

North Peace Housing Foundation

Interim Monthly Financial Statements

Reporting Period September 2020

Prepared by: Clayton Bober, *Director of Finance*

November 1, 2020

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.

Budget information for Social Housing Portfolio has been entered at a high-level roll-up only in support of the upcoming changes to the reporting structure (higher level details)

The Allocation of centralized administration costs is currently under review, therefore any such costs are overstated on the Lodge Portfolio and understated on the Social Housing and Affordable portfolios.

Balance Sheet

September 30, 2020

	Current Balance
Assets	
General Assets	
Petty Cash	1,700.00
Bank - Operating	610,258.47
Bank - Trust	103,751.14
Bank - Trust Investments (GICs)	50,000.00
Bank - Employee Social Club	2,412.09
A/R Tenants	46,175.88
A/R Municipalities	203,935.57
A/R Rent Supplement	-1,339.00
A/R Miscellaneous and Employee	84,635.04
A/R Vacated Tenants (Doubtful)	40,504.76
Allowance for Doubtful Accounts	-40,504.76
GST Receivable	103,544.04
Due from Garden Court	2,598,791.91
Food Supplies	45,256.78
Housekeeping Supplies	15,405.12
Kitchen Supplies	5,989.68
Laundry Supplies	7,580.70
Personal Care / Medical Supplies	7,008.29
Prepaid Expenses	73,355.39
Intercompany Clearing / Suspense	-1,670.00
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	3,956,791.10
Capital Assets	
Land	2,157,029.75
Land Improvements	1,011,474.17
Buildings	22,645,509.62
Buildings Under Construction	387,766.58
Buildings - Accumulated Amortization	-10,496,539.41
Automotive	629,681.12
Automotive - Accumulated Amortization	-331,627.22
Furniture & Equipment	1,216,112.53
Furniture & Equipment - Accumulated Amortization	-1,191,584.34
Leasehold Improvements	1,342,810.29
Leasehold Improvements - Accumulated Amortization	-1,192,146.93
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	16,178,486.16
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Total Assets	20,135,277.26

Balance Sheet

September 30, 2020

Current Balance

Liabilities & Equity

Liabilities

Accounts Payable	234,806.73
Payroll Payable	123,162.93
Social Club Liability	2,412.09
CRA Payroll Deductions Payable	115,828.51
WCB Payable	73,131.87
Group Benefits Payable	7,593.18
Pensions Payable	47,956.00
Accrued Payroll Payable	452,943.93
Accrued Liabilities	57,465.80
Deferred Capital Grants	4,249,115.35
Deferred Capital Donations	2,375,149.32
Due to Government	35,000.00
Long-Term Debt	2,011,398.67
Security Deposits	146,549.54
Prepaid and Other Deposit Liabilities	52,716.42
Due to Lodge Reserves	2,598,791.91
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	12,584,022.25

Equity

Equity in Fixed Assets	6,876,857.67
Capital Reserve	214,728.71
Accumulated Surplus	392,268.63
Restricted Operating Reserves	67,400.00
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	7,551,255.01

Total Liabilities & Surplus

20,135,277.26

Balance/Out of Balance

0.00

Line of Business Income Statement Comparison

YTD Ending September 30, 2020

	Administration	Affordable Company	Lodge Company	Self-Contained Company	Total
	Actual	Actual	Actual	Actual	Actual
Revenue					
Rental Revenue	0.00	469,811.00	2,530,018.00	1,150,715.00	4,150,544.00
Resident Services	0.00	12,227.25	91,882.94	8,594.00	112,704.19
Resident Recoveries	0.00	6,876.82	7,655.99	187,508.76	202,041.57
Non-Resident Services	0.00	0.00	26,014.87	0.00	26,014.87
Grants	0.00	0.00	801,222.61	454,943.15	1,256,165.76
Requisitions	0.00	0.00	2,187,674.94	0.00	2,187,674.94
Interest Earned	0.00	0.00	4,323.79	0.00	4,323.79
Management Fees	0.00	0.00	25,200.00	10,726.00	35,926.00
WCB/Program Rebates	5,290.41	0.00	9,048.41	0.00	14,338.82
Sundry	0.00	0.00	500.00	0.00	500.00
Other Revenue	0.00	0.00	5,327.00	144.00	5,471.00
Total Revenue	5,290.41	488,915.07	5,688,868.55	1,812,630.91	7,995,704.94
Expenses					
Property Taxes / Grants in Lieu	0.00	65,095.13	24,042.50	8,862.53	98,000.16
Electricity	0.00	25,185.16	153,064.26	208,528.70	386,778.12
Water, Sewer & Garbage	0.00	32,525.04	114,525.34	177,138.80	324,189.18
Heating Fuel	0.00	22,824.22	97,026.60	157,718.75	277,569.57
Food & Freight	0.00	0.00	513,663.66	0.00	513,663.66
Kitchen Supplies	0.00	0.00	24,445.47	0.00	24,445.47
Janitorial Supplies	31.32	2,118.13	40,928.63	13,263.84	56,341.92
Laundry Supplies	0.00	0.00	12,789.01	0.00	12,789.01
Personal Care / Medical	0.00	0.00	2,531.74	0.00	2,531.74
Handi-Van Expenses	0.00	0.00	5,895.53	26.89	5,922.42
Recreation	0.00	0.00	3,651.53	0.00	3,651.53
Linen & Bedding	0.00	0.00	2,626.16	0.00	2,626.16
Safety & Security System	565.00	2,366.72	28,931.74	8,452.57	40,316.03
Cable TV	0.00	0.00	2,857.47	0.00	2,857.47
Insurance	5,650.11	10,226.16	18,466.52	19,325.83	53,668.62
Building Interior	15.56	8,275.25	31,038.31	127,593.53	166,922.65
Building Exterior	0.00	339.63	59,906.79	47,456.10	107,702.52
Plumbing/HVAC	0.00	9,306.75	82,093.93	41,881.04	133,281.72
Electrical Systems	0.00	2,217.39	15,903.26	9,637.83	27,758.48
Grounds	3.95	4,652.39	20,451.33	26,668.59	51,776.26
Equipment Purchase & Repairs	1,132.68	2,782.84	34,148.21	16,484.30	54,548.03
Maintenance Equipment Purchases	49.00	0.00	778.04	649.00	1,476.04
Elevator Maintenance	0.00	9,837.97	20,664.30	33,374.80	63,877.07
Salary & Wages	119,799.74	28,863.48	2,912,993.35	575,612.33	3,637,268.90
Benefits	90,466.11	796.20	519,659.50	84,152.96	695,074.77
Office Expenses	48,722.22	0.00	8,327.57	0.00	57,049.79
Office Rent	0.00	0.00	0.00	25,425.00	25,425.00
Telephone	10,946.79	1,088.29	10,443.62	8,179.90	30,658.60
Promotion & Advertising	25.00	0.00	0.00	279.63	304.63
Staff Travel	20,760.73	172.64	2,797.86	3,996.06	27,727.29
Professional Fees	6,170.15	0.00	3,368.33	3,840.00	13,378.48
Conferences/Seminars/Training	6,401.47	0.00	925.00	0.00	7,326.47
Dues & Memberships	6,637.00	0.00	125.00	0.00	6,762.00
Bank and Service Charges	2,915.02	0.00	0.00	0.00	2,915.02
Financing Charges	0.00	38,294.52	5,230.37	0.00	43,524.89
Sundry / Bad	0.00	0.00	2,106.75	0.00	2,106.75
Board Member Expenses	27,628.62	0.00	0.00	0.00	27,628.62
Other Expenses	1,040.69	0.00	412,339.87	0.00	413,380.56
Total Expenses	348,961.16	266,967.91	5,188,747.55	1,598,548.98	7,403,225.60
Surplus (Deficit)	-343,670.75	221,947.16	500,121.00	214,081.93	592,479.34

Lodge Consolidated Operations
Income Statement with Budget and Previous Year

September 2020

	Current Month (09/2020)	Same Month Last Year (09/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	266,886.00	266,612.00	2,530,018.00	3,393,103.00	863,085.00	74.56
Resident Services	9,276.00	10,653.00	91,882.94	135,840.00	43,957.06	67.64
Resident Recoveries	631.00	895.00	7,655.99	10,560.00	2,904.01	72.50
Non-Resident Services	0.00	12,723.41	26,014.87	186,850.00	160,835.13	13.92
Grants	68,640.16	79,907.67	801,222.61	762,992.00	-38,230.61	105.01
Requisitions	729,224.98	694,499.98	2,187,674.94	2,916,900.00	729,225.06	75.00
Interest Earned	290.77	522.13	4,323.79	62,970.00	58,646.21	6.87
Management Fees	2,800.00	2,800.00	25,200.00	33,600.00	8,400.00	75.00
WCB/Program Rebates	0.00	0.00	9,048.41	0.00	-9,048.41	0.00
Sundry	400.00	0.00	500.00	0.00	-500.00	0.00
Other Revenue	0.00	0.00	5,327.00	0.00	-5,327.00	0.00
Total Revenue	1,078,148.91	1,068,613.19	5,688,868.55	7,502,815.00	1,813,946.45	75.82
Expenses						
Property Taxes / Grants in Lieu	0.00	0.00	24,042.50	24,336.00	293.50	98.79
Electricity	17,039.48	19,743.76	153,064.26	224,749.00	71,684.74	68.10
Water, Sewer & Garbage	13,799.29	10,255.86	114,525.34	140,960.00	26,434.66	81.25
Heating Fuel	7,596.17	7,609.11	97,026.60	176,110.00	79,083.40	55.09
Food & Freight	49,139.43	58,779.37	513,663.66	705,220.00	191,556.34	72.84
Kitchen Supplies	3,825.28	2,639.72	24,445.47	33,280.00	8,834.53	73.45
Janitorial Supplies	2,564.75	3,861.14	40,928.63	60,280.99	19,352.36	67.90
Laundry Supplies	668.51	5,329.02	12,789.01	21,200.00	8,410.99	60.33
Personal Care / Medical	0.00	298.43	2,531.74	10,200.00	7,668.26	24.82
Handi-Van Expenses	606.64	1,391.89	5,895.53	20,950.00	15,054.47	28.14
Recreation	352.83	178.78	3,651.53	5,100.00	1,448.47	71.60
Linen & Bedding	55.80	1,533.26	2,626.16	18,100.00	15,473.84	14.51
Safety & Security System	512.95	1,674.47	28,931.74	31,600.00	2,668.26	91.56
Cable TV	318.83	312.83	2,857.47	3,848.00	990.53	74.26
Insurance	2,054.73	1,731.66	18,466.52	22,123.00	3,656.48	83.47
Building Interior	3,218.62	3,790.30	31,038.31	101,000.00	69,961.69	30.73
Building Exterior	0.00	0.00	59,906.79	86,500.00	26,593.21	69.26
Plumbing/HVAC	11,846.68	45,873.34	82,093.93	114,500.00	32,406.07	71.70
Electrical Systems	3,346.34	332.65	15,903.26	18,500.00	2,596.74	85.96
Grounds	2,643.44	1,472.02	20,451.33	51,350.00	30,898.67	39.83
Equipment Purchase & Repairs	2,226.48	5,855.77	34,148.21	288,150.00	254,001.79	11.85
Maintenance Equipment Purchases	243.10	0.00	778.04	0.00	-778.04	0.00
Elevator Maintenance	0.00	0.00	20,664.30	29,000.00	8,335.70	71.26
Salary & Wages	328,361.61	298,723.71	2,912,993.35	3,729,740.00	816,746.65	78.10
Benefits	54,699.07	58,734.86	519,659.50	727,200.00	207,540.50	71.46
Office Expenses	274.69	2,815.74	8,327.57	48,460.00	40,132.43	17.18
Telephone	1,290.79	2,751.00	10,443.62	31,440.00	20,996.38	33.22
Promotion & Advertising	0.00	0.00	0.00	5,000.00	5,000.00	0.00
Staff Travel	479.88	955.58	2,797.86	24,250.00	21,452.14	11.54
Professional Fees	380.70	1,315.61	3,368.33	22,500.00	19,131.67	14.97
Conferences/Seminars/Training	0.00	191.98	925.00	5,600.00	4,675.00	16.52
Dues & Memberships	0.00	133.91	125.00	6,150.00	6,025.00	2.03
Bank and Service Charges	0.00	121.61	0.00	3,300.00	3,300.00	0.00
Financing Charges	0.00	3,807.45	5,230.37	17,774.00	12,543.63	29.43
Sundry / Bad	0.00	0.00	2,106.75	0.00	-2,106.75	0.00
Board Member Expenses	0.00	2,677.20	0.00	29,500.00	29,500.00	0.00
Amortization Expense	0.00	0.00	0.00	304,253.69	304,253.69	0.00
Other Expenses	0.00	29.40	412,339.87	3,200.00	-409,139.87	12,885.62
Total Expenses	507,546.09	544,921.43	5,188,747.55	7,145,424.68	1,956,677.13	72.62
Surplus (Deficit)	570,602.82	523,691.76	500,121.00	357,390.32	-142,730.68	139.94

Autumn Lodge
Income Statement with Budget and Previous Year

September 2020

	Current Month (09/2020)	Same Month Last Year (09/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Resident Recoveries	0.00	0.00	87.71	0.00	-87.71	0.00
Total Revenue	0.00	0.00	87.71	0.00	-87.71	0.00
Expenses						
Electricity	26.00	344.10	4,708.94	3,600.00	-1,108.94	130.80
Water, Sewer & Garbage	0.00	0.00	141.87	0.00	-141.87	0.00
Heating Fuel	0.00	247.01	3,360.73	750.00	-2,610.73	448.10
Handi-Van Expenses	0.00	96.33	24.00	0.00	-24.00	0.00
Safety & Security System	0.00	96.00	0.00	0.00	0.00	0.00
Insurance	888.08	669.25	7,956.67	4,440.00	-3,516.67	179.20
Building Interior	0.00	0.00	120.00	0.00	-120.00	0.00
Plumbing/HVAC	3,735.00	0.00	4,075.00	1,000.00	-3,075.00	407.50
Electrical Systems	0.00	0.00	2,243.00	0.00	-2,243.00	0.00
Grounds	20.00	0.00	807.50	400.00	-407.50	201.88
Equipment Purchase & Repairs	0.00	0.00	225.00	0.00	-225.00	0.00
Salary & Wages	128.32	324.12	11,731.48	11,000.00	-731.48	106.65
Professional Fees	380.70	0.00	2,279.30	0.00	-2,279.30	0.00
Sundry / Bad	0.00	0.00	-2,154.00	0.00	2,154.00	0.00
Other Expenses	0.00	0.00	405,922.01	0.00	-405,922.01	0.00
Total Expenses	5,178.10	1,776.81	441,441.50	21,190.00	-420,251.50	2,083.25
Surplus (Deficit)	-5,178.10	-1,776.81	-441,353.79	-21,190.00	420,163.79	2,082.84

Del Air Lodge
Income Statement with Budget and Previous Year

September 2020

	Current Month (09/2020)	Same Month Last Year (09/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	50,378.00	40,614.00	467,594.00	524,304.00	56,710.00	89.18
Resident Services	1,310.00	1,226.00	12,425.00	14,520.00	2,095.00	85.57
Resident Recoveries	40.00	49.00	360.00	540.00	180.00	66.67
Non-Resident Services	0.00	1,635.71	4,573.00	21,550.00	16,977.00	21.22
Grants	10,462.79	12,474.79	94,165.13	121,055.00	26,889.87	77.79
WCB/Program Rebates	0.00	0.00	1,634.18	0.00	-1,634.18	0.00
Sundry	0.00	0.00	100.00	0.00	-100.00	0.00
Total Revenue	62,190.79	55,999.50	580,851.31	681,969.00	101,117.69	85.17
Expenses						
Electricity	2,599.32	3,572.04	23,063.35	32,002.00	8,938.65	72.07
Water, Sewer & Garbage	3,367.00	2,842.74	26,642.05	36,000.00	9,357.95	74.01
Heating Fuel	1,970.12	1,120.82	22,310.33	24,300.00	1,989.67	91.81
Food & Freight	10,464.33	7,984.99	86,907.82	111,000.00	24,092.18	78.30
Kitchen Supplies	606.52	305.12	4,126.89	5,240.00	1,113.11	78.76
Janitorial Supplies	439.22	878.18	5,985.51	10,340.00	4,354.49	57.89
Laundry Supplies	251.34	19.78	995.64	1,930.00	934.36	51.59
Personal Care / Medical	0.00	0.00	144.56	1,200.00	1,055.44	12.05
Handi-Van Expenses	237.73	276.63	2,927.71	5,750.00	2,822.29	50.92
Recreation	0.00	0.00	441.24	1,200.00	758.76	36.77
Linen & Bedding	0.00	0.00	0.00	3,500.00	3,500.00	0.00
Safety & Security System	108.41	1,236.86	8,363.10	6,000.00	-2,363.10	139.38
Cable TV	73.98	73.98	665.82	908.00	242.18	73.33
Insurance	96.00	97.50	864.00	1,200.00	336.00	72.00
Building Interior	35.06	3,182.71	1,025.45	16,500.00	15,474.55	6.21
Building Exterior	0.00	0.00	13.78	1,000.00	986.22	1.38
Plumbing/HVAC	511.45	0.00	12,509.97	21,000.00	8,490.03	59.57
Electrical Systems	105.65	131.72	1,775.92	4,000.00	2,224.08	44.40
Grounds	0.00	0.00	1,291.04	6,000.00	4,708.96	21.52
Equipment Purchase & Repairs	138.78	1,436.00	3,879.87	72,375.00	68,495.13	5.36
Salary & Wages	52,785.90	47,435.74	458,217.29	593,000.00	134,782.71	77.27
Benefits	8,487.32	7,557.70	79,995.66	96,000.00	16,004.34	83.33
Office Expenses	32.97	0.00	2,130.93	2,000.00	-130.93	106.55
Telephone	217.95	398.13	2,083.92	5,400.00	3,316.08	38.59
Promotion & Advertising	0.00	0.00	0.00	500.00	500.00	0.00
Staff Travel	0.00	0.00	181.88	1,250.00	1,068.12	14.55
Conferences/Seminars/Training	0.00	0.00	0.00	1,500.00	1,500.00	0.00
Dues & Memberships	0.00	0.00	0.00	150.00	150.00	0.00
Amortization Expense	0.00	0.00	0.00	5,073.00	5,073.00	0.00
Other Expenses	0.00	0.00	-180.09	1,000.00	1,180.09	-18.01
Total Expenses	82,529.05	78,550.64	746,363.64	1,067,318.00	320,954.36	69.93
Surplus (Deficit)	-20,338.26	-22,551.14	-165,512.33	-385,349.00	-219,836.67	42.95

Homesteader Lodge
Income Statement with Budget and Previous Year

September 2020

	Current Month (09/2020)	Same Month Last Year (09/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	23,185.00	25,702.00	247,657.00	358,554.00	110,897.00	69.07
Resident Services	820.00	1,037.00	8,759.00	17,040.00	8,281.00	51.40
Resident Recoveries	25.00	35.00	257.00	540.00	283.00	47.59
Non-Resident Services	0.00	1,111.00	3,611.70	13,500.00	9,888.30	26.75
Grants	13,107.25	14,314.42	117,965.25	157,718.00	39,752.75	74.80
WCB/Program Rebates	0.00	0.00	1,213.80	0.00	-1,213.80	0.00
Sundry	400.00	0.00	400.00	0.00	-400.00	0.00
Total Revenue	37,537.25	42,199.42	379,863.75	547,352.00	167,488.25	69.40
Expenses						
Electricity	1,622.36	1,929.70	14,750.86	23,957.00	9,206.14	61.57
Water, Sewer & Garbage	236.33	236.33	4,826.23	7,740.00	2,913.77	62.35
Heating Fuel	923.78	785.08	13,436.76	23,920.00	10,483.24	56.17
Food & Freight	29.04	5,454.24	54,746.26	96,380.00	41,633.74	56.80
Kitchen Supplies	0.00	375.72	1,677.60	4,740.00	3,062.40	35.39
Janitorial Supplies	0.00	336.63	6,260.72	6,690.99	430.27	93.57
Laundry Supplies	0.00	1,518.57	1,047.26	3,960.00	2,912.74	26.45
Personal Care / Medical	0.00	0.00	258.08	1,500.00	1,241.92	17.21
Recreation	106.50	126.85	648.75	1,200.00	551.25	54.06
Linen & Bedding	0.00	1,100.76	104.21	3,600.00	3,495.79	2.89
Safety & Security System	59.57	0.00	5,552.27	5,200.00	-352.27	106.77
Cable TV	128.00	122.00	1,140.00	1,500.00	360.00	76.00
Insurance	79.92	82.22	719.28	1,000.00	280.72	71.93
Building Interior	0.00	0.00	3,448.17	13,500.00	10,051.83	25.54
Building Exterior	0.00	0.00	58,275.00	68,500.00	10,225.00	85.07
Plumbing/HVAC	632.26	74.99	12,912.86	10,000.00	-2,912.86	129.13
Electrical Systems	38.47	0.00	1,213.19	2,000.00	786.81	60.66
Grounds	123.44	0.00	3,650.62	16,500.00	12,849.38	22.12
Equipment Purchase & Repairs	1,223.83	0.00	15,443.47	23,575.00	8,131.53	65.51
Maintenance Equipment Purchases	0.00	0.00	334.97	0.00	-334.97	0.00
Salary & Wages	38,457.09	35,918.36	312,428.72	470,000.00	157,571.28	66.47
Benefits	7,272.37	8,362.87	61,280.25	92,500.00	31,219.75	66.25
Office Expenses	0.00	47.00	1,052.81	1,300.00	247.19	80.99
Telephone	270.73	530.99	2,451.60	5,800.00	3,348.40	42.27
Promotion & Advertising	0.00	0.00	0.00	500.00	500.00	0.00
Staff Travel	0.00	173.99	41.47	1,000.00	958.53	4.15
Conferences/Seminars/Training	0.00	0.00	0.00	500.00	500.00	0.00
Amortization Expense	0.00	0.00	0.00	7,034.00	7,034.00	0.00
Other Expenses	0.00	0.00	93.40	50.00	-43.40	186.80
Total Expenses	51,203.69	57,176.30	577,794.81	894,146.99	316,352.18	64.62
Surplus (Deficit)	-13,666.44	-14,976.88	-197,931.06	-346,794.99	-148,863.93	57.07

Heritage Tower Lodge
Income Statement with Budget and Previous Year

September 2020

	Current Month (09/2020)	Same Month Last Year (09/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	98,197.00	96,478.00	935,200.00	1,255,224.00	320,024.00	74.50
Resident Services	3,736.00	4,583.00	38,833.12	57,000.00	18,166.88	68.13
Resident Recoveries	406.00	636.00	5,179.00	7,380.00	2,201.00	70.18
Non-Resident Services	0.00	3,268.00	8,056.00	44,700.00	36,644.00	18.02
Grants	27,364.06	34,607.48	246,276.56	276,005.00	29,728.44	89.23
WCB/Program Rebates	0.00	0.00	3,303.83	0.00	-3,303.83	0.00
Total Revenue	129,703.06	139,572.48	1,236,848.51	1,640,309.00	403,460.49	75.40
Expenses						
Electricity	5,062.86	5,441.33	43,664.86	65,150.00	21,485.14	67.02
Water, Sewer & Garbage	3,824.45	3,337.65	32,326.93	45,040.00	12,713.07	71.77
Heating Fuel	2,764.69	3,202.74	32,469.35	63,140.00	30,670.65	51.42
Food & Freight	20,895.17	21,619.16	202,403.91	249,140.00	46,736.09	81.24
Kitchen Supplies	1,620.63	1,199.34	9,211.95	11,400.00	2,188.05	80.81
Janitorial Supplies	1,073.64	1,976.20	14,727.76	24,100.00	9,372.24	61.11
Laundry Supplies	417.17	415.30	5,193.23	7,110.00	1,916.77	73.04
Personal Care / Medical	0.00	0.00	1,308.73	4,000.00	2,691.27	32.72
Handi-Van Expenses	222.99	248.38	1,350.86	8,000.00	6,649.14	16.89
Recreation	0.00	0.00	1,499.56	1,500.00	0.44	99.97
Linen & Bedding	55.80	0.00	1,007.33	5,500.00	4,492.67	18.32
Safety & Security System	201.60	96.00	6,009.15	6,750.00	740.85	89.02
Insurance	113.16	70.48	1,018.44	1,356.00	337.56	75.11
Building Interior	3,065.46	604.90	8,362.73	39,000.00	30,637.27	21.44
Building Exterior	0.00	0.00	1,385.21	15,000.00	13,614.79	9.23
Plumbing/HVAC	528.11	5,252.05	32,706.53	45,000.00	12,293.47	72.68
Electrical Systems	1,975.94	57.44	5,899.21	7,500.00	1,600.79	78.66
Grounds	0.00	40.77	4,620.13	14,500.00	9,879.87	31.86
Equipment Purchase & Repairs	89.48	592.65	4,157.72	163,700.00	159,542.28	2.54
Maintenance Equipment Purchases	0.00	0.00	89.98	0.00	-89.98	0.00
Elevator Maintenance	0.00	0.00	16,384.10	23,000.00	6,615.90	71.24
Salary & Wages	107,778.34	87,767.65	937,295.74	1,125,040.00	187,744.26	83.31
Benefits	16,866.24	18,699.84	165,125.64	219,700.00	54,574.36	75.16
Office Expenses	154.92	162.57	2,282.24	1,960.00	-322.24	116.44
Telephone	315.14	596.31	3,078.90	7,200.00	4,121.10	42.76
Promotion & Advertising	0.00	0.00	0.00	1,000.00	1,000.00	0.00
Staff Travel	4.06	0.00	968.25	1,000.00	31.75	96.82
Conferences/Seminars/Training	0.00	0.00	925.00	1,500.00	575.00	61.67
Sundry / Bad	0.00	0.00	4,180.59	0.00	-4,180.59	0.00
Amortization Expense	0.00	0.00	0.00	11,082.00	11,082.00	0.00
Other Expenses	0.00	0.00	50.00	1,000.00	950.00	5.00
Total Expenses	167,029.85	151,380.76	1,539,704.03	2,169,368.00	629,663.97	70.97
Surplus (Deficit)	-37,326.79	-11,808.28	-302,855.52	-529,059.00	-226,203.48	57.24

Harvest Lodge
Income Statement with Budget and Previous Year

September 2020

	Current Month (09/2020)	Same Month Last Year (09/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	95,126.00	103,818.00	879,567.00	1,255,021.00	375,454.00	70.08
Resident Services	3,410.00	3,807.00	31,865.82	47,280.00	15,414.18	67.40
Resident Recoveries	160.00	175.00	1,686.00	2,100.00	414.00	80.29
Non-Resident Services	0.00	4,708.70	9,667.01	56,200.00	46,532.99	17.20
Grants	17,706.06	18,510.98	159,354.56	208,214.00	48,859.44	76.53
WCB/Program Rebates	0.00	0.00	2,896.60	0.00	-2,896.60	0.00
Total Revenue	116,402.06	131,019.68	1,085,036.99	1,568,815.00	483,778.01	69.16
Expenses						
Property Taxes / Grants in Lieu	0.00	0.00	275.90	276.00	0.10	99.96
Electricity	6,451.09	6,983.01	54,498.16	83,040.00	28,541.84	65.63
Water, Sewer & Garbage	5,343.99	3,520.54	43,931.74	48,000.00	4,068.26	91.52
Heating Fuel	1,516.71	1,921.82	20,308.46	57,400.00	37,091.54	35.38
Food & Freight	17,750.89	23,720.98	169,605.67	248,700.00	79,094.33	68.20
Kitchen Supplies	1,598.13	759.54	9,429.03	11,900.00	2,470.97	79.24
Janitorial Supplies	1,051.89	670.13	13,466.15	18,200.00	4,733.85	73.99
Laundry Supplies	0.00	3,375.37	5,552.88	8,200.00	2,647.12	67.72
Personal Care / Medical	0.00	208.95	820.37	3,500.00	2,679.63	23.44
Handi-Van Expenses	145.92	770.55	1,592.96	7,200.00	5,607.04	22.12
Recreation	246.33	51.93	1,061.98	1,200.00	138.02	88.50
Linen & Bedding	0.00	432.50	1,514.62	5,500.00	3,985.38	27.54
Safety & Security System	34.96	139.45	4,214.26	9,750.00	5,535.74	43.22
Cable TV	116.85	116.85	1,051.65	1,440.00	388.35	73.03
Insurance	664.41	493.84	5,989.69	7,980.00	1,990.31	75.06
Building Interior	118.10	2.69	17,829.96	32,000.00	14,170.04	55.72
Building Exterior	0.00	0.00	232.80	2,000.00	1,767.20	11.64
Plumbing/HVAC	6,439.86	40,546.30	18,883.16	34,500.00	15,616.84	54.73
Electrical Systems	1,226.28	143.49	4,753.05	5,000.00	246.95	95.06
Grounds	2,500.00	218.26	7,484.19	12,000.00	4,515.81	62.37
Equipment Purchase & Repairs	774.39	3,813.26	10,442.15	28,500.00	18,057.85	36.64
Maintenance Equipment Purchases	243.10	0.00	353.09	0.00	-353.09	0.00
Elevator Maintenance	0.00	0.00	4,280.20	6,000.00	1,719.80	71.34
Salary & Wages	85,292.32	79,224.94	805,359.77	965,000.00	159,640.23	83.46
Benefits	15,010.76	13,652.98	132,978.27	179,000.00	46,021.73	74.29
Office Expenses	86.80	202.65	2,861.59	3,300.00	438.41	86.71
Telephone	338.47	562.05	2,966.70	6,800.00	3,833.30	43.63
Staff Travel	0.00	0.00	283.38	1,000.00	716.62	28.34
Dues & Memberships	0.00	0.00	125.00	0.00	-125.00	0.00
Sundry / Bad	0.00	0.00	80.16	0.00	-80.16	0.00
Amortization Expense	0.00	0.00	0.00	162,148.00	162,148.00	0.00
Other Expenses	0.00	0.00	6,454.55	1,150.00	-5,304.55	561.27
Total Expenses	146,951.25	181,532.08	1,348,681.54	1,950,684.00	602,002.46	69.14
Surplus (Deficit)	-30,549.19	-50,512.40	-263,644.55	-381,869.00	-118,224.45	69.04

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

September 2020

	Current Month (09/2020)	Same Month Last Year (09/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	122,538.00	118,679.00	1,150,715.00	1,573,040.00	422,325.00	73.15
Resident Services	920.00	1,020.00	8,594.00	1,000.00	-7,594.00	859.40
Resident Recoveries	16,857.76	25,770.55	187,508.76	276,760.00	89,251.24	67.75
Grants	49,432.40	52,158.33	454,943.15	0.00	-454,943.15	0.00
Management Fees	1,271.00	1,178.00	10,726.00	0.00	-10,726.00	0.00
Other Revenue	0.00	0.00	144.00	0.00	-144.00	0.00
Total Revenue	191,019.16	198,805.88	1,812,630.91	1,850,800.00	38,169.09	97.94
Expenses						
Property Taxes / Grants in Lieu	0.00	0.00	8,862.53	9,789.00	926.47	90.54
Electricity	22,131.21	27,518.24	208,528.70	294,105.40	85,576.70	70.90
Water, Sewer & Garbage	19,992.57	17,726.14	177,138.80	157,895.97	-19,242.83	112.19
Heating Fuel	13,346.01	12,771.65	157,718.75	251,365.20	93,646.45	62.74
Janitorial Supplies	150.00	870.00	13,263.84	0.00	-13,263.84	0.00
Personal Care / Medical	0.00	312.34	0.00	0.00	0.00	0.00
Handi-Van Expenses	0.00	0.00	26.89	0.00	-26.89	0.00
Safety & Security System	1,857.45	3,256.00	8,452.57	0.00	-8,452.57	0.00
Insurance	2,151.32	1,166.13	19,325.83	86,800.00	67,474.17	22.26
Building Interior	17,025.18	7,717.76	127,593.53	398,600.00	271,006.47	32.01
Building Exterior	9,749.46	235.10	47,456.10	0.00	-47,456.10	0.00
Plumbing/HVAC	3,617.66	3,678.24	41,881.04	0.00	-41,881.04	0.00
Electrical Systems	4,119.73	2,013.00	9,637.83	0.00	-9,637.83	0.00
Grounds	1,908.98	17,829.09	26,668.59	0.00	-26,668.59	0.00
Equipment Purchase & Repairs	549.00	3,345.14	16,484.30	0.00	-16,484.30	0.00
Maintenance Equipment Purchases	0.00	0.00	649.00	0.00	-649.00	0.00
Elevator Maintenance	0.00	0.00	33,374.80	0.00	-33,374.80	0.00
Salary & Wages	64,429.14	64,054.31	575,612.33	999,500.00	423,887.67	57.59
Benefits	8,359.41	10,279.40	84,152.96	0.00	-84,152.96	0.00
Office Expenses	0.00	2,678.53	0.00	187,600.00	187,600.00	0.00
Office Rent	2,825.00	2,825.00	25,425.00	0.00	-25,425.00	0.00
Telephone	983.43	2,207.39	8,179.90	0.00	-8,179.90	0.00
Promotion & Advertising	0.00	82.00	279.63	0.00	-279.63	0.00
Staff Travel	401.11	877.07	3,996.06	0.00	-3,996.06	0.00
Professional Fees	75.00	1,460.91	3,840.00	0.00	-3,840.00	0.00
Conferences/Seminars/Training	0.00	213.19	0.00	0.00	0.00	0.00
Dues & Memberships	0.00	148.70	0.00	0.00	0.00	0.00
Bank and Service Charges	0.00	135.04	0.00	0.00	0.00	0.00
Financing Charges	0.00	9.92	0.00	0.00	0.00	0.00
Board Member Expenses	0.00	2,972.89	0.00	0.00	0.00	0.00
Other Expenses	0.00	32.65	0.00	58,333.43	58,333.43	0.00
Total Expenses	173,671.66	186,415.83	1,598,548.98	2,443,989.00	845,440.02	65.41
Surplus (Deficit)	17,347.50	12,390.05	214,081.93	-593,189.00	-807,270.93	-36.09

Affordable Consolidated Operations
Income Statement with Budget and Previous Year

September 2020

	Current Month (09/2020)	Same Month Last Year (09/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
Revenue						
Rental Revenue	53,091.00	54,497.00	469,811.00	626,764.00	156,953.00	74.96
Resident Services	1,198.00	2,353.25	12,227.25	23,340.00	11,112.75	52.39
Resident Recoveries	400.00	540.00	6,876.82	3,975.00	-2,901.82	173.00
Total Revenue	54,689.00	57,390.25	488,915.07	654,079.00	165,163.93	74.75
Expenses						
Property Taxes / Grants in Lieu	0.00	0.00	65,095.13	66,475.00	1,379.87	97.92
Electricity	2,430.92	2,673.84	25,185.16	36,750.00	11,564.84	68.53
Water, Sewer & Garbage	3,870.80	3,943.60	32,525.04	28,300.00	-4,225.04	114.93
Heating Fuel	1,620.08	1,286.72	22,824.22	35,530.00	12,705.78	64.24
Janitorial Supplies	0.00	0.00	2,118.13	8,500.00	6,381.87	24.92
Personal Care / Medical	0.00	24.15	0.00	0.00	0.00	0.00
Safety & Security System	0.00	0.00	2,366.72	3,750.00	1,383.28	63.11
Insurance	1,136.24	874.09	10,226.16	11,415.00	1,188.84	89.59
Building Interior	0.00	0.00	8,275.25	32,000.00	23,724.75	25.86
Building Exterior	209.95	0.00	339.63	1,000.00	660.37	33.96
Plumbing/HVAC	44.38	75.00	9,306.75	10,500.00	1,193.25	88.64
Electrical Systems	1,323.37	0.00	2,217.39	2,000.00	-217.39	110.87
Grounds	0.00	72.02	4,652.39	10,500.00	5,847.61	44.31
Equipment Purchase & Repairs	631.34	3.75	2,782.84	4,400.00	1,617.16	63.25
Elevator Maintenance	2,430.66	2,379.12	9,837.97	10,000.00	162.03	98.38
Salary & Wages	2,229.51	3,394.34	28,863.48	62,900.00	34,036.52	45.89
Benefits	94.92	824.42	796.20	15,100.00	14,303.80	5.27
Office Expenses	0.00	648.80	0.00	10,850.00	10,850.00	0.00
Telephone	119.89	533.18	1,088.29	6,270.00	5,181.71	17.36
Promotion & Advertising	0.00	501.00	0.00	3,200.00	3,200.00	0.00
Staff Travel	0.00	210.97	172.64	4,750.00	4,577.36	3.63
Professional Fees	0.00	355.13	0.00	7,800.00	7,800.00	0.00
Conferences/Seminars/Training	0.00	51.82	0.00	0.00	0.00	0.00
Dues & Memberships	0.00	36.14	0.00	1,500.00	1,500.00	0.00
Bank and Service Charges	0.00	32.83	0.00	800.00	800.00	0.00
Financing Charges	7,176.83	11,338.56	38,294.52	128,799.00	90,504.48	29.73
Sundry / Bad	0.00	0.00	0.00	8,000.00	8,000.00	0.00
Board Member Expenses	0.00	722.66	0.00	6,675.00	6,675.00	0.00
Amortization Expense	0.00	0.00	0.00	304,408.00	304,408.00	0.00
Other Expenses	0.00	7.93	0.00	12,600.00	12,600.00	0.00
Total Expenses	23,318.89	29,990.07	266,967.91	834,772.00	567,804.09	31.98
Surplus (Deficit)	31,370.11	27,400.18	221,947.16	-180,693.00	-402,640.16	-122.83