

# North Peace Housing Foundation

## Interim Monthly Financial Statements

Reporting Period February 2021

Prepared by: Clayton Bober, *Director of Finance*

March 26, 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.*

*Budget information for Social Housing Portfolio has not yet been entered as we are still awaiting confirmation of our final budget amount*

*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

February 28, 2021

	<b>Current Balance</b>
<b>Assets</b>	
<b>General Assets</b>	
Petty Cash	1,700.00
Bank - Operating	688,033.38
Bank - Trust	100,333.08
Bank - Trust Investments (GICs)	50,000.00
Bank - Employee Social Club	2,417.59
Bank - Reserves	225,764.52
A/R Tenants	46,885.57
A/R Municipalities	0.17
A/R Rent Supplement	-939.00
A/R Miscellaneous and Employee	192,996.47
A/R Vacated Tenants (Doubtful)	17,410.76
Allowance for Doubtful Accounts	-17,410.76
GST Receivable	149,174.62
Due from Garden Court	2,600,957.31
Food Supplies	41,218.59
Housekeeping Supplies	16,063.98
Kitchen Supplies	6,684.42
Laundry Supplies	7,005.22
Personal Care / Medical Supplies	2,414.18
Prepaid Expenses	138,350.02
Intercompany Clearing / Suspense	-9.00
	<hr/> 4,269,051.12
<b>Capital Assets</b>	
Land	2,177,514.01
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
	<hr/> 15,063,408.57
<b>Total Assets</b>	<hr/> <b>19,332,459.69</b> <hr/>

# Balance Sheet

February 28, 2021

**Current Balance**

## Liabilities & Equity

### Liabilities

Accounts Payable	316,907.72
Payroll Payable	96,207.95
Social Club Liability	2,417.59
CRA Payroll Deductions Payable	85,914.06
WCB Payable	14,273.38
Group Benefits Payable	106.81
Pensions Payable	41,567.16
Accrued Payroll Payable	519,251.43
Accrued Liabilities	13,526.20
Deferred Capital Grants	4,056,263.50
Deferred Capital Donations	2,271,083.10
Due to Government	35,000.00
Long-Term Debt	1,928,730.73
Security Deposits	147,643.54
Prepaid and Other Deposit Liabilities	54,229.10
Due to Lodge Reserves	2,600,957.31

**12,184,079.58**

### Equity

Equity in Fixed Assets	7,361,942.02
Capital Reserve	214,728.71
Accumulated Surplus	-495,690.62
Restricted Operating Reserves	67,400.00

**7,148,380.11**

### Total Liabilities & Surplus

**19,332,459.69**

### Balance/Out of Balance

**0.00**

## Line of Business Income Statement Comparison

YTD Ending February 28, 2021

	Administration	Affordable Company	Lodge Company	Self-Contained Company	Total
	Actual	Actual	Actual	Actual	Actual
<b>Revenue</b>					
Rental Revenue	0.00	98,466.00	497,628.00	257,121.00	853,215.00
Resident Services	0.00	1,912.00	18,422.00	1,772.00	22,106.00
Resident Recoveries	0.00	1,295.00	1,312.00	38,502.78	41,109.78
Grants	0.00	0.00	240,337.91	98,866.00	339,203.91
Interest Earned	0.00	0.00	972.14	309.87	1,282.01
Management Fees	0.00	2,220.00	5,600.00	2,077.00	9,897.00
Sundry	0.00	0.00	500.00	0.00	500.00
<b>Total Revenue</b>	<b>0.00</b>	<b>103,893.00</b>	<b>764,772.05</b>	<b>398,648.65</b>	<b>1,267,313.70</b>
<b>Expenses</b>					
Electricity	0.00	3,220.19	15,390.73	26,944.26	45,555.18
Water, Sewer & Garbage	0.00	9,018.40	27,465.46	38,045.69	74,529.55
Heating Fuel	0.00	4,390.74	22,325.99	30,491.93	57,208.66
Food & Freight	0.00	0.00	95,390.35	0.00	95,390.35
Kitchen Supplies	0.00	0.00	4,496.87	0.00	4,496.87
Janitorial Supplies	0.00	0.00	10,011.58	534.96	10,546.54
Laundry Supplies	0.00	0.00	6,018.28	0.00	6,018.28
Personal Care / Medical	391.81	0.00	594.81	0.00	986.62
Handi-Van Expenses	0.00	0.00	1,845.37	0.00	1,845.37
Recreation	0.00	0.00	296.33	0.00	296.33
Linen & Bedding	0.00	0.00	401.64	0.00	401.64
Safety & Security System	0.00	227.66	3,567.88	1,108.42	4,903.96
Cable TV	0.00	0.00	627.04	73.98	701.02
Insurance	956.90	2,879.94	3,010.90	7,344.38	14,192.12
Building Interior	0.00	358.00	22,801.91	9,780.99	32,940.90
Building Exterior	0.00	0.00	1,984.49	534.77	2,519.26
Plumbing/HVAC	0.00	2,793.65	13,749.57	11,812.56	28,355.78
Electrical Systems	1,064.00	179.72	1,740.41	403.54	3,387.67
Grounds	4,672.47	700.00	5,718.24	6,092.95	17,183.66
Equipment Purchase & Repairs	489.67	0.00	10,366.34	2,051.18	12,907.19
Maintenance Equipment Purchases	0.00	0.00	309.92	0.00	309.92
Elevator Maintenance	0.00	3,184.59	10,481.56	15,427.36	29,093.51
Salary & Wages	24,680.27	6,964.63	641,571.96	121,536.08	794,752.94
Benefits	19,186.00	171.48	110,343.13	19,014.94	148,715.55
Office Expenses	15,328.53	0.00	3,845.56	0.00	19,174.09
Office Rent	0.00	0.00	0.00	5,650.00	5,650.00
Telephone	1,789.75	134.23	2,450.62	1,612.30	5,986.90
Promotion & Advertising	640.00	0.00	0.00	0.00	640.00
Staff Travel	3,817.49	3.87	458.27	154.55	4,434.18
Conferences/Seminars/Training	949.82	0.00	0.00	0.00	949.82
Dues & Memberships	8,006.60	0.00	91.70	0.00	8,098.30
Bank and Service Charges	583.64	0.00	0.00	0.00	583.64
Financing Charges	0.00	3,312.88	1,975.68	0.00	5,288.56
Board Member Expenses	621.49	0.00	0.00	0.00	621.49
Other Expenses	420.00	2,220.00	0.00	0.00	2,640.00
<b>Total Expenses</b>	<b>83,598.44</b>	<b>39,759.98</b>	<b>1,019,332.59</b>	<b>298,614.84</b>	<b>1,441,305.85</b>
<b>Surplus (Deficit)</b>	<b>-83,598.44</b>	<b>64,133.02</b>	<b>-254,560.54</b>	<b>100,033.81</b>	<b>-173,992.15</b>

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

February 2021

	Current Month (02/2021)	Same Month Last Year (02/2020)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	249,108.00	291,425.00	497,628.00	3,077,784.00	2,580,156.00	16.17
Resident Services	9,196.00	10,310.00	18,422.00	103,380.00	84,958.00	17.82
Resident Recoveries	658.00	1,029.00	1,312.00	7,860.00	6,548.00	16.69
Non-Resident Services	0.00	9,449.46	0.00	70,542.00	70,542.00	0.00
Grants	120,868.36	67,030.44	240,337.91	717,442.00	477,104.09	33.50
Requisitions	0.00	0.00	0.00	2,975,238.00	2,975,238.00	0.00
Interest Earned	494.74	867.02	972.14	60,970.00	59,997.86	1.59
Management Fees	2,800.00	2,800.00	5,600.00	33,600.00	28,000.00	16.67
Sundry	500.00	0.00	500.00	0.00	-500.00	0.00
<b>Total Revenue</b>	<b>383,625.10</b>	<b>382,910.92</b>	<b>764,772.05</b>	<b>7,046,816.00</b>	<b>6,282,043.95</b>	<b>10.85</b>
<b>Expenses</b>						
Property Taxes / Grants in Lieu	0.00	0.00	0.00	24,800.00	24,800.00	0.00
Electricity	0.00	14,417.38	15,390.73	192,644.40	177,253.67	7.99
Water, Sewer & Garbage	15,108.17	11,635.79	27,465.46	150,687.05	123,221.59	18.23
Heating Fuel	4,135.07	15,660.43	22,325.99	131,980.44	109,654.45	16.92
Food & Freight	41,157.96	56,711.76	95,390.35	737,820.00	642,429.65	12.93
Kitchen Supplies	2,075.32	2,049.96	4,496.87	33,240.00	28,743.13	13.53
Janitorial Supplies	6,854.66	7,314.98	10,011.58	65,250.99	55,239.41	15.34
Laundry Supplies	4,556.48	906.27	6,018.28	24,090.00	18,071.72	24.98
Personal Care / Medical	118.04	12.50	594.81	10,200.00	9,605.19	5.83
Handi-Van Expenses	1,194.15	857.18	1,845.37	20,950.00	19,104.63	8.81
Recreation	29.98	185.82	296.33	5,100.00	4,803.67	5.81
Linen & Bedding	401.64	890.50	401.64	18,100.00	17,698.36	2.22
Safety & Security System	2,792.55	7,260.99	3,567.88	35,920.00	32,352.12	9.93
Cable TV	341.89	312.83	627.04	3,936.00	3,308.96	15.93
Insurance	1,505.45	2,028.68	3,010.90	24,077.38	21,066.48	12.51
Building Interior	14,016.74	1,620.06	22,801.91	88,000.00	65,198.09	25.91
Building Exterior	148.49	0.00	1,984.49	15,000.00	13,015.51	13.23
Plumbing/HVAC	7,994.99	3,303.09	13,749.57	112,000.00	98,250.43	12.28
Electrical Systems	1,289.58	3,506.32	1,740.41	18,500.00	16,759.59	9.41
Grounds	5,125.00	4,234.23	5,718.24	92,950.00	87,231.76	6.15
Equipment Purchase & Repairs	6,794.06	2,802.58	10,366.34	84,300.00	73,933.66	12.30
Maintenance Equipment Purchases	0.00	0.00	309.92	0.00	-309.92	0.00
Elevator Maintenance	0.00	0.00	10,481.56	29,000.00	18,518.44	36.14
Equipment Capital	0.00	0.00	0.00	100,000.00	100,000.00	0.00
Salary & Wages	309,260.48	296,933.63	641,571.96	3,965,540.00	3,323,968.04	16.18
Benefits	53,513.58	60,840.88	110,343.13	737,200.00	626,856.87	14.97
Office Expenses	2,250.80	541.40	3,845.56	42,600.00	38,754.44	9.03
Telephone	1,282.96	1,008.68	2,450.62	21,044.00	18,593.38	11.65
Promotion & Advertising	0.00	0.00	0.00	7,240.00	7,240.00	0.00
Staff Travel	135.29	313.94	458.27	24,250.00	23,791.73	1.89
Professional Fees	0.00	0.00	0.00	24,000.00	24,000.00	0.00
Conferences/Seminars/Training	0.00	925.00	0.00	5,600.00	5,600.00	0.00
Dues & Memberships	0.00	0.00	91.70	6,150.00	6,058.30	1.49
Bank and Service Charges	0.00	0.00	0.00	3,300.00	3,300.00	0.00
Financing Charges	1,975.68	3,325.62	1,975.68	16,522.52	14,546.84	11.96
Sundry / Bad	0.00	-2,154.00	0.00	0.00	0.00	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	0.00	2,516.70	0.00	-10,800.00	-10,800.00	0.00
<b>Total Expenses</b>	<b>484,059.01</b>	<b>499,963.20</b>	<b>1,019,332.59</b>	<b>7,194,946.47</b>	<b>6,175,613.88</b>	<b>14.17</b>
<b>Surplus (Deficit)</b>	<b>-100,433.91</b>	<b>-117,052.28</b>	<b>-254,560.54</b>	<b>-148,130.47</b>	<b>106,430.07</b>	<b>171.85</b>

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

February 2021

	Current Month (02/2021)	Same Month Last Year (02/2020)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	45,698.00	52,583.00	89,915.00	552,432.00	462,517.00	16.28
Resident Services	1,374.00	1,401.00	2,755.00	18,240.00	15,485.00	15.10
Resident Recoveries	60.00	40.00	120.00	720.00	600.00	16.67
Non-Resident Services	0.00	1,549.00	0.00	5,750.00	5,750.00	0.00
Grants	16,596.65	12,474.79	33,113.79	130,380.00	97,266.21	25.40
Sundry	500.00	0.00	500.00	0.00	-500.00	0.00
<b>Total Revenue</b>	<b>64,228.65</b>	<b>68,047.79</b>	<b>126,403.79</b>	<b>707,522.00</b>	<b>581,118.21</b>	<b>17.87</b>
<b>Expenses</b>						
Electricity	0.00	2,155.40	2,436.92	29,707.92	27,271.00	8.20
Water, Sewer & Garbage	5,209.81	2,886.33	8,915.81	38,000.00	29,084.19	23.46
Heating Fuel	4,135.07	3,472.25	9,469.58	32,233.19	22,763.61	29.38
Food & Freight	6,464.30	12,293.25	15,056.24	115,000.00	99,943.76	13.09
Kitchen Supplies	605.42	650.62	838.13	5,200.00	4,361.87	16.12
Janitorial Supplies	2,045.11	2,377.85	2,266.78	10,940.00	8,673.22	20.72
Laundry Supplies	745.87	90.53	745.87	1,930.00	1,184.13	38.65
Personal Care / Medical	0.00	0.00	84.95	1,200.00	1,115.05	7.08
Handi-Van Expenses	793.40	569.43	1,043.87	5,750.00	4,706.13	18.15
Recreation	0.00	7.16	9.99	1,200.00	1,190.01	0.83
Linen & Bedding	29.10	0.00	29.10	3,500.00	3,470.90	0.83
Safety & Security System	0.00	108.33	53.96	6,600.00	6,546.04	0.82
Cable TV	73.98	73.98	73.98	936.00	862.02	7.90
Insurance	139.86	96.00	279.72	2,100.00	1,820.28	13.32
Building Interior	308.78	306.82	2,845.86	5,000.00	2,154.14	56.92
Building Exterior	0.00	0.00	0.00	1,000.00	1,000.00	0.00
Plumbing/HVAC	450.67	45.43	472.30	12,000.00	11,527.70	3.94
Electrical Systems	0.00	582.62	11.29	4,000.00	3,988.71	0.28
Grounds	0.00	90.00	0.00	6,000.00	6,000.00	0.00
Equipment Purchase & Repairs	0.00	0.00	296.45	6,700.00	6,403.55	4.42
Salary & Wages	50,541.74	47,470.42	105,003.62	613,000.00	507,996.38	17.13
Benefits	8,023.30	9,056.78	16,543.68	106,000.00	89,456.32	15.61
Office Expenses	1,141.52	240.63	1,537.77	2,500.00	962.23	61.51
Telephone	234.13	304.72	456.32	3,000.00	2,543.68	15.21
Promotion & Advertising	0.00	0.00	0.00	500.00	500.00	0.00
Staff Travel	0.00	136.88	0.00	1,250.00	1,250.00	0.00
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	0.00	1,000.00	1,000.00	0.00
<b>Total Expenses</b>	<b>80,942.06</b>	<b>83,015.43</b>	<b>168,472.19</b>	<b>1,022,970.11</b>	<b>854,497.92</b>	<b>16.47</b>
<b>Surplus (Deficit)</b>	<b>-16,713.41</b>	<b>-14,967.64</b>	<b>-42,068.40</b>	<b>-315,448.11</b>	<b>-273,379.71</b>	<b>13.34</b>

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

February 2021

	Current Month (02/2021)	Same Month Last Year (02/2020)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	19,853.00	29,180.00	41,127.00	252,228.00	211,101.00	16.31
Resident Services	880.00	1,140.00	1,820.00	10,560.00	8,740.00	17.23
Resident Recoveries	15.00	55.00	30.00	180.00	150.00	16.67
Non-Resident Services	0.00	1,163.45	0.00	1,500.00	1,500.00	0.00
Grants	23,588.26	12,302.33	43,177.77	128,312.00	85,134.23	33.65
<b>Total Revenue</b>	<b>44,336.26</b>	<b>43,840.78</b>	<b>86,154.77</b>	<b>392,780.00</b>	<b>306,625.23</b>	<b>21.93</b>
<b>Expenses</b>						
Electricity	0.00	1,442.71	1,354.29	19,628.27	18,273.98	6.90
Water, Sewer & Garbage	1,145.79	941.10	1,382.12	7,586.20	6,204.08	18.22
Heating Fuel	0.00	2,150.46	2,076.91	19,155.41	17,078.50	10.84
Food & Freight	5,995.01	6,581.26	12,002.06	96,380.00	84,377.94	12.45
Kitchen Supplies	691.20	260.90	975.15	4,740.00	3,764.85	20.57
Janitorial Supplies	175.95	1,375.68	282.89	6,690.99	6,408.10	4.23
Laundry Supplies	0.00	113.69	447.42	3,960.00	3,512.58	11.30
Personal Care / Medical	97.98	0.00	293.89	1,500.00	1,206.11	19.59
Recreation	0.00	39.30	134.00	1,200.00	1,066.00	11.17
Linen & Bedding	0.00	0.00	0.00	3,600.00	3,600.00	0.00
Safety & Security System	250.00	1,915.52	250.00	7,200.00	6,950.00	3.47
Cable TV	132.00	122.00	264.00	1,560.00	1,296.00	16.92
Insurance	111.36	79.92	222.72	1,350.00	1,127.28	16.50
Building Interior	4,404.67	747.12	6,588.82	12,000.00	5,411.18	54.91
Building Exterior	0.00	0.00	0.00	2,000.00	2,000.00	0.00
Plumbing/HVAC	539.05	923.78	793.45	10,000.00	9,206.55	7.93
Electrical Systems	584.67	175.00	934.68	2,000.00	1,065.32	46.73
Grounds	250.00	726.94	358.24	16,000.00	15,641.76	2.24
Equipment Purchase & Repairs	3,107.13	206.05	3,618.13	16,400.00	12,781.87	22.06
Salary & Wages	38,296.79	34,161.53	78,495.98	470,000.00	391,504.02	16.70
Benefits	7,383.37	7,790.66	15,264.29	92,500.00	77,235.71	16.50
Office Expenses	621.39	88.15	1,084.70	1,300.00	215.30	83.44
Telephone	268.02	245.48	535.31	3,300.00	2,764.69	16.22
Promotion & Advertising	0.00	0.00	0.00	500.00	500.00	0.00
Staff Travel	0.00	0.00	250.00	1,000.00	750.00	25.00
Conferences/Seminars/Training	0.00	0.00	0.00	500.00	500.00	0.00
Dues & Memberships	0.00	0.00	66.70	0.00	-66.70	0.00
Amortization Expense	0.00	0.00	0.00	7,034.00	7,034.00	0.00
Other Expenses	0.00	0.00	0.00	50.00	50.00	0.00
<b>Total Expenses</b>	<b>64,054.38</b>	<b>60,087.25</b>	<b>127,675.75</b>	<b>809,134.87</b>	<b>681,459.12</b>	<b>15.78</b>
<b>Surplus (Deficit)</b>	<b>-19,718.12</b>	<b>-16,246.47</b>	<b>-41,520.98</b>	<b>-416,354.87</b>	<b>-374,833.89</b>	<b>9.97</b>

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

February 2021

	Current Month (02/2021)	Same Month Last Year (02/2020)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	93,055.00	105,827.00	187,860.00	1,147,356.00	959,496.00	16.37
Resident Services	3,680.00	3,949.00	7,364.00	34,380.00	27,016.00	21.42
Resident Recoveries	415.00	656.00	834.00	5,040.00	4,206.00	16.55
Non-Resident Services	0.00	2,390.00	0.00	8,000.00	8,000.00	0.00
Grants	47,088.71	24,949.58	99,115.75	275,250.00	176,134.25	36.01
<b>Total Revenue</b>	<b>144,238.71</b>	<b>137,771.58</b>	<b>295,173.75</b>	<b>1,470,026.00</b>	<b>1,174,852.25</b>	<b>20.08</b>
<b>Expenses</b>						
Electricity	0.00	4,402.28	4,322.43	55,532.61	51,210.18	7.78
Water, Sewer & Garbage	3,575.17	3,200.25	7,357.06	42,215.15	34,858.09	17.43
Heating Fuel	0.00	5,217.59	6,429.86	43,405.60	36,975.74	14.81
Food & Freight	17,753.98	20,353.32	36,668.05	277,740.00	241,071.95	13.20
Kitchen Supplies	520.00	514.98	995.18	11,400.00	10,404.82	8.73
Janitorial Supplies	1,953.00	2,068.60	3,786.78	25,780.00	21,993.22	14.69
Laundry Supplies	1,676.33	466.69	2,562.55	10,000.00	7,437.45	25.63
Personal Care / Medical	20.06	12.50	215.97	4,000.00	3,784.03	5.40
Handi-Van Expenses	247.50	117.83	495.00	8,000.00	7,505.00	6.19
Recreation	0.00	0.00	122.36	1,500.00	1,377.64	8.16
Linen & Bedding	256.05	890.50	256.05	5,500.00	5,243.95	4.66
Safety & Security System	36.96	2,789.00	70.56	6,750.00	6,679.44	1.05
Insurance	176.71	113.16	353.42	2,150.00	1,796.58	16.44
Building Interior	1,409.51	360.14	1,508.85	39,000.00	37,491.15	3.87
Building Exterior	0.00	0.00	0.00	10,000.00	10,000.00	0.00
Plumbing/HVAC	5,300.79	659.05	10,314.87	52,500.00	42,185.13	19.65
Electrical Systems	559.96	1,036.94	619.53	7,500.00	6,880.47	8.26
Grounds	380.00	900.00	380.00	43,500.00	43,120.00	0.87
Equipment Purchase & Repairs	2,704.60	209.38	5,062.06	32,700.00	27,637.94	15.48
Maintenance Equipment Purchases	0.00	0.00	309.92	0.00	-309.92	0.00
Elevator Maintenance	0.00	0.00	8,211.68	23,000.00	14,788.32	35.70
Salary & Wages	99,685.94	92,226.71	213,108.35	1,246,840.00	1,033,731.65	17.09
Benefits	16,581.71	18,153.77	34,038.24	219,700.00	185,661.76	15.49
Office Expenses	183.24	212.62	416.80	2,000.00	1,583.20	20.84
Telephone	442.38	264.83	760.22	4,400.00	3,639.78	17.28
Promotion & Advertising	0.00	0.00	0.00	1,000.00	1,000.00	0.00
Staff Travel	135.29	0.00	172.87	1,000.00	827.13	17.29
Conferences/Seminars/Training	0.00	925.00	0.00	1,500.00	1,500.00	0.00
Amortization Expense	0.00	0.00	0.00	11,082.00	11,082.00	0.00
Other Expenses	0.00	0.00	0.00	1,000.00	1,000.00	0.00
<b>Total Expenses</b>	<b>153,599.18</b>	<b>155,095.14</b>	<b>338,538.66</b>	<b>2,190,695.36</b>	<b>1,852,156.70</b>	<b>15.45</b>
<b>Surplus (Deficit)</b>	<b>-9,360.47</b>	<b>-17,323.56</b>	<b>-43,364.91</b>	<b>-720,669.36</b>	<b>-677,304.45</b>	<b>6.02</b>



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

February 2021

	Current Month (02/2021)	Same Month Last Year (02/2020)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	90,502.00	103,835.00	178,726.00	1,125,768.00	947,042.00	15.88
Resident Services	3,262.00	3,820.00	6,483.00	40,200.00	33,717.00	16.13
Resident Recoveries	168.00	278.00	328.00	1,920.00	1,592.00	17.08
Non-Resident Services	0.00	4,347.01	0.00	7,200.00	7,200.00	0.00
Grants	33,594.74	17,303.74	64,930.60	183,500.00	118,569.40	35.38
<b>Total Revenue</b>	<b>127,526.74</b>	<b>129,583.75</b>	<b>250,467.60</b>	<b>1,358,588.00</b>	<b>1,108,120.40</b>	<b>18.44</b>
<b>Expenses</b>						
Electricity	0.00	5,141.06	6,062.71	70,988.60	64,925.89	8.54
Water, Sewer & Garbage	5,061.88	4,478.51	9,579.43	55,766.12	46,186.69	17.18
Heating Fuel	0.00	3,294.87	3,573.63	29,661.70	26,088.07	12.05
Food & Freight	10,944.67	17,483.93	31,664.00	248,700.00	217,036.00	12.73
Kitchen Supplies	258.70	623.46	1,688.41	11,900.00	10,211.59	14.19
Janitorial Supplies	2,680.60	1,492.85	3,675.13	20,890.00	17,214.87	17.59
Laundry Supplies	2,134.28	235.36	2,262.44	8,200.00	5,937.56	27.59
Personal Care / Medical	0.00	0.00	0.00	3,500.00	3,500.00	0.00
Handi-Van Expenses	153.25	145.92	306.50	7,200.00	6,893.50	4.26
Recreation	29.98	139.36	29.98	1,200.00	1,170.02	2.50
Linen & Bedding	116.49	0.00	116.49	5,500.00	5,383.51	2.12
Safety & Security System	146.76	2,339.81	666.74	9,750.00	9,083.26	6.84
Cable TV	135.91	116.85	289.06	1,440.00	1,150.94	20.07
Insurance	823.73	674.41	1,647.46	10,000.00	8,352.54	16.47
Building Interior	7,893.78	205.98	11,858.38	32,000.00	20,141.62	37.06
Building Exterior	148.49	0.00	148.49	2,000.00	1,851.51	7.42
Plumbing/HVAC	1,704.48	705.44	2,168.95	34,500.00	32,331.05	6.29
Electrical Systems	144.95	1,711.76	174.91	5,000.00	4,825.09	3.50
Grounds	3,895.00	1,396.94	4,380.00	25,500.00	21,120.00	17.18
Equipment Purchase & Repairs	982.33	2,387.15	1,389.70	28,500.00	27,110.30	4.88
Elevator Maintenance	0.00	0.00	2,269.88	6,000.00	3,730.12	37.83
Equipment Capital	0.00	0.00	0.00	100,000.00	100,000.00	0.00
Salary & Wages	76,562.26	78,267.74	157,837.10	1,070,000.00	912,162.90	14.75
Benefits	11,545.18	15,917.94	24,751.59	179,000.00	154,248.41	13.83
Office Expenses	304.65	0.00	806.29	3,300.00	2,493.71	24.43
Telephone	338.43	251.15	676.27	4,104.00	3,427.73	16.48
Staff Travel	0.00	166.80	35.40	1,000.00	964.60	3.54
Dues & Memberships	0.00	0.00	25.00	0.00	-25.00	0.00
Amortization Expense	0.00	0.00	0.00	162,148.00	162,148.00	0.00
Other Expenses	0.00	2,516.70	0.00	1,150.00	1,150.00	0.00
<b>Total Expenses</b>	<b>126,005.80</b>	<b>139,693.99</b>	<b>268,083.94</b>	<b>2,138,898.42</b>	<b>1,870,814.48</b>	<b>12.53</b>
<b>Surplus (Deficit)</b>	<b>1,520.94</b>	<b>-10,110.24</b>	<b>-17,616.34</b>	<b>-780,310.42</b>	<b>-762,694.08</b>	<b>2.26</b>

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

February 2021

	Current Month (02/2021)	Same Month Last Year (02/2020)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	129,865.00	132,292.00	257,121.00	0.00	-257,121.00	0.00
Resident Services	880.00	980.00	1,772.00	0.00	-1,772.00	0.00
Resident Recoveries	18,015.00	20,019.07	38,502.78	0.00	-38,502.78	0.00
Grants	49,433.00	49,432.40	98,866.00	0.00	-98,866.00	0.00
Interest Earned	147.11	0.00	309.87	0.00	-309.87	0.00
Management Fees	1,023.00	1,178.00	2,077.00	0.00	-2,077.00	0.00
<b>Total Revenue</b>	<b>199,363.11</b>	<b>203,901.47</b>	<b>398,648.65</b>	<b>0.00</b>	<b>-398,648.65</b>	<b>0.00</b>
<b>Expenses</b>						
Electricity	102.05	23,183.15	26,944.26	0.00	-26,944.26	0.00
Water, Sewer & Garbage	19,197.21	18,474.56	38,045.69	0.00	-38,045.69	0.00
Heating Fuel	4,398.92	23,232.33	30,491.93	0.00	-30,491.93	0.00
Janitorial Supplies	289.98	0.00	534.96	0.00	-534.96	0.00
Safety & Security System	218.25	3,394.00	1,108.42	0.00	-1,108.42	0.00
Cable TV	0.00	0.00	73.98	0.00	-73.98	0.00
Insurance	3,672.19	2,115.27	7,344.38	0.00	-7,344.38	0.00
Building Interior	5,036.44	4,511.80	9,780.99	0.00	-9,780.99	0.00
Building Exterior	0.00	428.49	534.77	0.00	-534.77	0.00
Plumbing/HVAC	4,906.69	6,547.12	11,812.56	0.00	-11,812.56	0.00
Electrical Systems	79.47	2,917.72	403.54	0.00	-403.54	0.00
Grounds	4,685.00	5,000.08	6,092.95	0.00	-6,092.95	0.00
Equipment Purchase & Repairs	598.00	434.41	2,051.18	0.00	-2,051.18	0.00
Elevator Maintenance	0.00	0.00	15,427.36	0.00	-15,427.36	0.00
Salary & Wages	57,303.41	63,647.97	121,536.08	0.00	-121,536.08	0.00
Benefits	9,636.96	10,005.84	19,014.94	0.00	-19,014.94	0.00
Office Rent	2,825.00	2,825.00	5,650.00	0.00	-5,650.00	0.00
Telephone	870.82	820.31	1,612.30	0.00	-1,612.30	0.00
Staff Travel	134.31	311.12	154.55	0.00	-154.55	0.00
Professional Fees	0.00	75.00	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>113,954.70</b>	<b>167,924.17</b>	<b>298,614.84</b>	<b>0.00</b>	<b>-298,614.84</b>	<b>0.00</b>
<b>Surplus (Deficit)</b>	<b>85,408.41</b>	<b>35,977.30</b>	<b>100,033.81</b>	<b>0.00</b>	<b>-100,033.81</b>	<b>0.00</b>

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

February 2021

	Current Month (02/2021)	Same Month Last Year (02/2020)	YTD Actual	Total Budget	Remaining Budget	% Spent to Date
<b>Revenue</b>						
Rental Revenue	48,609.00	52,703.00	98,466.00	620,488.00	522,022.00	15.87
Resident Services	920.00	2,026.25	1,912.00	23,580.00	21,668.00	8.11
Resident Recoveries	550.00	3,310.79	1,295.00	4,438.78	3,143.78	29.17
Management Fees	1,110.00	0.00	2,220.00	12,600.00	10,380.00	17.62
Other Revenue	0.00	0.00	0.00	-15,986.00	-15,986.00	0.00
<b>Total Revenue</b>	<b>51,189.00</b>	<b>58,040.04</b>	<b>103,893.00</b>	<b>645,120.78</b>	<b>541,227.78</b>	<b>16.10</b>
<b>Expenses</b>						
Property Taxes / Grants in Lieu	0.00	0.00	0.00	66,475.00	66,475.00	0.00
Electricity	461.41	2,784.03	3,220.19	33,667.94	30,447.75	9.56
Water, Sewer & Garbage	4,284.24	2,420.80	9,018.40	45,390.16	36,371.76	19.87
Heating Fuel	0.00	4,316.44	4,390.74	30,530.69	26,139.95	14.38
Janitorial Supplies	0.00	0.00	0.00	8,500.00	8,500.00	0.00
Safety & Security System	113.83	1,989.00	227.66	3,750.00	3,522.34	6.07
Insurance	1,439.97	1,136.24	2,879.94	17,400.00	14,520.06	16.55
Building Interior	358.00	2,597.85	358.00	19,000.00	18,642.00	1.88
Building Exterior	0.00	129.68	0.00	1,000.00	1,000.00	0.00
Plumbing/HVAC	2,463.65	1,314.64	2,793.65	10,500.00	7,706.35	26.61
Electrical Systems	68.35	825.66	179.72	2,000.00	1,820.28	8.99
Grounds	700.00	918.24	700.00	51,050.00	50,350.00	1.37
Equipment Purchase & Repairs	0.00	0.00	0.00	4,400.00	4,400.00	0.00
Elevator Maintenance	0.00	0.00	3,184.59	10,000.00	6,815.41	31.85
Salary & Wages	4,341.54	3,469.98	6,964.63	48,980.00	42,015.37	14.22
Benefits	85.74	88.68	171.48	1,100.00	928.52	15.59
Office Expenses	0.00	0.00	0.00	1,490.00	1,490.00	0.00
Telephone	120.50	-3.07	134.23	1,975.00	1,840.77	6.80
Promotion & Advertising	0.00	0.00	0.00	2,960.00	2,960.00	0.00
Staff Travel	3.87	13.49	3.87	1,000.00	996.13	0.39
Professional Fees	0.00	0.00	0.00	5,300.00	5,300.00	0.00
Dues & Memberships	0.00	0.00	0.00	1,500.00	1,500.00	0.00
Bank and Service Charges	0.00	0.00	0.00	180.00	180.00	0.00
Financing Charges	1,563.84	3,175.36	3,312.88	112,553.26	109,240.38	2.94
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	1,110.00	0.00	2,220.00	32,600.00	30,380.00	6.81
<b>Total Expenses</b>	<b>17,114.94</b>	<b>25,177.02</b>	<b>39,759.98</b>	<b>832,385.05</b>	<b>792,625.07</b>	<b>4.78</b>
<b>Surplus (Deficit)</b>	<b>34,074.06</b>	<b>32,863.02</b>	<b>64,133.02</b>	<b>-187,264.27</b>	<b>-251,397.29</b>	<b>-34.25</b>