

# North Peace Housing Foundation

## Interim Monthly Financial Statements

Reporting Period October 2020

Prepared by: Clayton Bober, *Director of Finance*

December 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

October 30, 2020

	<b>Current Balance</b>
<b>Assets</b>	
<b>General Assets</b>	
Petty Cash	1,700.00
Bank - Operating	364,948.64
Bank - Trust	102,394.37
Bank - Trust Investments (GICs)	50,000.00
Bank - Employee Social Club	2,413.22
A/R Tenants	48,247.22
A/R Municipalities	186,488.08
A/R Rent Supplement	-1,711.00
A/R Miscellaneous and Employee	73,366.39
A/R Vacated Tenants (Doubtful)	40,504.76
Allowance for Doubtful Accounts	-40,504.76
GST Receivable	114,445.91
Due from Garden Court	2,597,782.83
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	62,444.40
Intercompany Clearing / Suspense	-1,670.00
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	3,682,090.63
<b>Capital Assets</b>	
Land	2,157,029.75
Land Improvements	1,011,474.17
Buildings	22,645,509.62
Buildings Under Construction	388,145.38
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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	16,178,864.96
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<b>Total Assets</b>	<b>19,860,955.59</b>

# Balance Sheet

October 30, 2020

## Current Balance

### Liabilities & Equity

#### Liabilities

Accounts Payable	182,930.28
Payroll Payable	152,056.21
Social Club Liability	2,413.22
CRA Payroll Deductions Payable	130,439.49
WCB Payable	81,263.90
Group Benefits Payable	7,593.18
Pensions Payable	46,035.92
Accrued Payroll Payable	424,174.00
Accrued Liabilities	16,167.77
Deferred Capital Grants	4,249,115.35
Deferred Capital Donations	2,364,973.53
Due to Government	35,000.00
Long-Term Debt	2,002,243.52
Security Deposits	147,296.54
Prepaid and Other Deposit Liabilities	29,241.07
Due to Lodge Reserves	2,597,782.83
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	12,468,726.81

#### Equity

Equity in Fixed Assets	6,876,857.67
Capital Reserve	214,728.71
Accumulated Surplus	233,242.40
Restricted Operating Reserves	67,400.00
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	7,392,228.78

### Total Liabilities & Surplus

**19,860,955.59**

### Balance/Out of Balance

**0.00**

## Line of Business Income Statement Comparison

YTD Ending October 30, 2020

	Administration	Affordable Company	Lodge Company	Self-Contained Company	Total
	Actual	Actual	Actual	Actual	Actual
<b>Revenue</b>					
Rental Revenue	0.00	522,463.00	2,787,682.00	1,271,564.00	4,581,709.00
Resident Services	0.00	13,287.25	101,007.94	9,434.00	123,729.19
Resident Recoveries	0.00	7,203.79	8,280.99	209,043.76	224,528.54
Non-Resident Services	0.00	0.00	26,014.87	0.00	26,014.87
Grants	0.00	0.00	899,872.11	504,375.60	1,404,247.71
Requisitions	0.00	0.00	2,187,674.94	0.00	2,187,674.94
Interest Earned	0.00	0.00	43,671.49	0.00	43,671.49
Management Fees	0.00	0.00	28,000.00	11,997.00	39,997.00
WCB/Program Rebates	5,290.41	0.00	9,048.41	0.00	14,338.82
Sundry	0.00	0.00	572.06	0.00	572.06
Other Revenue	0.00	0.00	5,327.00	144.00	5,471.00
<b>Total Revenue</b>	<b>5,290.41</b>	<b>542,954.04</b>	<b>6,097,151.81</b>	<b>2,006,558.36</b>	<b>8,651,954.62</b>
<b>Expenses</b>					
Property Taxes / Grants in Lieu	0.00	65,095.13	24,042.50	8,862.53	98,000.16
Electricity	0.00	27,793.81	169,625.23	231,313.77	428,732.81
Water, Sewer & Garbage	0.00	36,383.68	127,377.91	197,230.39	360,991.98
Heating Fuel	0.00	25,361.36	109,347.17	177,576.05	312,284.58
Food & Freight	0.00	0.00	572,970.35	0.00	572,970.35
Kitchen Supplies	0.00	0.00	26,926.10	0.00	26,926.10
Janitorial Supplies	31.32	2,118.13	44,023.51	14,279.69	60,452.65
Laundry Supplies	0.00	0.00	16,701.32	0.00	16,701.32
Personal Care / Medical	0.00	0.00	2,663.66	0.00	2,663.66
Handi-Van Expenses	0.00	0.00	7,778.82	26.89	7,805.71
Recreation	0.00	0.00	4,152.51	0.00	4,152.51
Linen & Bedding	0.00	0.00	2,645.95	0.00	2,645.95
Safety & Security System	565.00	2,366.72	31,099.05	8,872.57	42,903.34
Cable TV	0.00	0.00	3,179.98	0.00	3,179.98
Insurance	6,155.33	11,362.40	18,527.17	21,477.15	57,522.05
Building Interior	15.56	8,275.25	38,629.64	136,195.29	183,115.74
Building Exterior	0.00	339.63	59,906.79	48,315.33	108,561.75
Plumbing/HVAC	173.56	10,957.98	87,612.78	44,914.72	143,659.04
Electrical Systems	0.00	2,217.39	16,339.39	9,815.66	28,372.44
Grounds	3.95	4,775.64	25,058.51	28,337.38	58,175.48
Equipment Purchase & Repairs	1,132.68	2,754.90	38,000.36	16,484.30	58,372.24
Maintenance Equipment Purchases	49.00	0.00	778.04	649.00	1,476.04
Elevator Maintenance	0.00	9,837.97	27,504.72	43,793.32	81,136.01
Salary & Wages	130,502.10	30,951.57	3,254,322.91	639,432.75	4,055,209.33
Benefits	99,155.85	882.79	577,706.06	92,103.38	769,848.08
Office Expenses	56,571.90	0.00	9,427.28	0.00	65,999.18
Office Rent	0.00	0.00	0.00	28,250.00	28,250.00
Telephone	11,688.56	1,208.31	11,611.99	9,066.33	33,575.19
Promotion & Advertising	25.00	0.00	0.00	279.63	304.63
Staff Travel	23,198.79	172.64	2,847.41	4,029.82	30,248.66
Professional Fees	6,170.15	0.00	3,368.33	3,840.00	13,378.48
Conferences/Seminars/Training	7,570.46	0.00	1,665.00	0.00	9,235.46
Dues & Memberships	7,087.00	0.00	150.00	0.00	7,237.00
Bank and Service Charges	3,215.27	0.00	0.00	0.00	3,215.27
Financing Charges	0.00	79,107.60	5,230.37	0.00	84,337.97
Sundry / Bad	0.00	0.00	2,106.75	125.00	2,231.75
Board Member Expenses	27,628.62	0.00	0.00	0.00	27,628.62
Other Expenses	7,089.17	0.00	415,729.18	0.00	422,818.35
<b>Total Expenses</b>	<b>388,029.27</b>	<b>321,962.90</b>	<b>5,739,056.74</b>	<b>1,765,270.95</b>	<b>8,214,319.86</b>
<b>Surplus (Deficit)</b>	<b>-382,738.86</b>	<b>220,991.14</b>	<b>358,095.07</b>	<b>241,287.41</b>	<b>437,634.76</b>

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

October 2020

	Current Month (10/2020)	Same Month Last Year (10/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	257,664.00	276,259.00	2,787,682.00	3,393,103.00	605,421.00	82.16
Resident Services	9,125.00	10,941.00	101,007.94	135,840.00	34,832.06	74.36
Resident Recoveries	625.00	933.00	8,280.99	10,560.00	2,279.01	78.42
Non-Resident Services	0.00	12,444.10	26,014.87	186,850.00	160,835.13	13.92
Grants	67,030.44	-55,302.34	899,872.11	762,992.00	-136,880.11	117.94
Requisitions	0.00	0.00	2,187,674.94	2,916,900.00	729,225.06	75.00
Interest Earned	338.70	953.25	43,671.49	62,970.00	19,298.51	69.35
Management Fees	2,800.00	2,800.00	28,000.00	33,600.00	5,600.00	83.33
WCB/Program Rebates	0.00	0.00	9,048.41	0.00	-9,048.41	0.00
Sundry	72.06	204.75	572.06	0.00	-572.06	0.00
Other Revenue	0.00	0.00	5,327.00	0.00	-5,327.00	0.00
<b>Total Revenue</b>	<b>337,655.20</b>	<b>249,232.76</b>	<b>6,097,151.81</b>	<b>7,502,815.00</b>	<b>1,405,663.19</b>	<b>81.26</b>
<b>Expenses</b>						
Property Taxes / Grants in Lieu	0.00	0.00	24,042.50	24,336.00	293.50	98.79
Electricity	16,560.97	13,985.83	169,625.23	224,749.00	55,123.77	75.47
Water, Sewer & Garbage	12,852.57	11,529.02	127,377.91	140,960.00	13,582.09	90.36
Heating Fuel	12,320.57	10,076.14	109,347.17	176,110.00	66,762.83	62.09
Food & Freight	53,830.28	57,146.44	572,970.35	705,220.00	132,249.65	81.25
Kitchen Supplies	2,385.46	4,251.11	26,926.10	33,280.00	6,353.90	80.91
Janitorial Supplies	2,667.53	8,053.97	44,023.51	60,280.99	16,257.48	73.03
Laundry Supplies	3,912.31	739.75	16,701.32	21,200.00	4,498.68	78.78
Personal Care / Medical	131.92	801.54	2,663.66	10,200.00	7,536.34	26.11
Handi-Van Expenses	1,883.29	1,764.67	7,778.82	20,950.00	13,171.18	37.13
Recreation	500.98	1,092.03	4,152.51	5,100.00	947.49	81.42
Linen & Bedding	19.79	360.82	2,645.95	18,100.00	15,454.05	14.62
Safety & Security System	2,167.31	4,032.07	31,099.05	31,600.00	500.95	98.41
Cable TV	322.51	312.83	3,179.98	3,848.00	668.02	82.64
Insurance	60.65	1,619.39	18,527.17	22,123.00	3,595.83	83.75
Building Interior	7,591.33	14,855.96	38,629.64	101,000.00	62,370.36	38.25
Building Exterior	0.00	342.41	59,906.79	86,500.00	26,593.21	69.26
Plumbing/HVAC	5,518.85	25,785.49	87,612.78	114,500.00	26,887.22	76.52
Electrical Systems	436.13	1,763.71	16,339.39	18,500.00	2,160.61	88.32
Grounds	4,607.18	9,370.83	25,058.51	51,350.00	26,291.49	48.80
Equipment Purchase & Repairs	3,852.15	3,813.61	38,000.36	288,150.00	250,149.64	13.19
Maintenance Equipment Purchases	0.00	0.00	778.04	0.00	-778.04	0.00
Elevator Maintenance	6,840.42	6,676.65	27,504.72	29,000.00	1,495.28	94.84
Salary & Wages	341,329.56	338,051.40	3,254,322.91	3,729,740.00	475,417.09	87.25
Benefits	58,046.56	62,089.37	577,706.06	727,200.00	149,493.94	79.44
Office Expenses	1,099.71	3,643.28	9,427.28	48,460.00	39,032.72	19.45
Telephone	1,168.37	101.66	11,611.99	31,440.00	19,828.01	36.93
Promotion & Advertising	0.00	0.00	0.00	5,000.00	5,000.00	0.00
Staff Travel	49.55	1,683.79	2,847.41	24,250.00	21,402.59	11.74
Professional Fees	0.00	0.00	3,368.33	22,500.00	19,131.67	14.97
Conferences/Seminars/Training	740.00	538.77	1,665.00	5,600.00	3,935.00	29.73
Dues & Memberships	25.00	113.43	150.00	6,150.00	6,000.00	2.44
Bank and Service Charges	0.00	133.20	0.00	3,300.00	3,300.00	0.00
Financing Charges	0.00	88.56	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	0.00	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	3,389.31	2,420.00	415,729.18	3,200.00	-412,529.18	12,991.54
<b>Total Expenses</b>	<b>544,310.26</b>	<b>587,237.73</b>	<b>5,739,056.74</b>	<b>7,145,424.68</b>	<b>1,406,367.94</b>	<b>80.32</b>
<b>Surplus (Deficit)</b>	<b>-206,655.06</b>	<b>-338,004.97</b>	<b>358,095.07</b>	<b>357,390.32</b>	<b>-704.75</b>	<b>100.20</b>

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

October 2020

	Current Month (10/2020)	Same Month Last Year (10/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Electricity Recoveries	0.00	0.00	87.71	0.00	-87.71	0.00
<b>Total Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>87.71</b>	<b>0.00</b>	<b>-87.71</b>	<b>0.00</b>
<b>Expenses</b>						
Electricity	0.00	162.52	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	939.80	3,360.73	750.00	-2,610.73	448.10
Handi-Van Expenses	0.00	480.33	24.00	0.00	-24.00	0.00
Insurance	-1,106.00	669.25	6,850.67	4,440.00	-2,410.67	154.29
Building Interior	0.00	0.00	120.00	0.00	-120.00	0.00
Plumbing/HVAC	0.00	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	0.00	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	0.00	160.40	11,731.48	11,000.00	-731.48	106.65
Professional Fees	0.00	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
<b>Total Expenses</b>	<b>-1,106.00</b>	<b>2,412.30</b>	<b>440,335.50</b>	<b>21,190.00</b>	<b>-419,145.50</b>	<b>2,078.03</b>
<b>Surplus (Deficit)</b>	<b>1,106.00</b>	<b>-2,412.30</b>	<b>-440,247.79</b>	<b>-21,190.00</b>	<b>419,057.79</b>	<b>2,077.62</b>

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

October 2020

	Current Month (10/2020)	Same Month Last Year (10/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	48,694.00	40,888.00	516,288.00	524,304.00	8,016.00	98.47
Resident Services	1,310.00	1,179.00	13,735.00	14,520.00	785.00	94.59
Resident Recoveries	40.00	42.00	400.00	540.00	140.00	74.07
Non-Resident Services	0.00	1,446.00	4,573.00	21,550.00	16,977.00	21.22
Grants	12,474.79	-11,669.21	124,747.90	121,055.00	-3,692.90	103.05
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
<b>Total Revenue</b>	<b>62,518.79</b>	<b>31,885.79</b>	<b>661,478.08</b>	<b>681,969.00</b>	<b>20,490.92</b>	<b>97.00</b>
<b>Expenses</b>						
Electricity	2,614.36	1,402.25	25,677.71	32,002.00	6,324.29	80.24
Water, Sewer & Garbage	2,899.60	2,861.50	29,541.65	36,000.00	6,458.35	82.06
Heating Fuel	2,981.63	2,319.42	25,291.96	24,300.00	-991.96	104.08
Food & Freight	9,057.31	7,894.02	95,932.13	111,000.00	15,067.87	86.43
Kitchen Supplies	175.17	936.70	4,302.06	5,240.00	937.94	82.10
Janitorial Supplies	341.17	974.24	6,326.68	10,340.00	4,013.32	61.19
Laundry Supplies	171.93	234.57	1,167.57	1,930.00	762.43	60.50
Personal Care / Medical	0.00	0.00	144.56	1,200.00	1,055.44	12.05
Handi-Van Expenses	295.70	294.45	3,223.41	5,750.00	2,526.59	56.06
Recreation	366.53	371.62	807.77	1,200.00	392.23	67.31
Linen & Bedding	19.79	0.00	19.79	3,500.00	3,480.21	0.57
Safety & Security System	375.90	106.16	8,739.00	6,000.00	-2,739.00	145.65
Cable TV	73.98	73.98	739.80	908.00	168.20	81.48
Insurance	96.00	34.67	960.00	1,200.00	240.00	80.00
Building Interior	342.15	143.53	1,367.60	16,500.00	15,132.40	8.29
Building Exterior	0.00	56.41	13.78	1,000.00	986.22	1.38
Plumbing/HVAC	68.63	714.47	12,578.60	21,000.00	8,421.40	59.90
Electrical Systems	18.99	379.92	1,794.91	4,000.00	2,205.09	44.87
Grounds	42.99	42.99	1,334.03	6,000.00	4,665.97	22.23
Equipment Purchase & Repairs	1,129.65	1,378.65	5,009.52	72,375.00	67,365.48	6.92
Salary & Wages	55,011.91	50,968.52	513,229.20	593,000.00	79,770.80	86.55
Benefits	9,251.70	8,293.49	89,247.36	96,000.00	6,752.64	92.97
Office Expenses	359.37	337.56	2,490.30	2,000.00	-490.30	124.52
Telephone	219.68	409.94	2,303.60	5,400.00	3,096.40	42.66
Promotion & Advertising	0.00	0.00	0.00	500.00	500.00	0.00
Staff Travel	0.00	199.10	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	1,635.24	1,450.00	1,455.15	1,000.00	-455.15	145.51
<b>Total Expenses</b>	<b>87,549.38</b>	<b>81,878.16</b>	<b>833,880.02</b>	<b>1,067,318.00</b>	<b>233,437.98</b>	<b>78.13</b>
<b>Surplus (Deficit)</b>	<b>-25,030.59</b>	<b>-49,992.37</b>	<b>-172,401.94</b>	<b>-385,349.00</b>	<b>-212,947.06</b>	<b>44.74</b>

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

October 2020

	Current Month (10/2020)	Same Month Last Year (10/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	20,515.00	31,444.00	268,172.00	358,554.00	90,382.00	74.79
Resident Services	760.00	1,293.00	9,519.00	17,040.00	7,521.00	55.86
Resident Recoveries	15.00	40.00	272.00	540.00	268.00	50.37
Non-Resident Services	0.00	1,379.70	3,611.70	13,500.00	9,888.30	26.75
Grants	12,302.33	-171.59	123,023.30	157,718.00	34,694.70	78.00
WCB/Program Rebates	0.00	0.00	1,213.80	0.00	-1,213.80	0.00
Sundry	0.00	0.00	400.00	0.00	-400.00	0.00
<b>Total Revenue</b>	<b>33,592.33</b>	<b>33,985.11</b>	<b>406,211.80</b>	<b>547,352.00</b>	<b>141,140.20</b>	<b>74.21</b>
<b>Expenses</b>						
Electricity	1,516.73	1,705.77	16,267.59	23,957.00	7,689.41	67.90
Water, Sewer & Garbage	787.51	1,301.20	5,613.74	7,740.00	2,126.26	72.53
Heating Fuel	1,660.03	1,405.43	15,096.79	23,920.00	8,823.21	63.11
Food & Freight	7,496.36	10,066.38	62,158.62	96,380.00	34,221.38	64.49
Kitchen Supplies	438.41	1,130.69	2,116.01	4,740.00	2,623.99	44.64
Janitorial Supplies	0.35	359.20	6,261.07	6,690.99	429.92	93.57
Laundry Supplies	0.00	105.38	1,047.26	3,960.00	2,912.74	26.45
Personal Care / Medical	131.92	30.84	390.00	1,500.00	1,110.00	26.00
Recreation	0.00	203.76	648.75	1,200.00	551.25	54.06
Linen & Bedding	0.00	0.00	104.21	3,600.00	3,495.79	2.89
Safety & Security System	0.00	0.00	5,552.27	5,200.00	-352.27	106.77
Cable TV	128.00	122.00	1,268.00	1,500.00	232.00	84.53
Insurance	79.92	32.78	799.20	1,000.00	200.80	79.92
Building Interior	67.09	1,282.46	3,515.26	13,500.00	9,984.74	26.04
Building Exterior	0.00	0.00	58,275.00	68,500.00	10,225.00	85.07
Plumbing/HVAC	518.53	1,267.44	13,431.39	10,000.00	-3,431.39	134.31
Electrical Systems	417.14	150.00	1,630.33	2,000.00	369.67	81.52
Grounds	155.00	7,016.10	3,805.62	16,500.00	12,694.38	23.06
Equipment Purchase & Repairs	0.00	658.83	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	39,121.16	40,556.07	351,549.88	470,000.00	118,450.12	74.80
Benefits	8,210.08	8,662.90	69,490.33	92,500.00	23,009.67	75.12
Office Expenses	0.00	49.90	1,052.81	1,300.00	247.19	80.99
Telephone	271.13	559.05	2,722.73	5,800.00	3,077.27	46.94
Promotion & Advertising	0.00	0.00	0.00	500.00	500.00	0.00
Staff Travel	0.00	29.26	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	616.43	590.00	709.83	50.00	-659.83	1,419.66
<b>Total Expenses</b>	<b>61,615.79</b>	<b>77,285.44</b>	<b>639,326.60</b>	<b>894,146.99</b>	<b>254,820.39</b>	<b>71.50</b>
<b>Surplus (Deficit)</b>	<b>-28,023.46</b>	<b>-43,300.33</b>	<b>-233,114.80</b>	<b>-346,794.99</b>	<b>-113,680.19</b>	<b>67.22</b>



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

October 2020

	Current Month (10/2020)	Same Month Last Year (10/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	95,933.00	100,698.00	1,031,133.00	1,255,224.00	224,091.00	82.15
Resident Services	3,725.00	4,649.00	42,558.12	57,000.00	14,441.88	74.66
Resident Recoveries	410.00	652.00	5,589.00	7,380.00	1,791.00	75.73
Non-Resident Services	0.00	2,912.00	8,056.00	44,700.00	36,644.00	18.02
Grants	24,949.58	-52,313.52	249,495.80	276,005.00	26,509.20	90.40
WCB/Program Rebates	0.00	0.00	3,303.83	0.00	-3,303.83	0.00
<b>Total Revenue</b>	<b>125,017.58</b>	<b>56,597.48</b>	<b>1,340,135.75</b>	<b>1,640,309.00</b>	<b>300,173.25</b>	<b>81.70</b>
<b>Expenses</b>						
Electricity	4,607.62	2,963.44	48,272.48	65,150.00	16,877.52	74.09
Water, Sewer & Garbage	4,295.73	3,251.25	36,622.66	45,040.00	8,417.34	81.31
Heating Fuel	3,938.83	2,794.79	36,408.18	63,140.00	26,731.82	57.66
Food & Freight	18,927.86	20,511.39	223,730.26	249,140.00	25,409.74	89.80
Kitchen Supplies	392.85	1,353.31	9,663.56	11,400.00	1,736.44	84.77
Janitorial Supplies	1,522.84	3,838.55	16,382.21	24,100.00	7,717.79	67.98
Laundry Supplies	3,252.92	394.00	8,446.15	7,110.00	-1,336.15	118.79
Personal Care / Medical	0.00	0.00	1,308.73	4,000.00	2,691.27	32.72
Handi-Van Expenses	1,441.67	596.17	2,792.53	8,000.00	5,207.47	34.91
Recreation	64.50	35.30	1,564.06	1,500.00	-64.06	104.27
Linen & Bedding	0.00	0.00	1,007.33	5,500.00	4,492.67	18.32
Safety & Security System	654.00	3,625.75	6,663.15	6,750.00	86.85	98.71
Insurance	113.16	70.48	1,131.60	1,356.00	224.40	83.45
Building Interior	819.97	6,523.49	9,182.70	39,000.00	29,817.30	23.55
Building Exterior	0.00	0.00	1,385.21	15,000.00	13,614.79	9.23
Plumbing/HVAC	3,574.75	1,489.48	36,281.28	45,000.00	8,718.72	80.63
Electrical Systems	0.00	984.05	5,899.21	7,500.00	1,600.79	78.66
Grounds	3,342.71	661.38	7,962.84	14,500.00	6,537.16	54.92
Equipment Purchase & Repairs	1,974.50	221.00	6,132.22	163,700.00	157,567.78	3.75
Maintenance Equipment Purchases	0.00	0.00	89.98	0.00	-89.98	0.00
Elevator Maintenance	5,426.01	5,301.42	21,810.11	23,000.00	1,189.89	94.83
Salary & Wages	115,332.53	98,167.76	1,052,628.27	1,125,040.00	72,411.73	93.56
Benefits	17,664.31	19,284.01	182,789.95	219,700.00	36,910.05	83.20
Office Expenses	243.47	416.10	2,525.71	1,960.00	-565.71	128.86
Telephone	315.41	657.74	3,394.31	7,200.00	3,805.69	47.14
Promotion & Advertising	0.00	0.00	0.00	1,000.00	1,000.00	0.00
Staff Travel	25.72	91.96	993.97	1,000.00	6.03	99.40
Conferences/Seminars/Training	740.00	261.98	1,665.00	1,500.00	-165.00	111.00
Dues & Memberships	25.00	0.00	25.00	0.00	-25.00	0.00
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	629.07	380.00	679.07	1,000.00	320.93	67.91
<b>Total Expenses</b>	<b>189,325.43</b>	<b>173,874.80</b>	<b>1,731,618.32</b>	<b>2,169,368.00</b>	<b>437,749.68</b>	<b>79.82</b>
<b>Surplus (Deficit)</b>	<b>-64,307.85</b>	<b>-117,277.32</b>	<b>-391,482.57</b>	<b>-529,059.00</b>	<b>-137,576.43</b>	<b>74.00</b>

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

October 2020

	Current Month (10/2020)	Same Month Last Year (10/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	92,522.00	103,229.00	972,089.00	1,255,021.00	282,932.00	77.46
Resident Services	3,330.00	3,820.00	35,195.82	47,280.00	12,084.18	74.44
Resident Recoveries	160.00	199.00	1,846.00	2,100.00	254.00	87.90
Non-Resident Services	0.00	4,706.40	9,667.01	56,200.00	46,532.99	17.20
Grants	17,303.74	8,851.98	173,037.40	208,214.00	35,176.60	83.11
WCB/Program Rebates	0.00	0.00	2,896.60	0.00	-2,896.60	0.00
Sundry	72.06	0.00	72.06	0.00	-72.06	0.00
<b>Total Revenue</b>	<b>113,387.80</b>	<b>120,806.38</b>	<b>1,194,803.89</b>	<b>1,568,815.00</b>	<b>374,011.11</b>	<b>76.16</b>
<b>Expenses</b>						
Property Taxes / Grants in Lieu	0.00	0.00	275.90	276.00	0.10	99.96
Electricity	6,484.04	6,283.83	60,982.20	83,040.00	22,057.80	73.44
Water, Sewer & Garbage	4,760.29	3,985.47	48,692.03	48,000.00	-692.03	101.44
Heating Fuel	3,078.81	2,268.05	23,387.27	57,400.00	34,012.73	40.74
Food & Freight	18,348.75	18,674.65	191,149.34	248,700.00	57,550.66	76.86
Kitchen Supplies	1,379.03	830.41	10,844.47	11,900.00	1,055.53	91.13
Janitorial Supplies	803.17	2,406.98	14,565.06	18,200.00	3,634.94	80.03
Laundry Supplies	487.46	5.80	6,040.34	8,200.00	2,159.66	73.66
Personal Care / Medical	0.00	770.70	820.37	3,500.00	2,679.63	23.44
Handi-Van Expenses	145.92	393.72	1,738.88	7,200.00	5,461.12	24.15
Recreation	69.95	481.35	1,131.93	1,200.00	68.07	94.33
Linen & Bedding	0.00	360.82	1,514.62	5,500.00	3,985.38	27.54
Safety & Security System	884.00	54.00	5,098.26	9,750.00	4,651.74	52.29
Cable TV	120.53	116.85	1,172.18	1,440.00	267.82	81.40
Insurance	664.41	493.84	6,654.10	7,980.00	1,325.90	83.38
Building Interior	6,362.12	6,843.23	24,192.08	32,000.00	7,807.92	75.60
Building Exterior	0.00	286.00	232.80	2,000.00	1,767.20	11.64
Plumbing/HVAC	1,356.94	21,985.10	20,240.10	34,500.00	14,259.90	58.67
Electrical Systems	0.00	229.95	4,753.05	5,000.00	246.95	95.06
Grounds	349.73	85.47	7,833.92	12,000.00	4,166.08	65.28
Equipment Purchase & Repairs	748.00	501.14	11,190.15	28,500.00	17,309.85	39.26
Maintenance Equipment Purchases	0.00	0.00	353.09	0.00	-353.09	0.00
Elevator Maintenance	1,414.41	1,375.23	5,694.61	6,000.00	305.39	94.91
Salary & Wages	89,004.01	84,706.90	894,363.78	965,000.00	70,636.22	92.68
Benefits	16,150.27	14,948.53	149,128.54	179,000.00	29,871.46	83.31
Office Expenses	496.87	586.84	3,358.46	3,300.00	-58.46	101.77
Telephone	339.65	580.15	3,306.35	6,800.00	3,493.65	48.62
Staff Travel	0.00	68.55	283.38	1,000.00	716.62	28.34
Conferences/Seminars/Training	0.00	110.00	0.00	0.00	0.00	0.00
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	508.57	0.00	6,963.12	1,150.00	-5,813.12	605.49
<b>Total Expenses</b>	<b>153,956.93</b>	<b>169,433.56</b>	<b>1,506,165.54</b>	<b>1,950,684.00</b>	<b>444,518.46</b>	<b>77.21</b>
<b>Surplus (Deficit)</b>	<b>-40,569.13</b>	<b>-48,627.18</b>	<b>-311,361.65</b>	<b>-381,869.00</b>	<b>-70,507.35</b>	<b>81.54</b>

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

October 2020

	Current Month (10/2020)	Same Month Last Year (10/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	121,694.00	131,523.00	1,271,564.00	1,573,040.00	301,476.00	80.83
Resident Services	880.00	1,014.00	9,434.00	1,000.00	-8,434.00	943.40
Resident Recoveries	21,585.00	18,493.91	209,043.76	276,760.00	67,716.24	75.53
Grants	49,432.45	52,158.34	504,375.60	0.00	-504,375.60	0.00
Management Fees	1,271.00	1,364.00	11,997.00	0.00	-11,997.00	0.00
Other Revenue	0.00	0.00	144.00	0.00	-144.00	0.00
<b>Total Revenue</b>	<b>194,862.45</b>	<b>204,553.25</b>	<b>2,006,558.36</b>	<b>1,850,800.00</b>	<b>-155,758.36</b>	<b>108.42</b>
<b>Expenses</b>						
Property Taxes / Grants in Lieu	0.00	0.00	8,862.53	9,789.00	926.47	90.54
Electricity	22,942.33	12,814.05	231,313.77	294,105.40	62,791.63	78.65
Water, Sewer & Garbage	20,091.59	18,715.56	197,230.39	157,895.97	-39,334.42	124.91
Heating Fuel	19,857.30	16,697.87	177,576.05	251,365.20	73,789.15	70.64
Janitorial Supplies	1,015.85	3,549.00	14,279.69	0.00	-14,279.69	0.00
Handi-Van Expenses	0.00	0.00	26.89	0.00	-26.89	0.00
Safety & Security System	420.00	1,614.88	8,872.57	0.00	-8,872.57	0.00
Insurance	2,151.32	2,647.27	21,477.15	86,800.00	65,322.85	24.74
Building Interior	8,601.76	10,900.26	136,195.29	398,600.00	262,404.71	34.17
Building Exterior	859.23	19,073.86	48,315.33	0.00	-48,315.33	0.00
Plumbing/HVAC	3,033.68	7,822.29	44,914.72	0.00	-44,914.72	0.00
Electrical Systems	177.83	373.50	9,815.66	0.00	-9,815.66	0.00
Grounds	1,668.79	7,443.93	28,337.38	0.00	-28,337.38	0.00
Equipment Purchase & Repairs	0.00	4,199.60	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	10,418.52	10,169.07	43,793.32	0.00	-43,793.32	0.00
Salary & Wages	63,820.42	79,088.22	639,432.75	999,500.00	360,067.25	63.98
Benefits	7,950.42	11,906.79	92,103.38	0.00	-92,103.38	0.00
Office Expenses	0.00	2,519.88	0.00	187,600.00	187,600.00	0.00
Office Rent	2,825.00	2,825.00	28,250.00	0.00	-28,250.00	0.00
Telephone	886.43	3,639.44	9,066.33	0.00	-9,066.33	0.00
Promotion & Advertising	0.00	0.00	279.63	0.00	-279.63	0.00
Staff Travel	33.76	1,537.71	4,029.82	0.00	-4,029.82	0.00
Professional Fees	0.00	0.00	3,840.00	0.00	-3,840.00	0.00
Conferences/Seminars/Training	0.00	185.21	0.00	0.00	0.00	0.00
Dues & Memberships	0.00	125.96	0.00	0.00	0.00	0.00
Bank and Service Charges	0.00	147.91	0.00	0.00	0.00	0.00
Sundry / Bad	125.00	0.00	125.00	0.00	-125.00	0.00
Other Expenses	0.00	200.00	0.00	58,333.43	58,333.43	0.00
<b>Total Expenses</b>	<b>166,879.23</b>	<b>218,197.26</b>	<b>1,765,270.95</b>	<b>2,443,989.00</b>	<b>678,718.05</b>	<b>72.23</b>
<b>Surplus (Deficit)</b>	<b>27,983.22</b>	<b>-13,644.01</b>	<b>241,287.41</b>	<b>-593,189.00</b>	<b>-834,476.41</b>	<b>-40.68</b>

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

October 2020

	Current Month (10/2020)	Same Month Last Year (10/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	52,652.00	53,942.00	522,463.00	626,764.00	104,301.00	83.36
Resident Services	1,060.00	1,941.25	13,287.25	23,340.00	10,052.75	56.93
Resident Recoveries	326.97	660.00	7,203.79	3,975.00	-3,228.79	181.23
<b>Total Revenue</b>	<b>54,038.97</b>	<b>56,543.25</b>	<b>542,954.04</b>	<b>654,079.00</b>	<b>111,124.96</b>	<b>83.01</b>
<b>Expenses</b>						
Property Taxes / Grants in Lieu	0.00	0.00	65,095.13	66,475.00	1,379.87	97.92
Electricity	2,608.65	2,882.84	27,793.81	36,750.00	8,956.19	75.63
Water, Sewer & Garbage	3,858.64	4,192.00	36,383.68	28,300.00	-8,083.68	128.56
Heating Fuel	2,537.14	1,077.81	25,361.36	35,530.00	10,168.64	71.38
Janitorial Supplies	0.00	2,100.00	2,118.13	8,500.00	6,381.87	24.92
Safety & Security System	0.00	216.88	2,366.72	3,750.00	1,383.28	63.11
Insurance	1,136.24	874.09	11,362.40	11,415.00	52.60	99.54
Building Interior	0.00	30.00	8,275.25	32,000.00	23,724.75	25.86
Building Exterior	0.00	0.00	339.63	1,000.00	660.37	33.96
Plumbing/HVAC	1,651.23	610.98	10,957.98	10,500.00	-457.98	104.36
Electrical Systems	0.00	1,230.22	2,217.39	2,000.00	-217.39	110.87
Grounds	123.25	0.00	4,775.64	10,500.00	5,724.36	45.48
Equipment Purchase & Repairs	0.00	312.53	2,754.90	4,400.00	1,645.10	62.61
Elevator Maintenance	0.00	0.00	9,837.97	10,000.00	162.03	98.38
Salary & Wages	2,088.09	4,313.65	30,951.57	62,900.00	31,948.43	49.21
Benefits	86.59	1,037.68	882.79	15,100.00	14,217.21	5.85
Office Expenses	0.00	608.15	0.00	10,850.00	10,850.00	0.00
Telephone	120.02	888.86	1,208.31	6,270.00	5,061.69	19.27
Promotion & Advertising	0.00	501.00	0.00	3,200.00	3,200.00	0.00
Staff Travel	0.00	288.24	172.64	4,750.00	4,577.36	3.63
Professional Fees	0.00	0.00	0.00	7,800.00	7,800.00	0.00
Conferences/Seminars/Training	0.00	45.03	0.00	0.00	0.00	0.00
Dues & Memberships	0.00	30.61	0.00	1,500.00	1,500.00	0.00
Bank and Service Charges	0.00	35.96	0.00	800.00	800.00	0.00
Financing Charges	1,804.08	3,279.88	79,107.60	128,799.00	49,691.40	61.42
Sundry / Bad	0.00	0.00	0.00	8,000.00	8,000.00	0.00
Board Member Expenses	0.00	0.00	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	0.00	0.00	12,600.00	12,600.00	0.00
<b>Total Expenses</b>	<b>16,013.93</b>	<b>24,556.41</b>	<b>321,962.90</b>	<b>834,772.00</b>	<b>512,809.10</b>	<b>38.57</b>
<b>Surplus (Deficit)</b>	<b>38,025.04</b>	<b>31,986.84</b>	<b>220,991.14</b>	<b>-180,693.00</b>	<b>-401,684.14</b>	<b>-122.30</b>