

# North Peace Housing Foundation

## Interim Monthly Financial Statements

Reporting Period December 2020

Prepared by: Clayton Bober, *Director of Finance*  
January 29, 2021

*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.*

*These statements are not the final statements for the year-ending 2020. Final Statements will be available at the Audit Presentation.*

*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

December 31, 2020

	<b>Current Balance</b>
<b>Assets</b>	
<b>General Assets</b>	
Petty Cash	1,700.00
Bank - Operating	547,783.49
Bank - Trust	102,609.47
Bank - Trust Investments (GICs)	50,000.00
Bank - Employee Social Club	2,415.44
Bank - Reserves	225,454.65
A/R Tenants	45,088.49
A/R Municipalities	396,735.62
A/R Rent Supplement	-939.00
A/R Miscellaneous and Employee	203,671.12
A/R Vacated Tenants (Doubtful)	17,410.76
Allowance for Doubtful Accounts	-17,410.76
GST Receivable	131,683.89
Due from Garden Court	2,600,957.31
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	136,696.44
Intercompany Clearing / Suspense	36.00
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	4,525,133.49
<b>Capital Assets</b>	
Land	2,157,029.75
Land Improvements	1,011,474.17
Buildings	21,442,007.38
Buildings Under Construction	388,676.59
Buildings - Accumulated Amortization	-10,400,507.52
Automotive	581,679.50
Automotive - Accumulated Amortization	-284,347.32
Furniture & Equipment	1,128,481.03
Furniture & Equipment - Accumulated Amortization	-1,112,487.18
Leasehold Improvements	1,342,810.29
Leasehold Improvements - Accumulated Amortization	-1,211,892.38
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	15,042,924.31
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<b>Total Assets</b>	<b>19,568,057.80</b>

# Balance Sheet

December 31, 2020

**Current Balance**

## Liabilities & Equity

### Liabilities

Accounts Payable	257,888.68
Payroll Payable	152,802.52
Social Club Liability	2,415.44
CRA Payroll Deductions Payable	121,742.99
WCB Payable	94,768.48
Group Benefits Payable	7,050.00
Pensions Payable	48,320.88
Accrued Payroll Payable	465,389.16
Accrued Liabilities	15,313.45
Deferred Capital Grants	3,830,263.50
Deferred Capital Donations	2,271,083.10
Due to Government	35,000.00
Long-Term Debt	1,954,672.26
Security Deposits	146,996.54
Prepaid and Other Deposit Liabilities	41,056.47
Due to Lodge Reserves	2,600,957.31

**12,045,720.78**

### Equity

Equity in Fixed Assets	6,876,857.67
Capital Reserve	214,728.71
Accumulated Surplus	363,350.64
Restricted Operating Reserves	67,400.00

**7,522,337.02**

### Total Liabilities & Surplus

**19,568,057.80**

### Balance/Out of Balance

**0.00**

# Line of Business Income Statement Comparison

YTD Ending December 31, 2020

	Administration	Affordable Company	Lodge Company	Self-Contained Company	Total
	Actual	Actual	Actual	Actual	Actual
<b>Revenue</b>					
Rental Revenue	0.00	627,456.00	3,290,103.00	1,515,536.00	5,433,095.00
Resident Services	0.00	24,456.00	119,680.94	11,241.00	155,377.94
Resident Recoveries	0.00	8,073.79	9,794.99	252,442.72	270,311.50
Non-Resident Services	0.00	0.00	25,817.77	0.00	25,817.77
Grants	0.00	0.00	1,275,415.38	603,240.40	1,878,655.78
Requisitions	0.00	0.00	2,916,899.99	0.00	2,916,899.99
Interest Earned	2.06	0.00	57,435.26	131.47	57,568.79
Management Fees	0.00	0.00	33,600.00	13,733.00	47,333.00
WCB/Program Rebates	5,290.41	0.00	9,048.41	0.00	14,338.82
Sundry	0.00	0.00	170,341.51	0.00	170,341.51
Other Revenue	0.00	0.00	-1,087.09	226,144.00	225,056.91
<b>Total Revenue</b>	<b>5,292.47</b>	<b>659,985.79</b>	<b>7,907,050.16</b>	<b>2,622,468.59</b>	<b>11,194,797.01</b>
<b>Expenses</b>					
Property Taxes / Grants in Lieu	0.00	65,095.13	24,042.50	8,746.91	97,884.54
Electricity	0.00	32,945.49	198,800.78	277,478.03	509,224.30
Water, Sewer & Garbage	0.00	45,140.79	151,856.13	235,662.75	432,659.67
Heating Fuel	0.00	33,082.62	145,342.14	231,531.30	409,956.06
Food & Freight	0.00	0.00	708,044.92	0.00	708,044.92
Kitchen Supplies	0.00	0.00	34,799.69	0.00	34,799.69
Janitorial Supplies	31.32	4,488.17	60,361.35	19,292.19	84,173.03
Laundry Supplies	0.00	0.00	19,627.99	0.00	19,627.99
Personal Care / Medical	7.99	0.00	2,663.66	0.00	2,671.65
Handi-Van Expenses	0.00	0.00	9,894.65	26.89	9,921.54
Recreation	0.00	0.00	4,968.02	0.00	4,968.02
Linen & Bedding	0.00	0.00	3,268.10	0.00	3,268.10
Safety & Security System	565.00	2,981.28	33,684.02	8,940.04	46,170.34
Cable TV	0.00	0.00	3,853.94	0.00	3,853.94
Insurance	7,889.74	14,242.39	21,576.25	28,821.85	72,530.23
Building Interior	15.56	8,275.25	62,873.69	151,708.73	222,873.23
Building Exterior	0.00	339.63	59,906.79	50,733.83	110,980.25
Plumbing/HVAC	173.56	11,392.25	105,011.36	55,184.86	171,762.03
Electrical Systems	0.00	2,225.89	19,536.58	10,126.93	31,889.40
Grounds	3.95	5,748.00	28,869.20	33,150.66	67,771.81
Equipment Purchase & Repairs	1,132.68	2,754.90	46,202.42	17,784.20	67,874.20
Maintenance Equipment Purchases	49.00	303.00	1,081.04	952.00	2,385.04
Elevator Maintenance	0.00	9,837.97	25,224.58	40,320.48	75,383.03
Salary & Wages	156,396.91	35,472.03	3,936,250.44	766,416.55	4,894,535.93
Benefits	118,195.28	1,056.95	696,785.24	110,015.96	926,053.43
Office Expenses	66,332.15	0.00	10,363.97	0.00	76,696.12
Office Rent	0.00	0.00	0.00	33,900.00	33,900.00
Telephone	13,229.88	1,555.54	13,966.82	10,854.04	39,606.28
Promotion & Advertising	25.00	0.00	0.00	279.63	304.63
Staff Travel	26,212.45	178.25	3,219.49	4,345.55	33,955.74
Professional Fees	39,582.65	0.00	4,000.23	4,655.66	48,238.54
Conferences/Seminars/Training	8,532.77	0.00	1,670.57	0.00	10,203.34
Dues & Memberships	7,282.00	0.00	150.00	0.00	7,432.00
Bank and Service Charges	3,868.63	0.00	0.00	0.00	3,868.63
Financing Charges	0.00	98,123.16	9,751.05	556.00	108,430.21
Sundry / Bad	0.00	0.00	4,194.75	15,449.76	19,644.51
Board Member Expenses	35,392.37	0.00	0.00	0.00	35,392.37
Amortization Expense	2,628.16	304,407.99	454,900.77	0.00	761,936.92
Other Expenses	12,522.43	0.00	419,522.39	0.00	432,044.82
<b>Total Expenses</b>	<b>500,069.48</b>	<b>679,646.68</b>	<b>7,326,265.52</b>	<b>2,116,934.80</b>	<b>10,622,916.48</b>
<b>Surplus (Deficit)</b>	<b>-494,777.01</b>	<b>-19,660.89</b>	<b>580,784.64</b>	<b>505,533.79</b>	<b>571,880.53</b>

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

December 2020

	Current Month (12/2020)	Same Month Last Year (12/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	252,091.00	289,296.00	3,290,103.00	3,393,103.00	103,000.00	96.96
Resident Services	9,173.00	11,769.11	119,680.94	135,840.00	16,159.06	88.10
Resident Recoveries	849.00	151,000.27	9,794.99	10,560.00	765.01	92.76
Non-Resident Services	42.90	63,274.97	25,817.77	186,850.00	161,032.23	13.82
Grants	131,737.38	299,909.67	1,275,415.38	762,992.00	-512,423.38	167.16
Requisitions	729,225.05	694,499.97	2,916,899.99	2,916,900.00	0.01	100.00
Interest Earned	13,379.62	52,200.65	57,435.26	62,970.00	5,534.74	91.21
Management Fees	2,800.00	22,142.95	33,600.00	33,600.00	0.00	100.00
WCB/Program Rebates	0.00	0.00	9,048.41	0.00	-9,048.41	0.00
Sundry	169,769.45	158,724.69	170,341.51	0.00	-170,341.51	0.00
Other Revenue	0.00	0.00	-1,087.09	0.00	1,087.09	0.00
<b>Total Revenue</b>	<b>1,309,067.40</b>	<b>1,742,818.28</b>	<b>7,907,050.16</b>	<b>7,502,815.00</b>	<b>-404,235.16</b>	<b>105.39</b>
<b>Expenses</b>						
Property Taxes / Grants in Lieu	0.00	0.00	24,042.50	24,336.00	293.50	98.79
Electricity	14,281.11	15,568.22	198,800.78	224,749.00	25,948.22	88.45
Water, Sewer & Garbage	12,660.85	10,912.97	151,856.13	140,960.00	-10,896.13	107.73
Heating Fuel	18,905.51	17,368.18	145,342.14	176,110.00	30,767.86	82.53
Food & Freight	61,969.73	53,791.41	708,044.92	705,220.00	-2,824.92	100.40
Kitchen Supplies	2,829.39	930.97	34,799.69	33,280.00	-1,519.69	104.57
Janitorial Supplies	3,359.65	-9,749.83	60,361.35	60,280.99	-80.36	100.13
Laundry Supplies	612.23	-1,303.46	19,627.99	21,200.00	1,572.01	92.58
Personal Care / Medical	0.00	-3,631.17	2,663.66	10,200.00	7,536.34	26.11
Handi-Van Expenses	941.13	446.45	9,894.65	20,950.00	11,055.35	47.23
Recreation	286.45	580.94	4,968.02	5,100.00	131.98	97.41
Linen & Bedding	622.15	1,457.16	3,268.10	18,100.00	14,831.90	18.06
Safety & Security System	799.17	216.98	33,684.02	31,600.00	-2,084.02	106.60
Cable TV	355.13	312.83	3,853.94	3,848.00	-5.94	100.15
Insurance	1,583.96	2,394.52	21,576.25	22,123.00	546.75	97.53
Building Interior	9,314.77	1,188.51	62,873.69	101,000.00	38,126.31	62.25
Building Exterior	0.00	292.27	59,906.79	86,500.00	26,593.21	69.26
Plumbing/HVAC	5,949.21	3,955.10	105,011.36	114,500.00	9,488.64	91.71
Electrical Systems	782.90	275.40	19,536.58	18,500.00	-1,036.58	105.60
Grounds	3,498.72	10,793.84	28,869.20	51,350.00	22,480.80	56.22
Equipment Purchase & Repairs	6,343.04	11,547.82	46,202.42	288,150.00	241,947.58	16.03
Maintenance Equipment Purchases	303.00	0.00	1,081.04	0.00	-1,081.04	0.00
Elevator Maintenance	-2,280.14	0.00	25,224.58	29,000.00	3,775.42	86.98
Salary & Wages	345,480.57	325,904.60	3,936,250.44	3,729,740.00	-206,510.44	105.54
Benefits	62,149.44	63,648.04	696,785.24	727,200.00	30,414.76	95.82
Office Expenses	238.51	13,857.82	10,363.97	48,460.00	38,096.03	21.39
Telephone	1,162.25	179.38	13,966.82	31,440.00	17,473.18	44.42
Promotion & Advertising	0.00	279.37	0.00	5,000.00	5,000.00	0.00
Staff Travel	116.50	1,570.00	3,219.49	24,250.00	21,030.51	13.28
Professional Fees	631.90	20,471.47	4,000.23	22,500.00	18,499.77	17.78
Conferences/Seminars/Training	0.00	385.19	1,670.57	5,600.00	3,929.43	29.83
Dues & Memberships	0.00	0.00	150.00	6,150.00	6,000.00	2.44
Bank and Service Charges	0.00	152.14	0.00	3,300.00	3,300.00	0.00
Financing Charges	0.00	208.79	9,751.05	17,774.00	8,022.95	54.86
Sundry / Bad	2.00	36,173.45	4,194.75	0.00	-4,194.75	0.00
Board Member Expenses	0.00	4,026.87	0.00	29,500.00	29,500.00	0.00
Amortization Expense	448,701.71	469,530.17	454,900.77	304,253.69	-150,647.08	149.51
Other Expenses	3,703.23	-4,760.46	419,522.39	3,200.00	-416,322.39	13,110.07
<b>Total Expenses</b>	<b>1,005,304.07</b>	<b>1,048,975.94</b>	<b>7,326,265.52</b>	<b>7,145,424.68</b>	<b>-180,840.84</b>	<b>102.53</b>
<b>Surplus (Deficit)</b>	<b>303,763.33</b>	<b>693,842.34</b>	<b>580,784.64</b>	<b>357,390.32</b>	<b>-223,394.32</b>	<b>162.51</b>

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

December 2020

	Current Month (12/2020)	Same Month Last Year (12/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Resident Recoveries	0.00	150,075.27	87.71	0.00	-87.71	0.00
Other Revenue	0.00	0.00	-6,464.09	0.00	6,464.09	0.00
<b>Total Revenue</b>	<b>0.00</b>	<b>150,075.27</b>	<b>-6,376.38</b>	<b>0.00</b>	<b>6,376.38</b>	<b>0.00</b>
<b>Expenses</b>						
Electricity	0.00	53.04	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	813.73	3,352.16	750.00	-2,602.16	446.95
Handi-Van Expenses	0.00	-160.29	120.00	0.00	-120.00	0.00
Insurance	0.00	888.08	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	631.90	0.00	2,911.20	0.00	-2,911.20	0.00
Sundry / Bad	0.00	35,650.45	-2,154.00	0.00	2,154.00	0.00
Amortization Expense	0.00	8,787.65	6,199.06	0.00	-6,199.06	0.00
Other Expenses	0.00	0.00	405,922.01	0.00	-405,922.01	0.00
<b>Total Expenses</b>	<b>631.90</b>	<b>46,193.06</b>	<b>447,253.89</b>	<b>21,190.00</b>	<b>-426,063.89</b>	<b>2,110.68</b>
<b>Surplus (Deficit)</b>	<b>-631.90</b>	<b>103,882.21</b>	<b>-453,630.27</b>	<b>-21,190.00</b>	<b>432,440.27</b>	<b>2,140.78</b>

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

December 2020

	Current Month (12/2020)	Same Month Last Year (12/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	45,301.00	46,589.00	606,045.00	524,304.00	-81,741.00	115.59
Resident Services	1,417.00	1,578.00	16,672.00	14,520.00	-2,152.00	114.82
Resident Recoveries	60.00	40.00	520.00	540.00	20.00	96.30
Non-Resident Services	0.00	6,386.44	4,573.00	21,550.00	16,977.00	21.22
Grants	17,011.50	12,474.79	145,814.73	121,055.00	-24,759.73	120.45
WCB/Program Rebates	0.00	0.00	1,634.18	0.00	-1,634.18	0.00
Sundry	4,994.52	4,994.52	5,094.52	0.00	-5,094.52	0.00
<b>Total Revenue</b>	<b>68,784.02</b>	<b>72,062.75</b>	<b>780,353.43</b>	<b>681,969.00</b>	<b>-98,384.43</b>	<b>114.43</b>
<b>Expenses</b>						
Electricity	2,233.49	2,308.56	30,158.57	32,002.00	1,843.43	94.24
Water, Sewer & Garbage	3,292.80	2,816.56	35,791.65	36,000.00	208.35	99.42
Heating Fuel	5,028.96	4,709.60	35,349.41	24,300.00	-11,049.41	145.47
Food & Freight	11,645.73	10,072.76	116,329.71	111,000.00	-5,329.71	104.80
Kitchen Supplies	1,162.18	741.49	5,922.73	5,240.00	-682.73	113.03
Janitorial Supplies	1,030.44	411.21	10,428.32	10,340.00	-88.32	100.85
Laundry Supplies	0.00	-376.06	2,269.71	1,930.00	-339.71	117.60
Personal Care / Medical	0.00	0.00	144.56	1,200.00	1,055.44	12.05
Handi-Van Expenses	323.03	342.99	4,005.92	5,750.00	1,744.08	69.67
Recreation	192.63	242.02	1,041.86	1,200.00	158.14	86.82
Linen & Bedding	622.15	961.81	641.94	3,500.00	2,858.06	18.34
Safety & Security System	448.64	108.49	9,501.17	6,000.00	-3,501.17	158.35
Cable TV	73.98	73.98	887.76	908.00	20.24	97.77
Insurance	180.37	96.00	1,239.79	1,200.00	-39.79	103.32
Building Interior	254.93	50.43	1,622.53	16,500.00	14,877.47	9.83
Building Exterior	0.00	0.00	13.78	1,000.00	986.22	1.38
Plumbing/HVAC	1,228.20	1,000.18	16,631.09	21,000.00	4,368.91	79.20
Electrical Systems	315.41	200.95	2,349.54	4,000.00	1,650.46	58.74
Grounds	1,031.97	173.01	2,677.97	6,000.00	3,322.03	44.63
Equipment Purchase & Repairs	0.00	298.65	6,271.54	72,375.00	66,103.46	8.67
Salary & Wages	55,780.65	50,640.29	621,414.54	593,000.00	-28,414.54	104.79
Benefits	9,829.30	8,528.50	109,688.29	96,000.00	-13,688.29	114.26
Office Expenses	85.70	199.57	2,633.92	2,000.00	-633.92	131.70
Telephone	217.45	-17.02	2,740.04	5,400.00	2,659.96	50.74
Promotion & Advertising	0.00	0.00	0.00	500.00	500.00	0.00
Staff Travel	0.00	296.95	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	10,067.74	10,067.75	10,067.74	5,073.00	-4,994.74	198.46
Other Expenses	895.22	701.50	2,350.37	1,000.00	-1,350.37	235.04
<b>Total Expenses</b>	<b>105,940.97</b>	<b>94,650.17</b>	<b>1,032,356.33</b>	<b>1,067,318.00</b>	<b>34,961.67</b>	<b>96.72</b>
<b>Surplus (Deficit)</b>	<b>-37,156.95</b>	<b>-22,587.42</b>	<b>-252,002.90</b>	<b>-385,349.00</b>	<b>-133,346.10</b>	<b>65.40</b>

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

December 2020

	Current Month (12/2020)	Same Month Last Year (12/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	21,274.00	33,590.00	309,784.00	358,554.00	48,770.00	86.40
Resident Services	940.00	1,364.00	11,399.00	17,040.00	5,641.00	66.90
Resident Recoveries	15.00	92.00	302.00	540.00	238.00	55.93
Non-Resident Services	0.00	1,682.50	3,611.70	13,500.00	9,888.30	26.75
Grants	19,309.23	14,314.42	150,162.52	157,718.00	7,555.48	95.21
WCB/Program Rebates	0.00	0.00	1,213.80	0.00	-1,213.80	0.00
Sundry	2,680.76	2,680.76	3,080.76	0.00	-3,080.76	0.00
<b>Total Revenue</b>	<b>44,218.99</b>	<b>53,723.68</b>	<b>479,553.78</b>	<b>547,352.00</b>	<b>67,798.22</b>	<b>87.61</b>
<b>Expenses</b>						
Electricity	1,391.05	1,534.41	19,086.34	23,957.00	4,870.66	79.67
Water, Sewer & Garbage	754.11	1,120.16	6,604.18	7,740.00	1,135.82	85.33
Heating Fuel	2,433.95	2,488.35	19,569.04	23,920.00	4,350.96	81.81
Food & Freight	7,897.11	7,774.56	86,126.22	96,380.00	10,253.78	89.36
Kitchen Supplies	479.15	-652.53	4,888.82	4,740.00	-148.82	103.14
Janitorial Supplies	384.07	2,296.82	8,254.67	6,690.99	-1,563.68	123.37
Laundry Supplies	0.00	68.21	1,047.26	3,960.00	2,912.74	26.45
Personal Care / Medical	0.00	109.61	390.00	1,500.00	1,110.00	26.00
Recreation	0.00	0.00	698.25	1,200.00	501.75	58.19
Linen & Bedding	0.00	224.72	104.21	3,600.00	3,495.79	2.89
Safety & Security System	28.99	0.00	6,080.26	5,200.00	-880.26	116.93
Cable TV	128.00	122.00	1,524.00	1,500.00	-24.00	101.60
Insurance	111.36	79.92	1,021.92	1,000.00	-21.92	102.19
Building Interior	2,472.19	27.12	6,000.44	13,500.00	7,499.56	44.45
Building Exterior	0.00	0.00	58,275.00	68,500.00	10,225.00	85.07
Plumbing/HVAC	496.94	680.16	14,844.63	10,000.00	-4,844.63	148.45
Electrical Systems	0.00	20.48	2,467.18	2,000.00	-467.18	123.36
Grounds	250.00	252.39	4,055.62	16,500.00	12,444.38	24.58
Equipment Purchase & Repairs	0.00	799.00	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	42,012.20	39,652.81	432,457.35	470,000.00	37,542.65	92.01
Benefits	7,747.39	7,594.98	84,758.79	92,500.00	7,741.21	91.63
Office Expenses	0.00	97.96	1,052.81	1,300.00	247.19	80.99
Telephone	267.86	-182.65	3,260.77	5,800.00	2,539.23	56.22
Promotion & Advertising	0.00	0.00	0.00	500.00	500.00	0.00
Staff Travel	0.00	38.66	41.47	1,000.00	958.53	4.15
Conferences/Seminars/Training	0.00	0.00	0.00	500.00	500.00	0.00
Sundry / Bad	0.00	523.00	0.00	0.00	0.00	0.00
Amortization Expense	9,715.87	9,715.87	9,715.87	7,034.00	-2,681.87	138.13
Other Expenses	546.99	423.01	1,316.82	50.00	-1,266.82	2,633.64
<b>Total Expenses</b>	<b>77,117.23</b>	<b>74,809.02</b>	<b>789,420.36</b>	<b>894,146.99</b>	<b>104,726.63</b>	<b>88.29</b>
<b>Surplus (Deficit)</b>	<b>-32,898.24</b>	<b>-21,085.34</b>	<b>-309,866.58</b>	<b>-346,794.99</b>	<b>-36,928.41</b>	<b>89.35</b>



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

December 2020

	Current Month (12/2020)	Same Month Last Year (12/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	96,542.00	104,530.00	1,221,267.00	1,255,224.00	33,957.00	97.29
Resident Services	3,613.00	4,828.00	49,851.12	57,000.00	7,148.88	87.46
Resident Recoveries	614.00	618.00	6,628.00	7,380.00	752.00	89.81
Non-Resident Services	0.00	7,197.99	8,056.00	44,700.00	36,644.00	18.02
Grants	60,335.30	34,607.48	309,152.04	276,005.00	-33,147.04	112.01
WCB/Program Rebates	0.00	0.00	3,303.83	0.00	-3,303.83	0.00
Sundry	1,269.52	0.00	1,269.52	0.00	-1,269.52	0.00
<b>Total Revenue</b>	<b>162,373.82</b>	<b>151,781.47</b>	<b>1,599,527.51</b>	<b>1,640,309.00</b>	<b>40,781.49</b>	<b>97.51</b>
<b>Expenses</b>						
Electricity	4,351.20	4,417.82	56,973.48	65,150.00	8,176.52	87.45
Water, Sewer & Garbage	3,569.09	2,668.05	44,037.56	45,040.00	1,002.44	97.77
Heating Fuel	6,341.38	4,270.64	48,257.46	63,140.00	14,882.54	76.43
Food & Freight	23,462.88	20,560.70	269,825.30	249,140.00	-20,685.30	108.30
Kitchen Supplies	531.37	333.34	10,965.98	11,400.00	434.02	96.19
Janitorial Supplies	1,220.07	-437.96	22,101.52	24,100.00	1,998.48	91.71
Laundry Supplies	666.79	-157.78	9,882.72	7,110.00	-2,772.72	139.00
Personal Care / Medical	0.00	-243.31	1,308.73	4,000.00	2,691.27	32.72
Handi-Van Expenses	464.85	117.83	3,488.18	8,000.00	4,511.82	43.60
Recreation	52.96	72.42	1,817.62	1,500.00	-317.62	121.17
Linen & Bedding	0.00	0.00	1,007.33	5,500.00	4,492.67	18.32
Safety & Security System	117.68	0.00	7,554.96	6,750.00	-804.96	111.93
Insurance	176.71	113.16	1,485.06	1,356.00	-129.06	109.52
Building Interior	5,066.34	125.05	23,547.87	39,000.00	15,452.13	60.38
Building Exterior	0.00	0.00	1,385.21	15,000.00	13,614.79	9.23
Plumbing/HVAC	2,729.16	1,459.65	45,297.54	45,000.00	-297.54	100.66
Electrical Systems	439.51	53.97	6,524.58	7,500.00	975.42	86.99
Grounds	1,130.48	9,432.06	9,093.32	14,500.00	5,406.68	62.71
Equipment Purchase & Repairs	6,149.66	4,797.72	12,487.81	163,700.00	151,212.19	7.63
Maintenance Equipment Purchases	0.00	0.00	89.98	0.00	-89.98	0.00
Elevator Maintenance	-1,808.67	0.00	20,001.44	23,000.00	2,998.56	86.96
Salary & Wages	120,592.42	98,971.88	1,286,410.22	1,125,040.00	-161,370.22	114.34
Benefits	20,052.17	17,668.04	219,364.92	219,700.00	335.08	99.85
Office Expenses	152.81	266.80	2,950.50	1,960.00	-990.50	150.54
Telephone	315.97	385.78	4,025.85	7,200.00	3,174.15	55.91
Promotion & Advertising	0.00	0.00	0.00	1,000.00	1,000.00	0.00
Staff Travel	104.53	282.33	1,098.50	1,000.00	-98.50	109.85
Conferences/Seminars/Training	0.00	0.00	1,670.57	1,500.00	-170.57	111.37
Dues & Memberships	0.00	0.00	25.00	0.00	-25.00	0.00
Sundry / Bad	2.00	0.00	4,182.59	0.00	-4,182.59	0.00
Amortization Expense	12,353.05	20,456.64	12,353.05	11,082.00	-1,271.05	111.47
Other Expenses	1,203.45	1,663.65	1,882.52	1,000.00	-882.52	188.25
<b>Total Expenses</b>	<b>209,437.86</b>	<b>187,278.48</b>	<b>2,131,097.37</b>	<b>2,169,368.00</b>	<b>38,270.63</b>	<b>98.24</b>
<b>Surplus (Deficit)</b>	<b>-47,064.04</b>	<b>-35,497.01</b>	<b>-531,569.86</b>	<b>-529,059.00</b>	<b>2,510.86</b>	<b>100.47</b>

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

December 2020

	Current Month (12/2020)	Same Month Last Year (12/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	88,974.00	104,587.00	1,153,007.00	1,255,021.00	102,014.00	91.87
Resident Services	3,203.00	3,999.11	41,758.82	47,280.00	5,521.18	88.32
Resident Recoveries	160.00	175.00	2,171.00	2,100.00	-71.00	103.38
Non-Resident Services	42.90	13,853.86	9,469.91	56,200.00	46,730.09	16.85
Grants	35,081.35	238,510.98	230,407.70	208,214.00	-22,193.70	110.66
WCB/Program Rebates	0.00	0.00	2,896.60	0.00	-2,896.60	0.00
Sundry	10,207.53	10,207.54	10,279.59	0.00	-10,279.59	0.00
<b>Total Revenue</b>	<b>137,668.78</b>	<b>371,333.49</b>	<b>1,449,990.62</b>	<b>1,568,815.00</b>	<b>118,824.38</b>	<b>92.43</b>
<b>Expenses</b>						
Property Taxes / Grants in Lieu	0.00	0.00	275.90	276.00	0.10	99.96
Electricity	5,194.95	6,043.35	71,906.84	83,040.00	11,133.16	86.59
Water, Sewer & Garbage	4,953.65	4,119.20	58,320.35	48,000.00	-10,320.35	121.50
Heating Fuel	4,231.67	3,621.57	31,401.58	57,400.00	25,998.42	54.71
Food & Freight	18,964.01	15,383.39	235,763.69	248,700.00	12,936.31	94.80
Kitchen Supplies	656.69	508.67	13,022.16	11,900.00	-1,122.16	109.43
Janitorial Supplies	725.07	-12,019.90	18,603.83	18,200.00	-403.83	102.22
Laundry Supplies	-54.56	-837.83	6,428.30	8,200.00	1,771.70	78.39
Personal Care / Medical	0.00	-3,550.31	820.37	3,500.00	2,679.63	23.44
Handi-Van Expenses	153.25	145.92	2,280.55	7,200.00	4,919.45	31.67
Recreation	40.86	266.50	1,410.29	1,200.00	-210.29	117.52
Linen & Bedding	0.00	270.63	1,514.62	5,500.00	3,985.38	27.54
Safety & Security System	89.94	0.00	5,279.01	9,750.00	4,470.99	54.14
Cable TV	153.15	116.85	1,442.18	1,440.00	-2.18	100.15
Insurance	823.73	664.41	8,301.61	7,980.00	-321.61	104.03
Building Interior	1,521.31	717.77	31,330.85	32,000.00	669.15	97.91
Building Exterior	0.00	292.27	232.80	2,000.00	1,767.20	11.64
Plumbing/HVAC	1,349.76	815.11	23,011.54	34,500.00	11,488.46	66.70
Electrical Systems	27.98	0.00	5,933.39	5,000.00	-933.39	118.67
Grounds	200.09	936.38	8,034.01	12,000.00	3,965.99	66.95
Equipment Purchase & Repairs	193.38	4,278.85	11,774.60	28,500.00	16,725.40	41.31
Maintenance Equipment Purchases	0.00	0.00	353.09	0.00	-353.09	0.00
Elevator Maintenance	-471.47	0.00	5,223.14	6,000.00	776.86	87.05
Salary & Wages	83,186.69	86,465.46	1,061,178.72	965,000.00	-96,178.72	109.97
Benefits	15,439.52	16,330.27	179,300.66	179,000.00	-300.66	100.17
Office Expenses	0.00	21.50	3,726.74	3,300.00	-426.74	112.93
Telephone	338.47	46.76	3,983.16	6,800.00	2,816.84	58.58
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	2,166.16	0.00	-2,166.16	0.00
Amortization Expense	172,355.60	178,492.40	172,355.60	162,148.00	-10,207.60	106.30
Other Expenses	1,057.57	2,692.41	8,050.67	1,150.00	-6,900.67	700.06
<b>Total Expenses</b>	<b>311,131.31</b>	<b>305,821.63</b>	<b>1,973,834.79</b>	<b>1,950,684.00</b>	<b>-23,150.79</b>	<b>101.19</b>
<b>Surplus (Deficit)</b>	<b>-173,462.53</b>	<b>65,511.86</b>	<b>-523,844.17</b>	<b>-381,869.00</b>	<b>141,975.17</b>	<b>137.18</b>

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

December 2020

	Current Month (12/2020)	Same Month Last Year (12/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	129,288.00	131,642.00	1,515,536.00	1,573,040.00	57,504.00	96.34
Resident Services	920.00	1,000.00	11,241.00	1,000.00	-10,241.00	1,124.10
Resident Recoveries	19,236.45	20,962.22	252,442.72	276,760.00	24,317.28	91.21
Grants	49,432.40	52,158.33	603,240.40	0.00	-603,240.40	0.00
Interest Earned	131.47	586.00	131.47	0.00	-131.47	0.00
Management Fees	1,054.00	1,240.00	13,733.00	0.00	-13,733.00	0.00
Other Revenue	226,000.00	0.00	226,144.00	0.00	-226,144.00	0.00
<b>Total Revenue</b>	<b>426,062.32</b>	<b>207,588.55</b>	<b>2,622,468.59</b>	<b>1,850,800.00</b>	<b>-771,668.59</b>	<b>141.69</b>
<b>Expenses</b>						
Property Taxes / Grants in Lieu	-115.62	0.00	8,746.91	9,789.00	1,042.09	89.35
Electricity	23,433.13	23,547.10	277,478.03	294,105.40	16,627.37	94.35
Water, Sewer & Garbage	19,480.19	17,584.24	235,662.75	157,895.97	-77,766.78	149.25
Heating Fuel	29,047.27	25,967.01	231,531.30	251,365.20	19,833.90	92.11
Janitorial Supplies	0.00	6,450.00	19,292.19	0.00	-19,292.19	0.00
Personal Care / Medical	0.00	7.87	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	-326.14	32.00	8,940.04	0.00	-8,940.04	0.00
Insurance	3,672.19	2,444.24	28,821.85	86,800.00	57,978.15	33.20
Building Interior	7,058.07	16,439.85	151,708.73	398,600.00	246,891.27	38.06
Building Exterior	249.45	2,363.99	50,733.83	0.00	-50,733.83	0.00
Plumbing/HVAC	2,492.87	16,619.46	55,184.86	0.00	-55,184.86	0.00
Electrical Systems	139.73	286.54	10,126.93	0.00	-10,126.93	0.00
Grounds	3,773.28	1,080.00	33,150.66	0.00	-33,150.66	0.00
Equipment Purchase & Repairs	1,299.90	754.95	17,784.20	0.00	-17,784.20	0.00
Maintenance Equipment Purchases	303.00	0.00	952.00	0.00	-952.00	0.00
Elevator Maintenance	-3,472.84	0.00	40,320.48	0.00	-40,320.48	0.00
Salary & Wages	61,413.58	68,384.95	766,416.55	999,500.00	233,083.45	76.68
Benefits	9,068.71	14,575.42	110,015.96	0.00	-110,015.96	0.00
Office Expenses	0.00	14,737.87	0.00	187,600.00	187,600.00	0.00
Office Rent	2,825.00	2,825.00	33,900.00	0.00	-33,900.00	0.00
Telephone	884.58	695.19	10,854.04	0.00	-10,854.04	0.00
Promotion & Advertising	0.00	310.22	279.63	0.00	-279.63	0.00
Staff Travel	107.76	13,920.17	4,345.55	0.00	-4,345.55	0.00
Professional Fees	755.66	22,957.54	4,655.66	0.00	-4,655.66	0.00
Conferences/Seminars/Training	0.00	427.74	0.00	0.00	0.00	0.00
Bank and Service Charges	0.00	168.94	0.00	0.00	0.00	0.00
Financing Charges	556.00	51.00	556.00	0.00	-556.00	0.00
Sundry / Bad	12,232.04	39,981.76	15,449.76	0.00	-15,449.76	0.00
Board Member Expenses	0.00	4,471.64	0.00	0.00	0.00	0.00
Other Expenses	0.00	21,584.50	0.00	58,333.43	58,333.43	0.00
<b>Total Expenses</b>	<b>174,877.81</b>	<b>318,669.19</b>	<b>2,116,934.80</b>	<b>2,443,989.00</b>	<b>327,054.20</b>	<b>86.62</b>
<b>Surplus (Deficit)</b>	<b>251,184.51</b>	<b>-111,080.64</b>	<b>505,533.79</b>	<b>-593,189.00</b>	<b>-1,098,722.79</b>	<b>-85.22</b>

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

December 2020

	Current Month (12/2020)	Same Month Last Year (12/2019)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	53,109.00	54,273.00	627,456.00	626,764.00	-692.00	100.11
Resident Services	2,016.00	2,078.75	24,456.00	23,340.00	-1,116.00	104.78
Resident Recoveries	450.00	1,224.67	8,073.79	3,975.00	-4,098.79	203.11
Management Fees	0.00	13,320.00	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>55,575.00</b>	<b>70,896.42</b>	<b>659,985.79</b>	<b>654,079.00</b>	<b>-5,906.79</b>	<b>100.90</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	2,661.11	2,600.44	32,945.49	36,750.00	3,804.51	89.65
Water, Sewer & Garbage	4,343.03	3,392.80	45,140.79	28,300.00	-16,840.79	159.51
Heating Fuel	4,232.18	4,779.12	33,082.62	35,530.00	2,447.38	93.11
Janitorial Supplies	234.19	3,350.00	4,488.17	8,500.00	4,011.83	52.80
Personal Care / Medical	0.00	1.92	0.00	0.00	0.00	0.00
Safety & Security System	454.56	0.00	2,981.28	3,750.00	768.72	79.50
Insurance	1,439.97	1,207.44	14,242.39	11,415.00	-2,827.39	124.77
Building Interior	0.00	221.40	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	401.70	1,014.54	11,392.25	10,500.00	-892.25	108.50
Electrical Systems	8.50	0.00	2,225.89	2,000.00	-225.89	111.29
Grounds	972.36	0.00	5,748.00	10,500.00	4,752.00	54.74
Equipment Purchase & Repairs	0.00	0.00	2,754.90	4,400.00	1,645.10	62.61
Maintenance Equipment Purchases	303.00	0.00	303.00	0.00	-303.00	0.00
Elevator Maintenance	0.00	0.00	9,837.97	10,000.00	162.03	98.38
Salary & Wages	2,482.54	5,297.47	35,472.03	62,900.00	27,427.97	56.39
Benefits	77.40	1,413.41	1,056.95	15,100.00	14,043.05	7.00
Office Expenses	0.00	3,582.58	0.00	10,850.00	10,850.00	0.00
Telephone	120.18	202.37	1,555.54	6,270.00	4,714.46	24.81
Promotion & Advertising	0.00	604.41	0.00	3,200.00	3,200.00	0.00
Staff Travel	3.24	259.56	178.25	4,750.00	4,571.75	3.75
Professional Fees	0.00	5,525.99	0.00	7,800.00	7,800.00	0.00
Conferences/Seminars/Training	0.00	103.98	0.00	0.00	0.00	0.00
Dues & Memberships	0.00	0.00	0.00	1,500.00	1,500.00	0.00
Bank and Service Charges	0.00	41.06	0.00	800.00	800.00	0.00
Financing Charges	19,142.60	63,376.30	98,123.16	128,799.00	30,675.84	76.18
Sundry / Bad	0.00	0.00	0.00	8,000.00	8,000.00	0.00
Board Member Expenses	0.00	1,086.99	0.00	6,675.00	6,675.00	0.00
Amortization Expense	304,407.99	304,706.02	304,407.99	304,408.00	0.01	100.00
Other Expenses	0.00	14,614.07	0.00	12,600.00	12,600.00	0.00
<b>Total Expenses</b>	<b>341,284.55</b>	<b>417,381.87</b>	<b>679,646.68</b>	<b>834,772.00</b>	<b>155,125.32</b>	<b>81.42</b>
<b>Surplus (Deficit)</b>	<b>-285,709.55</b>	<b>-346,485.45</b>	<b>-19,660.89</b>	<b>-180,693.00</b>	<b>-161,032.11</b>	<b>10.88</b>