

North Peace Housing Foundation

Monthly Financial Statements

Reporting Period September 2019

Prepared by: Clayton Bober, *Director of Finance*

October 30, 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

September 30, 2019

	Current Balance
Assets	
General Assets	
Petty Cash	1,700.00
Bank - Operating	105,492.88
Bank - Trust	101,610.62
Bank - Trust Investments (GICs)	50,000.00
Bank - Employee Social Club	2,382.29
A/R Tenants	43,547.84
A/R Municipalities	152,847.77
A/R Rent Supplement	4,578.00
A/R Miscellaneous and Employee	47,735.00
A/R Vacated Tenants (Doubtful)	84,472.91
Allowance for Doubtful Accounts	-84,472.91
GST Receivable	81,318.33
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	61,876.54
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	3,434,578.99
Capital Assets	
Land	2,157,029.75
Land Improvements	1,011,474.17
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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	17,333,707.82
Total Assets	<hr/> <hr/> 20,768,286.81

Balance Sheet

September 30, 2019

Current Balance

Liabilities & Equity

Liabilities

Accounts Payable	247,546.26
Payroll Payable	102,015.47
Social Club Liability	2,382.29
CRA Payroll Deductions Payable	81,344.30
WCB Payable	14,500.58
Group Benefits Payable	-508.81
Pensions Payable	42,376.96
Accrued Payroll Payable	396,038.75
Accrued Liabilities	27,710.13
Deferred Capital Grants	4,887,967.20
Deferred Capital Donations	2,518,375.45
Due to Government	35,000.00
Long-Term Debt	2,226,862.84
Security Deposits	148,986.99
Prepaid and Other Deposit Liabilities	30,481.02
Due to Lodge Reserves	2,724,113.87
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	13,485,193.30

Equity

Equity in Fixed Assets	7,083,401.44
Capital Reserve	214,728.71
Accumulated Surplus	-82,436.64
Restricted Operating Reserves	67,400.00
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	7,283,093.51

Total Liabilities & Surplus

20,768,286.81

Balance/Out of Balance

0.00

Line of Business Income Statement Comparison

YTD Ending September 30, 2019

	Administration	Affordable Company	Lodge Company	Self-Contained Company	Total
	Actual	Actual	Actual	Actual	Actual
Revenue					
Rental Revenue	0.00	448,230.00	2,413,616.00	1,132,652.70	3,994,498.70
Resident Services	0.00	18,489.25	96,070.78	9,217.00	123,777.03
Resident Recoveries	0.00	4,029.65	6,195.82	206,451.31	216,676.78
Non-Resident Services	0.00	0.00	88,057.90	0.00	88,057.90
Grants	0.00	0.00	719,169.00	469,425.00	1,188,594.00
Requisitions	0.00	0.00	2,083,500.03	0.00	2,083,500.03
Interest Earned	0.00	0.00	5,897.45	0.00	5,897.45
Management Fees	0.00	0.00	25,200.00	11,191.00	36,391.00
WCB/Program Rebates	1,215.88	0.00	2,278.45	0.00	3,494.33
Sundry	0.00	0.00	1,964.40	0.00	1,964.40
Total Revenue	1,215.88	470,748.90	5,441,949.83	1,828,937.01	7,742,851.62
Expenses					
Property Taxes / Grants in Lieu	0.00	64,927.92	23,410.70	0.00	88,338.62
Electricity	0.00	30,722.01	172,499.94	234,705.87	437,927.82
Water, Sewer & Garbage	0.00	28,784.78	97,897.05	161,745.37	288,427.20
Heating Fuel	0.00	25,334.64	135,778.68	188,196.11	349,309.43
Food & Freight	0.00	0.00	518,147.25	0.00	518,147.25
Kitchen Supplies	0.00	0.00	22,733.19	53.98	22,787.17
Janitorial Supplies	0.00	5,440.35	37,697.40	9,537.53	52,675.28
Laundry Supplies	0.00	0.00	16,387.79	0.00	16,387.79
Personal Care / Medical	0.00	24.15	6,636.05	312.34	6,972.54
Handi-Van Expenses	0.00	0.00	17,159.66	0.00	17,159.66
Recreation	0.00	0.00	1,779.72	1,240.00	3,019.72
Linen & Bedding	0.00	0.00	4,667.74	0.00	4,667.74
Safety & Security System	0.00	3,246.09	28,318.50	12,185.62	43,750.21
Cable TV	0.00	0.00	2,756.95	0.00	2,756.95
Insurance	0.00	7,941.58	15,918.78	10,802.60	34,662.96
Building Interior	0.00	5,553.70	49,577.92	84,017.37	139,148.99
Building Exterior	0.00	1,665.02	2,370.69	12,851.01	16,886.72
Plumbing/HVAC	0.00	20,458.99	239,536.01	28,044.72	288,039.72
Electrical Systems	0.00	57.99	9,207.55	6,457.93	15,723.47
Grounds	0.00	7,502.16	17,410.49	43,546.58	68,459.23
Equipment Purchase & Repairs	0.00	1,461.40	45,948.05	18,959.38	66,368.83
Maintenance Equipment Purchases	0.00	5.74	880.56	253.57	1,139.87
Elevator Maintenance	0.00	9,631.81	20,098.42	30,529.72	60,259.95
Salary & Wages	0.00	47,951.31	2,721,942.43	609,517.63	3,379,411.37
Benefits	0.00	11,833.84	540,795.30	119,036.98	671,666.12
Office Expenses	0.00	5,702.91	26,802.29	23,469.88	55,975.08
Office Rent	0.00	0.00	0.00	25,425.00	25,425.00
Telephone	0.00	4,729.93	24,814.37	18,670.63	48,214.93
Promotion & Advertising	0.00	3,915.76	5,840.39	851.27	10,607.42
Staff Travel	0.00	2,863.85	15,778.15	12,946.34	31,588.34
Professional Fees	0.00	2,686.04	12,909.19	4,314.32	19,909.55
Conferences/Seminars/Training	0.00	760.65	8,498.50	3,129.19	12,388.34
Dues & Memberships	0.00	780.05	3,014.76	3,208.94	7,003.75
Bank and Service Charges	0.00	728.16	2,697.51	2,995.44	6,421.11
Financing Charges	0.00	56,766.29	20,022.57	360.13	77,148.99
Sundry / Bad	0.00	10.00	444.02	1,725.00	2,179.02
Board Member Expenses	0.00	5,146.79	19,066.75	21,172.67	45,386.21
Other Expenses	0.00	601.60	7,303.52	2,474.89	10,380.01
Total Expenses	0.00	357,235.51	4,896,748.84	1,692,738.01	6,946,722.36
Surplus (Deficit)	1,215.88	113,513.39	545,200.99	136,199.00	796,129.26

Lodge Consolidated Operations
Income Statement with Budget and Previous Year

September 2019

	Current Month (09/2019)	Same Month Last Year (09/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	266,612.00	261,109.00	2,413,616.00	3,226,308.00	812,692.00	74.81
Resident Services	10,653.00	9,221.00	96,070.78	131,760.00	35,689.22	72.91
Resident Recoveries	905.00	1,031.00	6,195.82	11,340.00	5,144.18	54.64
Non-Resident Services	10,723.41	7,791.75	88,057.90	123,012.00	34,954.10	71.58
Grants	79,907.67	79,180.06	719,169.00	816,279.00	97,110.00	88.10
Requisitions	694,499.98	0.00	2,083,500.03	2,778,000.00	694,499.97	75.00
Interest Earned	522.13	476.55	5,897.45	56,420.00	50,522.55	10.45
Management Fees	2,800.00	2,800.00	25,200.00	0.00	-25,200.00	0.00
WCB/Program Rebates	0.00	0.00	2,278.45	0.00	-2,278.45	0.00
Sundry	0.00	0.00	1,964.40	0.00	-1,964.40	0.00
Total Revenue	1,066,623.19	361,609.36	5,441,949.83	7,143,119.00	1,701,169.17	76.18
Expenses						
Property Taxes / Grants in Lieu	0.00	0.00	23,410.70	24,746.00	1,335.30	94.60
Electricity	19,743.76	21,382.84	172,499.94	223,099.00	50,599.06	77.32
Water, Sewer & Garbage	10,255.86	9,874.63	97,897.05	123,215.00	25,317.95	79.45
Heating Fuel	7,609.11	12,723.71	135,778.68	179,360.00	43,581.32	75.70
Food & Freight	58,779.37	49,289.41	518,147.25	699,370.00	181,222.75	74.09
Kitchen Supplies	2,639.72	2,509.90	22,733.19	30,130.00	7,396.81	75.45
Janitorial Supplies	3,861.14	5,539.09	37,697.40	58,830.99	21,133.59	64.08
Laundry Supplies	5,329.02	2,603.81	16,387.79	16,750.00	362.21	97.84
Personal Care / Medical	298.43	1,516.77	6,636.05	9,500.00	2,863.95	69.85
Handi-Van Expenses	1,391.89	3,659.99	17,159.66	18,300.00	1,140.34	93.77
Recreation	178.78	173.28	1,779.72	5,100.00	3,320.28	34.90
Linen & Bedding	1,533.26	7,710.08	4,667.74	17,500.00	12,832.26	26.67
Safety & Security System	1,674.47	22,628.58	28,318.50	25,495.00	-2,823.50	111.07
Cable TV	312.83	292.81	2,756.95	3,680.00	923.05	74.92
Insurance	1,731.66	1,949.23	15,918.78	19,893.50	3,974.72	80.02
Building Interior	3,790.30	7,887.97	49,577.92	114,000.99	64,423.07	43.49
Building Exterior	0.00	19.41	2,370.69	18,500.00	16,129.31	12.81
Plumbing/HVAC	45,873.34	6,184.87	239,536.01	84,500.00	-155,036.01	283.47
Electrical Systems	332.65	472.50	9,207.55	23,000.00	13,792.45	40.03
Grounds	1,472.02	669.58	17,410.49	60,350.00	42,939.51	28.85
Equipment Purchase & Repairs	5,855.77	691.03	45,948.05	113,700.00	67,751.95	40.41
Maintenance Equipment Purchases	0.00	0.00	880.56	0.00	-880.56	0.00
Elevator Maintenance	0.00	0.00	20,098.42	29,000.00	8,901.58	69.30
Salary & Wages	298,723.71	279,380.86	2,721,942.43	3,536,340.00	814,397.57	76.97
Benefits	58,734.86	53,473.49	540,795.30	652,300.00	111,504.70	82.91
Office Expenses	2,815.74	2,746.70	26,802.29	35,300.00	8,497.71	75.93
Telephone	2,751.00	2,810.31	24,814.37	31,680.00	6,865.63	78.33
Promotion & Advertising	0.00	1,221.77	5,840.39	3,850.00	-1,990.39	151.70
Staff Travel	955.58	1,778.48	15,778.15	24,250.00	8,471.85	65.06
Professional Fees	1,315.61	1,357.60	12,909.19	22,000.00	9,090.81	58.68
Conferences/Seminars/Training	191.98	-155.02	8,498.50	3,700.00	-4,798.50	229.69
Dues & Memberships	133.91	516.45	3,014.76	6,150.00	3,135.24	49.02
Bank and Service Charges	121.61	124.88	2,697.51	1,600.00	-1,097.51	168.59
Financing Charges	3,807.45	5,671.07	20,022.57	19,685.00	-337.57	101.71
Sundry / Bad	0.00	0.00	444.02	0.00	-444.02	0.00
Board Member Expenses	0.00	3,163.98	19,066.75	29,500.00	10,433.25	64.63
Amortization Expense	0.00	0.00	0.00	257,557.00	257,557.00	0.00
Other Expenses	29.40	3,024.46	7,303.52	503,200.00	495,896.48	1.45
Total Expenses	542,244.23	512,894.52	4,896,748.84	7,025,132.48	2,128,383.64	69.70
Surplus (Deficit)	524,378.96	-151,285.16	545,200.99	117,986.52	-427,214.47	462.09

Autumn Lodge
Income Statement with Budget and Previous Year

September 2019

	Current Month (09/2019)	Same Month Last Year (09/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
WCB/Program Rebates	0.00	0.00	5.12	0.00	-5.12	0.00
Total Revenue	0.00	0.00	5.12	0.00	-5.12	0.00
Expenses						
Electricity	344.10	638.39	5,204.12	2,700.00	-2,504.12	192.75
Water, Sewer & Garbage	0.00	0.00	0.00	2,000.00	2,000.00	0.00
Heating Fuel	247.01	1,190.73	4,712.04	4,800.00	87.96	98.17
Food & Freight	0.00	0.00	-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	96.33	89.00	4,327.31	0.00	-4,327.31	0.00
Safety & Security System	96.00	93.75	377.75	95.00	-282.75	397.63
Insurance	669.25	683.04	6,023.25	6,693.50	670.25	89.99
Plumbing/HVAC	0.00	0.00	5,767.86	1,000.00	-4,767.86	576.79
Electrical Systems	0.00	104.50	276.00	0.00	-276.00	0.00
Grounds	0.00	0.00	543.53	400.00	-143.53	135.88
Salary & Wages	324.12	1,141.93	6,029.62	11,400.00	5,370.38	52.89
Telephone	0.00	234.99	693.22	960.00	266.78	72.21
Other Expenses	0.00	0.00	0.00	500,000.00	500,000.00	0.00
Total Expenses	1,776.81	4,176.33	33,950.79	530,048.50	496,097.71	6.41
Surplus (Deficit)	-1,776.81	-4,176.33	-33,945.67	-530,048.50	-496,102.83	6.40

Del Air Lodge
Income Statement with Budget and Previous Year

September 2019

	Current Month (09/2019)	Same Month Last Year (09/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	40,614.00	43,618.00	372,588.00	558,348.00	185,760.00	66.73
Resident Services	1,226.00	1,155.00	11,560.00	16,800.00	5,240.00	68.81
Resident Recoveries	54.00	60.00	469.00	660.00	191.00	71.06
Non-Resident Services	1,635.71	1,064.00	13,134.71	22,612.00	9,477.29	58.09
Grants	12,474.79	12,352.20	112,273.13	143,445.00	31,171.87	78.27
WCB/Program Rebates	0.00	0.00	395.98	0.00	-395.98	0.00
Sundry	0.00	0.00	900.00	0.00	-900.00	0.00
Total Revenue	56,004.50	58,249.20	511,320.82	741,865.00	230,544.18	68.92
Expenses						
Electricity	3,572.04	3,630.23	24,257.15	32,002.00	7,744.85	75.80
Water, Sewer & Garbage	2,842.74	2,973.63	25,517.56	32,000.00	6,482.44	79.74
Heating Fuel	1,120.82	1,664.72	20,767.47	24,300.00	3,532.53	85.46
Food & Freight	7,984.99	9,359.23	78,406.96	111,000.00	32,593.04	70.64
Kitchen Supplies	305.12	326.46	3,451.64	4,640.00	1,188.36	74.39
Janitorial Supplies	878.18	296.86	7,338.58	10,040.00	2,701.42	73.09
Laundry Supplies	19.78	178.10	1,058.72	2,430.00	1,371.28	43.57
Personal Care / Medical	0.00	0.00	0.00	1,200.00	1,200.00	0.00
Handi-Van Expenses	276.63	505.08	3,947.25	5,500.00	1,552.75	71.77
Recreation	0.00	0.00	348.46	1,200.00	851.54	29.04
Linen & Bedding	0.00	2,004.62	0.00	3,500.00	3,500.00	0.00
Safety & Security System	1,236.86	0.00	5,777.65	6,000.00	222.35	96.29
Cable TV	73.98	65.98	631.30	840.00	208.70	75.15
Insurance	97.50	132.88	877.50	1,200.00	322.50	73.12
Building Interior	3,182.71	4.29	6,064.41	16,500.00	10,435.59	36.75
Building Exterior	0.00	0.00	10.99	1,000.00	989.01	1.10
Plumbing/HVAC	0.00	1,054.67	6,590.11	20,000.00	13,409.89	32.95
Electrical Systems	131.72	0.00	1,164.56	4,000.00	2,835.44	29.11
Grounds	0.00	0.00	1,760.03	6,000.00	4,239.97	29.33
Equipment Purchase & Repairs	1,436.00	169.95	4,919.43	45,300.00	40,380.57	10.86
Maintenance Equipment Purchases	0.00	0.00	504.00	0.00	-504.00	0.00
Salary & Wages	47,435.74	44,809.04	440,628.63	585,100.00	144,471.37	75.31
Benefits	7,557.70	7,656.62	71,336.56	94,400.00	23,063.44	75.57
Office Expenses	0.00	0.00	766.10	2,000.00	1,233.90	38.30
Telephone	398.13	341.34	3,477.97	4,100.00	622.03	84.83
Promotion & Advertising	0.00	0.00	507.29	500.00	-7.29	101.46
Staff Travel	0.00	0.00	437.00	1,250.00	813.00	34.96
Conferences/Seminars/Training	0.00	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	0.00	0.00	1,067.83	1,000.00	-67.83	106.78
Total Expenses	78,550.64	75,173.70	712,409.14	1,023,725.00	311,315.86	69.59
Surplus (Deficit)	-22,546.14	-16,924.50	-201,088.32	-281,860.00	-80,771.68	71.34

Homesteader Lodge
Income Statement with Budget and Previous Year

September 2019

	Current Month (09/2019)	Same Month Last Year (09/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	25,702.00	23,280.00	217,354.00	237,576.00	20,222.00	91.49
Resident Services	1,037.00	753.00	8,263.00	9,120.00	857.00	90.60
Resident Recoveries	40.00	34.00	329.00	360.00	31.00	91.39
Non-Resident Services	1,111.00	931.30	10,294.14	10,800.00	505.86	95.32
Grants	14,314.42	14,231.37	128,829.75	132,524.50	3,694.75	97.21
WCB/Program Rebates	0.00	0.00	359.39	0.00	-359.39	0.00
Total Revenue	42,204.42	39,229.67	365,429.28	390,380.50	24,951.22	93.61
Expenses						
Electricity	1,929.70	1,738.24	16,446.19	23,957.00	7,510.81	68.65
Water, Sewer & Garbage	236.33	236.33	5,244.71	7,740.00	2,495.29	67.76
Heating Fuel	785.08	1,884.41	17,907.34	23,920.00	6,012.66	74.86
Food & Freight	5,454.24	5,421.26	66,419.60	90,530.00	24,110.40	73.37
Kitchen Supplies	375.72	370.89	2,335.62	4,740.00	2,404.38	49.27
Janitorial Supplies	336.63	1,123.73	2,474.80	6,690.99	4,216.19	36.99
Laundry Supplies	1,518.57	1,774.21	3,004.04	4,210.00	1,205.96	71.35
Personal Care / Medical	0.00	427.60	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	126.85	0.00	721.11	1,200.00	478.89	60.09
Linen & Bedding	1,100.76	1,696.22	1,631.73	3,000.00	1,368.27	54.39
Safety & Security System	0.00	5,750.00	4,831.84	4,800.00	-31.84	100.66
Cable TV	122.00	109.98	1,074.00	1,400.00	326.00	76.71
Insurance	82.22	127.23	739.98	1,000.00	260.02	74.00
Building Interior	0.00	22.97	5,525.05	25,500.00	19,974.95	21.67
Building Exterior	0.00	0.00	0.00	500.00	500.00	0.00
Plumbing/HVAC	74.99	218.42	3,830.58	10,000.00	6,169.42	38.31
Electrical Systems	0.00	0.00	992.00	2,000.00	1,008.00	49.60
Grounds	0.00	147.48	1,786.97	10,800.00	9,013.03	16.55
Equipment Purchase & Repairs	0.00	169.50	3,453.59	30,800.00	27,346.41	11.21
Maintenance Equipment Purchases	0.00	0.00	29.18	0.00	-29.18	0.00
Salary & Wages	35,918.36	35,381.52	336,103.28	458,400.00	122,296.72	73.32
Benefits	8,362.87	6,051.29	68,383.34	75,000.00	6,616.66	91.18
Office Expenses	47.00	0.00	1,214.24	1,300.00	85.76	93.40
Telephone	530.99	472.50	4,885.75	5,800.00	914.25	84.24
Promotion & Advertising	0.00	105.28	2,011.12	250.00	-1,761.12	804.45
Staff Travel	173.99	0.00	676.03	1,000.00	323.97	67.60
Conferences/Seminars/Training	0.00	0.00	792.64	0.00	-792.64	0.00
Dues & Memberships	0.00	0.00	50.00	0.00	-50.00	0.00
Amortization Expense	0.00	0.00	0.00	7,034.00	7,034.00	0.00
Other Expenses	0.00	0.00	375.00	50.00	-325.00	750.00
Total Expenses	57,176.30	63,229.06	553,700.17	803,121.99	249,421.82	68.94
Surplus (Deficit)	-14,971.88	-23,999.39	-188,270.89	-412,741.49	-224,470.60	45.61

Heritage Tower Lodge
Income Statement with Budget and Previous Year

September 2019

	Current Month (09/2019)	Same Month Last Year (09/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	96,478.00	93,437.00	905,027.00	1,201,044.00	296,017.00	75.35
Resident Services	4,583.00	4,170.00	41,524.00	59,280.00	17,756.00	70.05
Resident Recoveries	636.00	763.00	3,723.82	8,100.00	4,376.18	45.97
Non-Resident Services	3,268.00	2,527.00	27,340.00	42,200.00	14,860.00	64.79
Grants	34,607.48	34,267.41	311,467.31	320,360.50	8,893.19	97.22
WCB/Program Rebates	0.00	0.00	820.79	0.00	-820.79	0.00
Total Revenue	139,572.48	135,164.41	1,289,902.92	1,630,984.50	341,081.58	79.09
Expenses						
Electricity	5,441.33	4,913.35	50,294.86	65,150.00	14,855.14	77.20
Water, Sewer & Garbage	3,337.65	3,168.21	30,444.36	37,000.00	6,555.64	82.28
Heating Fuel	3,202.74	4,231.32	49,101.09	63,140.00	14,038.91	77.77
Food & Freight	21,619.16	15,739.23	186,110.47	249,140.00	63,029.53	74.70
Kitchen Supplies	1,199.34	685.20	8,374.07	8,850.00	475.93	94.62
Janitorial Supplies	1,976.20	666.28	16,546.59	23,900.00	7,353.41	69.23
Laundry Supplies	415.30	644.34	5,022.36	7,110.00	2,087.64	70.64
Personal Care / Medical	0.00	0.00	2,780.93	4,000.00	1,219.07	69.52
Handi-Van Expenses	248.38	2,460.27	3,312.30	8,000.00	4,687.70	41.40
Recreation	0.00	23.88	59.62	1,500.00	1,440.38	3.97
Linen & Bedding	0.00	2,004.62	1,586.32	5,500.00	3,913.68	28.84
Safety & Security System	96.00	16,578.83	5,296.44	5,250.00	-46.44	100.88
Insurance	70.48	79.24	634.32	850.00	215.68	74.63
Building Interior	604.90	0.00	25,565.33	43,000.00	17,434.67	59.45
Building Exterior	0.00	0.00	762.75	15,000.00	14,237.25	5.08
Plumbing/HVAC	5,252.05	2,042.88	13,448.15	37,000.00	23,551.85	36.35
Electrical Systems	57.44	0.00	1,578.81	12,000.00	10,421.19	13.16
Grounds	40.77	22.10	3,097.89	30,500.00	27,402.11	10.16
Equipment Purchase & Repairs	592.65	110.00	15,219.34	10,300.00	-4,919.34	147.76
Maintenance Equipment Purchases	0.00	0.00	172.33	0.00	-172.33	0.00
Elevator Maintenance	0.00	0.00	15,879.30	23,000.00	7,120.70	69.04
Salary & Wages	87,767.65	87,971.75	811,171.89	1,125,040.00	313,868.11	72.10
Benefits	18,699.84	18,904.70	163,142.32	219,700.00	56,557.68	74.26
Office Expenses	162.57	482.12	1,425.61	1,000.00	-425.61	142.56
Telephone	596.31	578.02	5,266.50	7,200.00	1,933.50	73.15
Promotion & Advertising	0.00	661.46	1,425.64	100.00	-1,325.64	1,425.64
Staff Travel	0.00	161.59	931.60	1,000.00	68.40	93.16
Conferences/Seminars/Training	0.00	0.00	2,300.00	700.00	-1,600.00	328.57
Dues & Memberships	0.00	117.35	0.00	0.00	0.00	0.00
Financing Charges	0.00	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	0.00	2,450.00	1,000.00	-1,450.00	245.00
Total Expenses	151,380.76	162,246.74	1,423,444.57	2,024,306.00	600,861.43	70.32
Surplus (Deficit)	-11,808.28	-27,082.33	-133,541.65	-393,321.50	-259,779.85	33.95

Harvest Lodge
Income Statement with Budget and Previous Year

September 2019

	Current Month (09/2019)	Same Month Last Year (09/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	103,818.00	100,774.00	918,647.00	1,229,340.00	310,693.00	74.73
Resident Services	3,807.00	3,143.00	34,723.78	46,560.00	11,836.22	74.58
Resident Recoveries	175.00	174.00	1,674.00	2,220.00	546.00	75.41
Non-Resident Services	4,708.70	3,269.45	37,289.05	47,400.00	10,110.95	78.67
Grants	18,510.98	18,329.08	166,598.81	219,949.00	53,350.19	75.74
WCB/Program Rebates	0.00	0.00	697.17	0.00	-697.17	0.00
Total Revenue	131,019.68	125,689.53	1,159,629.81	1,545,469.00	385,839.19	75.03
Expenses						
Property Taxes / Grants in Lieu	0.00	0.00	275.90	276.00	0.10	99.96
Electricity	6,983.01	9,246.02	63,614.59	83,040.00	19,425.41	76.61
Water, Sewer & Garbage	3,520.54	3,461.60	33,845.70	42,000.00	8,154.30	80.58
Heating Fuel	1,921.82	3,437.26	38,016.94	57,400.00	19,383.06	66.23
Food & Freight	23,720.98	18,769.69	187,225.22	248,700.00	61,474.78	75.28
Kitchen Supplies	759.54	1,127.35	8,571.86	11,900.00	3,328.14	72.03
Janitorial Supplies	670.13	3,452.22	10,747.98	18,200.00	7,452.02	59.05
Laundry Supplies	3,375.37	7.16	7,302.67	3,000.00	-4,302.67	243.42
Personal Care / Medical	208.95	1,089.17	3,045.64	2,800.00	-245.64	108.77
Handi-Van Expenses	770.55	605.64	5,532.36	4,800.00	-732.36	115.26
Recreation	51.93	149.40	650.53	1,200.00	549.47	54.21
Linen & Bedding	432.50	2,004.62	1,449.69	5,500.00	4,050.31	26.36
Safety & Security System	139.45	206.00	8,834.38	9,150.00	315.62	96.55
Cable TV	116.85	116.85	1,051.65	1,440.00	388.35	73.03
Insurance	493.84	499.95	4,444.56	5,950.00	1,505.44	74.70
Building Interior	2.69	7,860.71	12,402.35	29,000.99	16,598.64	42.77
Building Exterior	0.00	19.41	1,589.39	2,000.00	410.61	79.47
Plumbing/HVAC	40,546.30	2,868.90	203,342.55	15,500.00	-187,842.55	1,311.89
Electrical Systems	143.49	368.00	5,070.19	5,000.00	-70.19	101.40
Grounds	218.26	500.00	8,010.93	11,000.00	2,989.07	72.83
Equipment Purchase & Repairs	3,813.26	241.58	19,651.16	27,300.00	7,648.84	71.98
Maintenance Equipment Purchases	0.00	0.00	153.79	0.00	-153.79	0.00
Elevator Maintenance	0.00	0.00	4,219.12	6,000.00	1,780.88	70.32
Salary & Wages	79,224.94	78,073.62	718,020.20	937,500.00	219,479.80	76.59
Benefits	13,652.98	13,820.83	128,177.30	178,900.00	50,722.70	71.65
Office Expenses	202.65	129.33	2,206.55	3,300.00	1,093.45	66.87
Telephone	562.05	571.16	5,130.39	6,800.00	1,669.61	75.45
Staff Travel	0.00	0.00	1,614.50	1,000.00	-614.50	161.45
Professional Fees	0.00	0.00	7,140.00	0.00	-7,140.00	0.00
Conferences/Seminars/Training	0.00	0.00	1,002.64	0.00	-1,002.64	0.00
Dues & Memberships	0.00	0.00	75.00	0.00	-75.00	0.00
Sundry / Bad	0.00	0.00	392.67	0.00	-392.67	0.00
Amortization Expense	0.00	0.00	0.00	168,284.00	168,284.00	0.00
Other Expenses	0.00	0.00	954.48	1,150.00	195.52	83.00
Total Expenses	181,532.08	148,626.47	1,493,762.88	1,888,090.99	394,328.11	79.11
Surplus (Deficit)	-50,512.40	-22,936.94	-334,133.07	-342,621.99	-8,488.92	97.52

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

September 2019

	Current Month (09/2019)	Same Month Last Year (09/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	119,744.00	126,036.00	1,132,652.70	1,499,300.00	366,647.30	75.55
Resident Services	1,020.00	999.00	9,217.00	258,200.00	248,983.00	3.57
Resident Recoveries	25,770.55	24,909.59	206,451.31	0.00	-206,451.31	0.00
Grants	52,158.33	52,083.34	469,425.00	625,900.00	156,475.00	75.00
Management Fees	1,178.00	1,240.00	11,191.00	0.00	-11,191.00	0.00
Total Revenue	199,870.88	205,267.93	1,828,937.01	2,383,400.00	554,462.99	76.74
Expenses						
Electricity	27,518.24	24,362.71	234,705.87	305,000.00	70,294.13	76.95
Water, Sewer & Garbage	17,726.14	16,889.94	161,745.37	210,000.00	48,254.63	77.02
Heating Fuel	12,771.65	17,698.26	188,196.11	296,000.00	107,803.89	63.58
Kitchen Supplies	0.00	0.00	53.98	0.00	-53.98	0.00
Janitorial Supplies	870.00	210.00	9,537.53	0.00	-9,537.53	0.00
Personal Care / Medical	312.34	99.54	312.34	0.00	-312.34	0.00
Recreation	0.00	0.00	1,240.00	0.00	-1,240.00	0.00
Safety & Security System	3,256.00	281.25	12,185.62	11,800.00	-385.62	103.27
Insurance	1,166.13	950.08	10,802.60	10,550.00	-252.60	102.39
Building Interior	7,717.76	14,328.72	84,017.37	135,500.00	51,482.63	62.01
Building Exterior	235.10	21,025.00	12,851.01	29,750.00	16,898.99	43.20
Plumbing/HVAC	3,678.24	7,025.59	28,044.72	59,450.00	31,405.28	47.17
Electrical Systems	2,013.00	1,073.09	6,457.93	13,050.00	6,592.07	49.49
Grounds	17,829.09	2,711.23	43,546.58	43,950.00	403.42	99.08
Equipment Purchase & Repairs	3,345.14	12,566.00	18,959.38	44,900.00	25,940.62	42.23
Maintenance Equipment Purchases	0.00	0.00	253.57	1,700.00	1,446.43	14.92
Elevator Maintenance	0.00	3,232.54	30,529.72	44,000.00	13,470.28	69.39
Salary & Wages	64,054.31	60,049.56	609,517.63	821,000.00	211,482.37	74.24
Benefits	10,279.40	9,592.86	119,036.98	179,400.00	60,363.02	66.35
Office Expenses	2,678.53	2,371.09	23,469.88	20,500.00	-2,969.88	114.49
Office Rent	2,825.00	2,825.00	25,425.00	36,000.00	10,575.00	70.62
Telephone	2,207.39	1,990.54	18,670.63	22,500.00	3,829.37	82.98
Promotion & Advertising	82.00	505.29	851.27	3,400.00	2,548.73	25.04
Staff Travel	877.07	1,804.78	12,946.34	17,600.00	4,653.66	73.56
Professional Fees	1,460.91	225.00	4,314.32	10,000.00	5,685.68	43.14
Conferences/Seminars/Training	213.19	-172.14	3,129.19	0.00	-3,129.19	0.00
Dues & Memberships	148.70	443.18	3,208.94	0.00	-3,208.94	0.00
Bank and Service Charges	135.04	138.67	2,995.44	0.00	-2,995.44	0.00
Financing Charges	9.92	9.95	360.13	0.00	-360.13	0.00
Sundry / Bad	0.00	0.00	1,725.00	40,950.00	39,225.00	4.21
Board Member Expenses	0.00	3,513.44	21,172.67	23,000.00	1,827.33	92.06
Other Expenses	32.65	3,358.51	2,474.89	3,400.00	925.11	72.79
Total Expenses	183,442.94	209,109.68	1,692,738.01	2,383,400.00	690,661.99	71.02
Surplus (Deficit)	16,427.94	-3,841.75	136,199.00	0.00	-136,199.00	0.00

Affordable Consolidated Operations
Income Statement with Budget and Previous Year

September 2019

	Current Month (09/2019)	Same Month Last Year (09/2018)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	54,497.00	48,642.00	448,230.00	547,260.00	99,030.00	81.90
Resident Services	2,353.25	1,647.64	18,489.25	23,340.00	4,850.75	79.22
Resident Recoveries	540.00	1,134.80	4,029.65	3,975.00	-54.65	101.37
Total Revenue	57,390.25	51,424.44	470,748.90	574,575.00	103,826.10	81.93
Expenses						
Property Taxes / Grants in Lieu	0.00	0.00	64,927.92	64,047.00	-880.92	101.38
Electricity	2,673.84	2,877.97	30,722.01	36,750.00	6,027.99	83.60
Water, Sewer & Garbage	3,943.60	2,388.28	28,784.78	28,300.00	-484.78	101.71
Heating Fuel	1,286.72	2,459.37	25,334.64	35,530.00	10,195.36	71.30
Janitorial Supplies	0.00	140.00	5,440.35	8,500.00	3,059.65	64.00
Personal Care / Medical	24.15	0.00	24.15	0.00	-24.15	0.00
Safety & Security System	0.00	0.00	3,246.09	3,750.00	503.91	86.56
Insurance	874.09	874.13	7,941.58	10,595.00	2,653.42	74.96
Building Interior	0.00	224.63	5,553.70	23,000.00	17,446.30	24.15
Building Exterior	0.00	0.00	1,665.02	1,000.00	-665.02	166.50
Plumbing/HVAC	75.00	874.27	20,458.99	10,500.00	-9,958.99	194.85
Electrical Systems	0.00	44.99	57.99	3,000.00	2,942.01	1.93
Grounds	72.02	0.00	7,502.16	6,000.00	-1,502.16	125.04
Equipment Purchase & Repairs	3.75	0.00	1,461.40	4,400.00	2,938.60	33.21
Maintenance Equipment Purchases	0.00	0.00	5.74	0.00	-5.74	0.00
Elevator Maintenance	2,379.12	2,330.34	9,631.81	10,000.00	368.19	96.32
Salary & Wages	3,394.34	6,665.64	47,951.31	49,950.00	1,998.69	96.00
Benefits	824.42	966.31	11,833.84	13,300.00	1,466.16	88.98
Office Expenses	648.80	576.39	5,702.91	7,000.00	1,297.09	81.47
Telephone	533.18	518.56	4,729.93	6,270.00	1,540.07	75.44
Promotion & Advertising	501.00	346.83	3,915.76	3,200.00	-715.76	122.37
Staff Travel	210.97	410.04	2,863.85	4,750.00	1,886.15	60.29
Professional Fees	355.13	0.00	2,686.04	7,700.00	5,013.96	34.88
Conferences/Seminars/Training	51.82	-41.84	760.65	0.00	-760.65	0.00
Dues & Memberships	36.14	107.72	780.05	1,500.00	719.95	52.00
Bank and Service Charges	32.83	33.71	728.16	440.00	-288.16	165.49
Financing Charges	11,338.56	11,855.36	56,766.29	130,431.00	73,664.71	43.52
Sundry / Bad	0.00	0.00	10.00	8,000.00	7,990.00	0.12
Board Member Expenses	0.00	854.08	5,146.79	7,750.00	2,603.21	66.41
Amortization Expense	0.00	0.00	0.00	304,408.00	304,408.00	0.00
Other Expenses	7.93	816.41	601.60	12,600.00	11,998.40	4.77
Total Expenses	29,267.41	35,323.19	357,235.51	802,671.00	445,435.49	44.51
Surplus (Deficit)	28,122.84	16,101.25	113,513.39	-228,096.00	-341,609.39	-49.77