						
Property Taxes / Grants in Lieu	0.00	0.00	0.00	64,047.00	64,047.00	0.00
Electricity	3,091.44	3,245.30	18,076.28	36,750.00	18,673.72	49.19
Water, Sewer & Garbage	3,322.60	1,789.19	14,770.78	28,300.00	13,529.22	52.19
Heating Fuel	1,656.58	1,192.16	20,777.48	35,530.00	14,752.52	58.48
Janitorial Supplies	0.00	0.00	299.07	8,500.00	8,200.93	3.52
Safety & Security System	0.00	0.00	3,146.09	3,750.00	603.91	83.90
Insurance	874.10	880.14	4,445.22	10,595.00	6,149.78	41.96
Building Interior	0.00	71.99	1,550.90	23,000.00	21,449.10	6.74
Building Exterior	1,662.98	55.00	1,665.02	1,000.00	-665.02	166.50
Plumbing/HVAC	0.00	0.00	17,866.87	10,500.00	-7,366.87	170.16
Electrical Systems	1.70	0.00	1.70	3,000.00	2,998.30	0.06
Grounds	1,116.12	139.21	2,991.12	6,000.00	3,008.88	49.85
Equipment Purchase & Repairs	98.01	375.92	171.34	4,400.00	4,228.66	3.89
Maintenance Equipment Purchases	5.74	0.00	5.74	0.00	-5.74	0.00
Elevator Maintenance	0.00	0.00	4,873.57	10,000.00	5,126.43	48.74
Salary & Wages	5,663.05	4,647.08	34,142.18	49,950.00	15,807.82	68.35
Benefits	1,382.96	1,523.96	7,377.39	13,300.00	5,922.61	55.47
Office Expenses	610.70	613.89	2,960.83	7,000.00	4,039.17	42.30
Telephone	520.64	503.42	2,611.32	6,270.00	3,658.68	41.65
Promotion & Advertising	753.00	28.24	1,987.03	3,200.00	1,212.97	62.09
Staff Travel	442.52	416.75	1,748.19	4,750.00	3,001.81	36.80
Professional Fees	378.87	0.00	2,274.42	7,700.00	5,425.58	29.54
Conferences/Seminars/Training	102.38	0.00	426.93	0.00	-426.93	0.00
Dues & Memberships	0.00	32.15	738.23	1,500.00	761.77	49.22
Bank and Service Charges	62.00	35.47	212.90	440.00	227.10	48.39
Financing Charges	3,636.54	3,459.03	26,878.02	130,431.00	103,552.98	20.61
Sundry / Bad	0.00	0.00	0.00	8,000.00	8,000.00	0.00
Board Member Expenses	953.98	461.80	2,547.07	7,750.00	5,202.93	32.87
Amortization Expense	0.00	0.00	0.00	304,408.00	304,408.00	0.00
Other Expenses	95.29	0.00	358.21	12,600.00	12,241.79	2.84
<b>Total Expenses</b>	<b>26,431.20</b>	<b>19,470.70</b>	<b>174,903.90</b>	<b>802,671.00</b>	<b>627,767.10</b>	<b>21.79</b>
<b>Surplus (Deficit)</b>	<b>27,289.80</b>	<b>33,721.30</b>	<b>72,889.92</b>	<b>-228,096.00</b>	<b>-300,985.92</b>	<b>-31.96</b>