

**Corbitt Lodge
Balance Sheet
October 31, 2020**

ASSETS

Cash - Operating	6,083.43
TOTAL CASH	6,083.43
Accounts Receivable - Tenants	33.64
Accounts Receivable - HUD	(262.62)
Account Receivable - Service Coordinator	13,281.95
TOTAL CURRENT ASSETS	13,052.97
Cash - Security Deposits	4,347.98
TOTAL DEPOSITS HELD IN TRUST	4,347.98
Prepaid Property Insurance	0.00
TOTAL PREPAID EXPENSES	0.00
Escrow - Insurance	0.00
Escrow - Replacement Reserve	55,507.01
Cash - Service Coordinator	(15.75)
TOTAL DEPOSITS & RESERVES	55,491.26
Land	63,000.00
Buildings	552,010.11
Building Equipment - Portable	3,490.29
Furniture - Project/Tenant Use	1,376.72
Furnishings	32,287.37
Misc. Fixed Assets	116,025.14
Current Year Additions	10,798.22
SUBTOTAL FIXED ASSETS	778,987.85
Accum. Depr. - Buildings	(555,946.00)
TOTAL ACCUMULATED DEPRECIATION	(555,946.00)
TOTAL FIXED ASSETS	223,041.85
Deposits - Utilities	155.00
Accumulated Amortization	0.00

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TOTAL OTHER ASSETS	155.00
TOTAL ASSETS	302,172.49
<u>LIABILITIES</u>	
Accounts Payable - Prior	0.00
Accounts Payable - Trade	8,164.56
Accounts Payable - VOANHC	0.00
Accounts Payable - Other	0.00
Accounts Payable - Affiliate	0.00
Accounts Payable - VOANS	0.00
Accounts Payable - Accruals	0.00
Accrued Payroll	0.00
Accrued Admin Fee	0.00
Accrued Interest	2,246.06
Mortgage Payable - Current	0.00
Management Fee Payable - Affiliate	540.87
Security Deposit Liability	2,828.00
Security Deposit Interest	21.66
Security Deposits - Pet Deposits	0.00
Security Deposit Refunds	0.00
Service Coordinator - Unexpended	0.00
Prepaid Rent	0.00
TOTAL CURRENT LIABILITIES	13,801.15
Mortgage Payable	291,953.83
Mortgage - Net of Current	16,077.18
Current Portion Mortgage	(5,211.56)
TOTAL LONG-TERM LIABILITIES	302,819.45
TOTAL LIABILITIES	316,620.60
Equity	(15,697.01)
Current Year Profit (Loss)	1,248.90
TOTAL EQUITY	(14,448.11)
TOTAL LIABILITIES & EQUITY	302,172.49

INCOME STATEMENT
Corbitt Lodge
October 31, 2020

	MTD Actual	MTD Budget	MTD Variance	MTD Var%	YTD Actual	YTD Budget	YTD Variance	YTD Var%	Annual Budget
INCOME									
5120 001 Base Rent - Gross Potential	3,462.00	3,648.00	(186.00)	-5.10%	13,910.00	14,592.00	(682.00)	-4.67%	43,776.00
5120 002 Premiums - Gross Potential	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5120 003 Gain (Loss) to Rent	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL RENT REVENUE - TENANTS	3,462.00	3,648.00	(186.00)	-5.10%	13,910.00	14,592.00	(682.00)	-4.67%	43,776
5121 000 Tenant Assistance / Section 8	14,118.00	13,932.00	186.00	1.34%	56,410.00	55,728.00	682.00	1.22%	167,184
5121 001 Utility Allowance	(50.00)	0.00	(50.00)	0.00%	(150.00)	0.00	(150.00)	0.00%	0
5140 000 Stores & Commercial	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5170 000 Garage & Parking	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5180 000 Flexible Subsidy Revenue	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5190 000 Miscellaneous Rental Revenue	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5191 000 Excess Rent	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5193 000 Special Claims Revenue	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL RENT REVENUE - NON TENANTS	14,068.00	13,932.00	136.00	0.98%	56,260.00	55,728.00	532.00	0.95%	167,184
TOTAL RENT POTENTIAL	17,530.00	17,580.00	(50.00)	-0.28%	70,170.00	70,320.00	(150.00)	-0.21%	210,960
5220 000 Vacancy Loss - Apartment	0.00	(352.00)	352.00	100.00%	(3.00)	(1,408.00)	1,405.00	99.79%	(4,224)
5240 000 Vacancy - Commercial	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5250 000 Rent Concessions	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5270 000 Vacancy - Parking	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5290 000 Vacancy - Other	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL RENTAL ADJUSTMENT	0.00	(352.00)	352.00	100.00%	(3.00)	(1,408.00)	1,405.00	99.79%	(4,224)
TOTAL RENT COLLECTIONS	17,530.00	17,228.00	302.00	1.75%	70,167.00	68,912.00	1,255.00	1.82%	206,736
5300 000 Nursing Home / Asst Living / Other	0.00	2,792.00	(2,792.00)	-100.00%	0.00	11,168.00	(11,168.00)	-100.00%	33,504
5320 000 Members Group Life	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL ELDERLY/CONGREGATE	0.00	2,792.00	(2,792.00)	-100.00%	0.00	11,168.00	(11,168.00)	-100.00%	33,504
5410 000 Interest - Operations	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5420 000 Interest - Reduction Payments	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5430 000 Interest - Residual Receipts	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5440 000 Interest - Replacement Reserve	2.10	2.00	0.10	5.00%	7.88	8.00	(0.12)	-1.50%	24
5490 000 Interest - Miscellaneous	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL FINANCIAL REVENUE	2.10	2.00	0.10	5.00%	7.88	8.00	(0.12)	-1.50%	24
5910 000 Laundry/Vending Income	0.00	21.00	(21.00)	-100.00%	0.00	84.00	(84.00)	-100.00%	252
5920 001 NSF & Late Charges	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5920 002 Damages & Cleaning	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5920 003 Forfeited Security Deposits	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5990 002 Furniture Rental	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5990 003 Other - No Mgt Fee Earned	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5990 004 Utilities - Furnished Apt	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
5990 005 Miscellaneous Income	1,511.00	0.00	1,511.00	0.00%	1,511.00	0.00	1,511.00	0.00%	0
TOTAL OTHER REVENUE	1,511.00	21.00	1,490.00	7095.24%	1,511.00	84.00	1,427.00	1698.81%	252
TOTAL REVENUE	19,043.10	20,043.00	(999.90)	-4.99%	71,685.88	80,172.00	(8,486.12)	-10.58%	240,516
EXPENSES									
6203 001 Conventions & Meetings	0.00	25.00	25.00	100.00%	0.00	100.00	100.00	100.00%	300
6203 002 Training & Education	0.00	34.00	34.00	100.00%	0.00	136.00	136.00	100.00%	408
6203 003 Travel	0.00	42.00	42.00	100.00%	0.00	168.00	168.00	100.00%	504
CONVENTIONS & MEETINGS	0.00	101.00	101.00	100.00%	0.00	404.00	404.00	100.00%	1,212
6204 000 Management Consultants	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
MANAGEMENT CONSULTANTS	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0

INCOME STATEMENT
Corbitt Lodge
October 31, 2020

	MTD Actual	MTD Budget	MTD Variance	MTD Var%	YTD Actual	YTD Budget	YTD Variance	YTD Var%	Annual Budget
6210 001 Resident Relations	0.00	31.00	31.00	100.00%	0.00	124.00	124.00	100.00%	372
6210 002 Program Services	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6210 003 Newspaper Advertising	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6210 004 Magazine/Apt Guide Advertising	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6210 005 Yellow Pages	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6210 006 Temporary Signs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6210 007 Printed Materials	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6210 008 Locator/Broker Fees	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6210 009 Referral Fees	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6210 010 Model Furnishings	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6210 011 Other Media	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
ADVERTISING & MARKETING	0.00	31.00	31.00	100.00%	0.00	124.00	124.00	100.00%	372
6250 001 Other Renting Expenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6250 002 Applicant Background Checks	0.00	25.00	25.00	100.00%	0.00	100.00	100.00	100.00%	300
OTHER RENTING EXPENSES	0.00	25.00	25.00	100.00%	0.00	100.00	100.00	100.00%	300
6310 000 Office Salaries	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6311 001 Office Supplies	23.98	44.00	20.02	45.50%	48.06	176.00	127.94	72.69%	528
6311 002 Office Equipment & Furnishings	0.00	63.00	63.00	100.00%	0.00	252.00	252.00	100.00%	756
6311 003 Copier Equipment & Expense	11.83	140.00	128.17	91.55%	371.87	560.00	188.13	33.59%	1,680
6311 004 Computer Equipment & Expense	433.22	208.00	(225.22)	-108.28%	1,255.79	832.00	(423.79)	-50.94%	2,496
6311 005 Payroll Fee	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6311 006 Telephone & Answering Service	176.61	225.00	48.39	21.51%	779.81	900.00	120.19	13.35%	2,700
6311 007 Forms & Supplies	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6311 008 Postage	10.83	5.00	(5.83)	-116.60%	21.55	20.00	(1.55)	-7.75%	60
6311 009 Bank Charges	15.00	15.00	0.00	0.00%	210.60	60.00	(150.60)	-251.00%	180
6311 010 Mileage	0.00	35.00	35.00	100.00%	70.27	140.00	69.73	49.81%	420
OFFICE EXPENSE	671.47	735.00	63.53	8.64%	2,757.95	2,940.00	182.05	6.19%	8,820
6312 000 Office or Model Apartment Rent	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
OFFICE OR MODEL APARTMENT RENT	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6320 000 Management Fee	771.21	956.00	184.79	19.33%	3,226.79	3,824.00	597.21	15.62%	11,472
MANAGEMENT FEE	771.21	956.00	184.79	19.33%	3,226.79	3,824.00	597.21	15.62%	11,472
6320 002 Better Building Challenge Fee	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6320 003 Other Add on Fees	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
ASSET MANAGEMENT FEE	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6330 000 Community Administrator Salary	1,605.30	1,846.00	240.70	13.04%	6,671.18	7,384.00	712.82	9.65%	22,152
COMMUNITY ADMINISTRATOR SALARY	1,605.30	1,846.00	240.70	13.04%	6,671.18	7,384.00	712.82	9.65%	22,152
6331 000 CA or Admin Unit Rent	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
CA OR ADMIN UNIT RENT	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6340 000 Legal Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
LEGAL EXPENSES	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6350 000 Audit Expense	0.00	428.00	428.00	100.00%	5,168.95	1,712.00	(3,456.95)	-201.92%	5,136
AUDITING EXPENSES	0.00	428.00	428.00	100.00%	5,168.95	1,712.00	(3,456.95)	-201.92%	5,136
6351 001 Accounting Fees	175.00	175.00	0.00	0.00%	700.00	700.00	0.00	0.00%	2,100
6351 002 Computer Fees	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6351 003 Other HUD Approved Fees	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
BOOKKEEPING/ACCOUNTING	175.00	175.00	0.00	0.00%	700.00	700.00	0.00	0.00%	2,100
6370 001 Bad Debt Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6370 002 Bad Debt Recoveries	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
BAD DEBT EXPENSE	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0

INCOME STATEMENT
Corbitt Lodge
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	MTD Actual	MTD Budget	MTD Variance	MTD Var%	YTD Actual	YTD Budget	YTD Variance	YTD Var%	Annual Budget
6390 004 All Other Admin Expenses	11.50	12.00	0.50	4.17%	23.00	48.00	25.00	52.08%	144
ADMINISTRATIVE EXPENSE	11.50	12.00	0.50	4.17%	23.00	48.00	25.00	52.08%	144
TOTAL ADMINISTRATIVE	3,234.48	4,309.00	1,074.52	24.94%	18,547.87	17,236.00	(1,311.87)	-7.61%	51,708
6420 000 Fuel Oil/Coal	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6450 001 Electric - Vacants	0.00	4.00	4.00	100.00%	0.00	16.00	16.00	100.00%	48
6450 002 Electric - Common	237.26	208.00	(29.26)	-14.07%	1,475.47	832.00	(643.47)	-77.34%	2,496
6450 003 Electric - Furnished	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6450 004 Electric - Laundry	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
ELECTRICITY	237.26	212.00	(25.26)	-11.92%	1,475.47	848.00	(627.47)	-73.99%	2,544
6451 000 Water Service	236.54	542.00	305.46	56.36%	1,321.23	2,168.00	846.77	39.06%	6,504
WATER SERVICE	236.54	542.00	305.46	56.36%	1,321.23	2,168.00	846.77	39.06%	6,504
6452 001 Gas - Vacants	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6452 002 Gas - Common	29.76	48.00	18.24	38.00%	109.89	192.00	82.11	42.77%	576
6452 003 Gas - Laundry	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
GAS	29.76	48.00	18.24	38.00%	109.89	192.00	82.11	42.77%	576
6453 000 Sewer	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
SEWER	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6454 000 Cable TV Expense	156.90	150.00	(6.90)	-4.60%	627.58	600.00	(27.58)	-4.60%	1,800
CABLE TV EXPENSE	156.90	150.00	(6.90)	-4.60%	627.58	600.00	(27.58)	-4.60%	1,800
TOTAL UTILITIES	660.46	952.00	291.54	30.62%	3,534.17	3,808.00	273.83	7.19%	11,424
6510 001 Janitor & Cleaning Payroll	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6510 002 Grounds Payroll	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6510 003 Repair, Maint & Decorating Payroll	1,260.75	1,070.00	(190.75)	-17.83%	3,919.76	4,280.00	360.24	8.42%	12,840
PAYROLL	1,260.75	1,070.00	(190.75)	-17.83%	3,919.76	4,280.00	360.24	8.42%	12,840
6515 001 Electrical Supplies	0.00	133.00	133.00	100.00%	0.00	532.00	532.00	100.00%	1,596
6515 002 Plumbing Supplies	0.00	42.00	42.00	100.00%	0.00	168.00	168.00	100.00%	504
6515 003 Paint & Decorating Supplies	0.00	83.00	83.00	100.00%	0.00	332.00	332.00	100.00%	996
6515 004 Carpentry Supplies	0.00	292.00	292.00	100.00%	0.00	1,168.00	1,168.00	100.00%	3,504
6515 005 Grounds Supplies	0.00	25.00	25.00	100.00%	0.00	100.00	100.00	100.00%	300
6515 006 Janitor & Cleaning Supplies	208.58	58.00	(150.58)	-259.62%	242.26	232.00	(10.26)	-4.42%	696
6515 007 Exterminating Supplies	0.00	8.00	8.00	100.00%	0.00	32.00	32.00	100.00%	96
6515 008 Appliance Supplies	0.00	83.00	83.00	100.00%	0.00	332.00	332.00	100.00%	996
6515 009 Pool Supplies	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6515 010 Uniforms	0.00	17.00	17.00	100.00%	0.00	68.00	68.00	100.00%	204
SUPPLIES	208.58	741.00	532.42	71.85%	242.26	2,964.00	2,721.74	91.83%	8,892
6520 001 Electrical Contract	0.00	21.00	21.00	100.00%	0.00	84.00	84.00	100.00%	252
6520 002 Plumbing Contract	0.00	108.00	108.00	100.00%	450.00	432.00	(18.00)	-4.17%	1,296
6520 003 Decorating/Unit Contract	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6520 004 Decorating/Common Contract	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6520 005 Repairs Contract	0.00	42.00	42.00	100.00%	0.00	168.00	168.00	100.00%	504
6520 006 Grounds Contract	0.00	500.00	500.00	100.00%	1,425.00	2,000.00	575.00	28.75%	6,000
6520 007 Carpet Cleaning Contract	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6520 008 Cleaning Contract	70.00	58.00	(12.00)	-20.69%	140.00	232.00	92.00	39.66%	696
6520 009 Exterminating Contract	0.00	267.00	267.00	100.00%	416.00	1,068.00	652.00	61.05%	3,204
6520 010 Elevator/Escalator Contract	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6520 011 Parking Lot Repair Contract	0.00	167.00	167.00	100.00%	0.00	668.00	668.00	100.00%	2,004
6520 012 Pool Contract	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6520 013 Casualty Loss	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
CONTRACTS	70.00	1,163.00	1,093.00	93.98%	2,431.00	4,652.00	2,221.00	47.74%	13,956

INCOME STATEMENT
Corbitt Lodge
October 31, 2020

	MTD Actual	MTD Budget	MTD Variance	MTD Var%	YTD Actual	YTD Budget	YTD Variance	YTD Var%	Annual Budget
6521 000 Maintenance Rent Free Unit	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
MAINTENANCE RENT FREE UNIT	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6525 000 Garbage and Trash Removal	111.94	117.00	5.06	4.32%	447.76	468.00	20.24	4.32%	1,404
GARBAGE & TRASH REMOVAL	111.94	117.00	5.06	4.32%	447.76	468.00	20.24	4.32%	1,404
6530 001 Security Payroll/Contract/Supp	75.00	83.00	8.00	9.64%	150.00	332.00	182.00	54.82%	996
6530 002 Fire Protect Cont/Supp/Equip	0.00	17.00	17.00	100.00%	0.00	68.00	68.00	100.00%	204
SECURITY PAYROLL/CONTRACTS	75.00	100.00	25.00	25.00%	150.00	400.00	250.00	62.50%	1,200
6531 000 Security Rent Free Unit	1,465.00	1,465.00	0.00	0.00%	5,860.00	5,860.00	0.00	0.00%	17,580
SECURITY RENT FREE UNIT	1,465.00	1,465.00	0.00	0.00%	5,860.00	5,860.00	0.00	0.00%	17,580
6548 001 Snow Removal Contract	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6548 002 Snow Removal Payroll	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6548 003 Snow Removal Supplies	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
SNOW REMOVAL	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6560 000 COVID-19 Expenses	1,528.50	0.00	(1,528.50)	0.00%	23.57	0.00	(23.57)	0.00%	0
6561 000 Personnel Expenses - COVID-19	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
COVID-19 EXPENSES	1,528.50	0.00	(1,528.50)	0.00%	23.57	0.00	(23.57)	0.00%	0
6570 000 Vehicle & Maint Equip OP & Rep	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
VEHICLE OPERATIONS & MAINTENANCE	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6590 000 Other Repairs & Maintenance	431.92	167.00	(264.92)	-158.63%	2,272.20	668.00	(1,604.20)	-240.15%	2,004
OTHER REPAIRS & MAINTENANCE	431.92	167.00	(264.92)	-158.63%	2,272.20	668.00	(1,604.20)	-240.15%	2,004
6546 001 HVAC Supplies	0.00	42.00	42.00	100.00%	0.00	168.00	168.00	100.00%	504
6546 002 HVAC Contract Repairs	0.00	83.00	83.00	100.00%	0.00	332.00	332.00	100.00%	996
HVAC EXPENSE	0.00	125.00	125.00	100.00%	0.00	500.00	500.00	100.00%	1,500
TOTAL OPERATING & MAINTENANCE	5,151.69	4,948.00	(203.69)	-4.12%	15,346.55	19,792.00	4,445.45	22.46%	59,376
6710 000 Real Estate Taxes	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6711 000 Payroll Taxes	356.98	223.00	(133.98)	-60.08%	1,434.17	892.00	(542.17)	-60.78%	2,676
6720 000 Property & Liability Insurance	430.75	554.00	123.25	22.25%	1,723.00	2,216.00	493.00	22.25%	6,648
6721 000 Fidelity Bond Insurance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6722 000 Workers Compensation	156.15	95.00	(61.15)	-64.37%	777.16	380.00	(397.16)	-104.52%	1,140
6790 000 Misc. Taxes, Licenses & Permits	0.00	5.00	5.00	100.00%	0.00	20.00	20.00	100.00%	60
TAXES & PROPERTY INSURANCE	943.88	877.00	(66.88)	-7.63%	3,934.33	3,508.00	(426.33)	-12.15%	10,524
6723 001 Health Insurance	262.16	41.00	(221.16)	-539.41%	586.07	164.00	(422.07)	-257.36%	492
6723 002 Retirement Program	63.05	146.00	82.95	56.82%	234.37	584.00	349.63	59.87%	1,752
EMPLOYEE BENEFITS	325.21	187.00	(138.21)	-73.91%	820.44	748.00	(72.44)	-9.68%	2,244
6900 001 Specialized Services	(879.95)	2,792.00	3,671.95	131.52%	6,612.80	11,168.00	4,555.20	40.79%	33,504
6900 002 Senior Net Learning Center	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL SERVICES	(879.95)	2,792.00	3,671.95	131.52%	6,612.80	11,168.00	4,555.20	40.79%	33,504
TOTAL OPERATING EXPENSES	9,435.77	14,065.00	4,629.23	32.91%	48,796.16	56,260.00	7,463.84	13.27%	168,780
NET OPERATING INCOME (LOSS)	9,607.33	5,978.00	3,629.33	60.71%	22,889.72	23,912.00	(1,022.28)	-4.28%	71,736
6820 000 Interest on Mortgage	2,215.97	2,192.00	(23.97)	-1.09%	8,920.82	8,768.00	(152.82)	-1.74%	26,304
6830 000 Interest Long Term Note	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6890 000 Miscellaneous Financial Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6895 000 Partnership/Entity Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL FINANCIAL CHARGES	2,215.97	2,192.00	(23.97)	-1.09%	8,920.82	8,768.00	(152.82)	-1.74%	26,304

INCOME STATEMENT
Corbitt Lodge
October 31, 2020

	MTD Actual	MTD Budget	MTD Variance	MTD Var%	YTD Actual	YTD Budget	YTD Variance	YTD Var%	Annual Budget
6600 000 Depreciation	3,180.00	3,167.00	(13.00)	-0.41%	12,720.00	12,668.00	(52.00)	-0.41%	38,004
6610 000 Amortization Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL DEPRECIATION / AMORT	3,180.00	3,167.00	(13.00)	-0.41%	12,720.00	12,668.00	(52.00)	-0.41%	38,004
TOTAL EXPENSES	14,831.74	19,424.00	4,592.26	23.64%	70,436.98	77,696.00	7,259.02	9.34%	233,088.00
NET INCOME (LOSS)	4,211.36	619.00	3,592.36	580.35%	1,248.90	2,476.00	(1,227.10)	-49.56%	7,428
ADJUSTMENTS									
OUT-FLOWS: (DEDUCTIONS FROM NET INCOME)									
8575 000 Mortgage Principal	1,317.12	1,341.00	23.88	1.78%	5,211.56	5,364.00	152.44	2.84%	16,092
8595 000 Replacement Reserve Funding	2,000.00	2,000.00	0.00	0.00%	8,000.00	8,000.00	0.00	0.00%	24,000
8597 000 Residual Receipts Funding	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8599 000 Reserve Loan Funding	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8601 000 Other Reserve Funding	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
FIXED ASSETS/CAPITAL IMPROVEMENTS									
8005 000 Site Improvements	0.00	417.00	417.00	100.00%	10,641.00	1,668.00	(8,973.00)	-537.95%	5,004
8010 000 Building Improvements	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8015 000 Computer Equipment	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8020 000 Office Equipment	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8025 000 Furnishings	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8030 000 Appliances	104.67	300.00	195.33	65.11%	157.22	1,200.00	1,042.78	86.90%	3,600
8035 000 Carpet/Floor - Units	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8040 000 Carpet/Floor - Common	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8045 000 Window Coverings	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8050 000 Building Equipment - Fixed	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8055 000 Building Equipment - Portable	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8060 000 HVAC	0.00	583.00	583.00	100.00%	0.00	2,332.00	2,332.00	100.00%	6,996
TOTAL CAPITAL EXPENSES	104.67	1,300.00	1,195.33	91.95%	10,798.22	5,200.00	(5,598.22)	-107.66%	15,600
SUBTOTAL OUT-FLOWS (-)	3,421.79	4,641.00	1,219.21	26.27%	24,009.78	18,564.00	(5,445.78)	-29.34%	55,692
IN-FLOWS: (ADDITIONS TO NET INCOME)									
8596 000 Replacement Reserve Releases	0.00	1,300.00	(1,300.00)	-100.00%	0.00	5,200.00	(5,200.00)	-100.00%	15,600
8598 000 Residual Receipts Releases	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8602 000 Reserve Loan Releases	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8603 000 Other Reserve Releases	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6830 000 Interest Long Term Note	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6600 000 Depreciation	3,180.00	3,167.00	(13.00)	-0.41%	12,720.00	12,668.00	(52.00)	-0.41%	38,004
6610 000 Amortization Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
SUBTOTAL IN-FLOWS (+)	3,180.00	4,467.00	(1,287.00)	-28.81%	12,720.00	17,868.00	(5,148.00)	-28.81%	53,604
NET CASH POSITION	3,969.57	445.00	3,524.57	792.04%	(10,040.88)	1,780.00	(11,820.88)	-664.09%	5,340

Corbitt Lodge
STATEMENT OF CASH FLOWS
October 31, 2020

CASH BALANCE - BEGINNING OF YEAR	11,158.61
NET INCOME FROM OPERATIONS	1,248.90
(INCREASE) DECREASE IN:	
Petty Cash	0.00
Accounts Receivable - Tenants	(33.64)
Accounts Receivable - HUD	262.62
Account Receivable - Service Coordinator	0.00
Cash - Security Deposits	(1.47)
Prepaid Property Insurance	0.00
Escrow - Insurance	14,579.49
Escrow - Replacement Reserve	(8,007.88)
Cash - Service Coordinator	113.93
Deposits - Utilities	0.00
Site Improvements	(10,641.00)
Building Improvements	0.00
Appliances	(157.22)
Window Coverings	0.00
Building Equipment - Fixed	0.00
HVAC	0.00
Accum. Depr. - Buildings	12,720.00
INCREASE (DECREASE) IN:	
Accounts Payable - Trade	(2,544.49)
Accrued Payroll	(6,527.92)
Accrued Admin Fee	0.00
Miscellaneous Current Liabilities	0.00
Management Fee Payable - Affiliate	(840.91)
Security Deposit Interest	1.47
Security Deposit Refunds	0.00
Prepaid Rent	(35.50)
Mortgage Payable	0.00
Mortgage Principal	(5,211.56)
CASH BALANCE - CURRENT	<u>6,083.43</u>
CASH FLOW - YEAR TO DATE	<u><u>(5,075.18)</u></u>