

Greenwood Lodge
Balance Sheet
October 31, 2020

ASSETS

Cash - Operating	<u>22,518.12</u>
TOTAL CASH	22,518.12
Accounts Receivable - Tenants	409.04
Accounts Receivable - HUD	2.01
Account Receivable - Service Coordinator	<u>0.00</u>
TOTAL CURRENT ASSETS	411.05
Cash - Security Deposits	<u>3,539.42</u>
TOTAL DEPOSITS HELD IN TRUST	3,539.42
Prepaid Property Insurance	<u>0.00</u>
TOTAL PREPAID EXPENSES	0.00
Escrow - Insurance	0.00
Escrow - Replacement Reserve	109,582.68
Cash - Service Coordinator	<u>0.00</u>
TOTAL DEPOSITS & RESERVES	109,582.68
Land	68,000.00
Buildings	498,877.85
Building Equipment - Portable	10,767.00
Furniture - Project/Tenant Use	8,568.81
Furnishings	33,730.00
Misc. Fixed Assets	102,220.47
Current Year Additions	<u>1,855.60</u>
SUBTOTAL FIXED ASSETS	724,019.73
Accum. Depr. - Buildings	<u>(523,271.00)</u>
TOTAL ACCUMULATED DEPRECIATION	(523,271.00)
TOTAL FIXED ASSETS	200,748.73
Deposits - Utilities	20.00
Accumulated Amortization	0.00

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TOTAL OTHER ASSETS	20.00
TOTAL ASSETS	336,820.00
<u>LIABILITIES</u>	
Accounts Payable - Prior	0.00
Accounts Payable - Trade	5,846.41
Accounts Payable - VOANHC	0.00
Accounts Payable - Insurance	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	2,251.62
Mortgage Payable - Current	0.00
Management Fee Payable - Affiliate	0.00
Security Deposit Liability	2,525.00
Security Deposit Interest	12.43
Security Deposits - Pet Deposits	0.00
Security Deposit Refunds	0.00
Service Coordinator - Unexpended	0.00
Prepaid Rent	325.70
TOTAL CURRENT LIABILITIES	10,961.16
Mortgage Payable	292,643.45
Mortgage - Net of Current	16,150.48
Current Portion Mortgage	(5,227.70)
TOTAL LONG-TERM LIABILITIES	303,566.23
TOTAL LIABILITIES	314,527.39
Equity	13,121.89
Capital Contributions	0.00
Current Year Profit (Loss)	9,170.72
TOTAL EQUITY	22,292.61
TOTAL LIABILITIES & EQUITY	336,820.00
	0.00

INCOME STATEMENT
Greenwood 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	3,562.00	3,462.00	100.00	2.89%	14,116.00	13,848.00	268.00	1.94%	41,544.00
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	3,562.00	3,462.00	100.00	2.89%	14,116.00	13,848.00	268.00	1.94%	41,544
5121 000 Tenant Assistance / Section 8	13,958.00	14,058.00	(100.00)	-0.71%	55,964.00	56,232.00	(268.00)	-0.48%	168,696
5121 001 Utility Allowance	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	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	13,958.00	14,058.00	(100.00)	-0.71%	55,964.00	56,232.00	(268.00)	-0.48%	168,696
TOTAL RENT POTENTIAL	17,520.00	17,520.00	0.00	0.00%	70,080.00	70,080.00	0.00	0.00%	210,240
5220 000 Vacancy Loss - Apartment	0.00	(350.00)	350.00	100.00%	0.00	(1,400.00)	1,400.00	100.00%	(4,200)
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	(350.00)	350.00	100.00%	0.00	(1,400.00)	1,400.00	100.00%	(4,200)
TOTAL RENT COLLECTIONS	17,520.00	17,170.00	350.00	2.04%	70,080.00	68,680.00	1,400.00	2.04%	206,040
5300 000 Nursing Home / Asst Living / Other	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
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	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
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	4.17	11.00	(6.83)	-62.09%	16.21	44.00	(27.79)	-63.16%	132
5490 000 Interest - Miscellaneous	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL FINANCIAL REVENUE	4.17	11.00	(6.83)	-62.09%	16.21	44.00	(27.79)	-63.16%	132
5910 000 Laundry/Vending Income	77.80	83.00	(5.20)	-6.27%	301.21	332.00	(30.79)	-9.27%	996
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	13.00	(13.00)	-100.00%	0.10	52.00	(51.90)	-99.81%	156
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	594.00	0.00	594.00	0.00%	594.00	0.00	594.00	0.00%	0
TOTAL OTHER REVENUE	671.80	96.00	575.80	599.79%	895.31	384.00	511.31	133.15%	1,152
TOTAL REVENUE	18,195.97	17,277.00	918.97	5.32%	70,991.52	69,108.00	1,883.52	2.73%	207,324
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	63.00	63.00	100.00%	0.00	252.00	252.00	100.00%	756
CONVENTIONS & MEETINGS	0.00	122.00	122.00	100.00%	0.00	488.00	488.00	100.00%	1,464
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
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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	54.00	54.00	100.00%	0.00	216.00	216.00	100.00%	648
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	54.00	54.00	100.00%	0.00	216.00	216.00	100.00%	648
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	232.05	6.00	(226.05)	-3767.50%	580.69	24.00	(556.69)	-2319.54%	72
OTHER RENTING EXPENSES	232.05	6.00	(226.05)	-3767.50%	580.69	24.00	(556.69)	-2319.54%	72
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	0.00	21.00	21.00	100.00%	0.00	84.00	84.00	100.00%	252
6311 002 Office Equipment & Furnishings	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6311 003 Copier Equipment & Expense	7.55	117.00	109.45	93.55%	343.38	468.00	124.62	26.63%	1,404
6311 004 Computer Equipment & Expense	(434.80)	137.00	571.80	417.37%	253.46	548.00	294.54	53.75%	1,644
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	124.76	108.00	(16.76)	-15.52%	432.22	432.00	(0.22)	-0.05%	1,296
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	6.00	(4.83)	-80.50%	21.55	24.00	2.45	10.21%	72
6311 009 Bank Charges	15.00	15.00	0.00	0.00%	387.50	60.00	(327.50)	-545.83%	180
6311 010 Mileage	111.56	38.00	(73.56)	-193.58%	113.44	152.00	38.56	25.37%	456
OFFICE EXPENSE	(165.10)	442.00	607.10	137.35%	1,551.55	1,768.00	216.45	12.24%	5,304
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	768.66	801.00	32.34	4.04%	3,112.17	3,204.00	91.83	2.87%	9,612
MANAGEMENT FEE	768.66	801.00	32.34	4.04%	3,112.17	3,204.00	91.83	2.87%	9,612
6320 002 Better Building Challenge Fee	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6320 004 Partnership Management 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	2,329.37	1,846.00	(483.37)	-26.18%	8,372.75	7,384.00	(988.75)	-13.39%	22,152
COMMUNITY ADMINISTRATOR SALARY	2,329.37	1,846.00	(483.37)	-26.18%	8,372.75	7,384.00	(988.75)	-13.39%	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%	5,142.95	1,712.00	(3,430.95)	-200.41%	5,136
AUDITING EXPENSES	0.00	428.00	428.00	100.00%	5,142.95	1,712.00	(3,430.95)	-200.41%	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

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October 31, 2020

	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	0.00	(11.50)	0.00%	23.00	0.00	(23.00)	0.00%	0
ADMINISTRATIVE EXPENSE	11.50	0.00	(11.50)	0.00%	23.00	0.00	(23.00)	0.00%	0
TOTAL ADMINISTRATIVE	3,351.48	3,874.00	522.52	13.49%	19,483.11	15,496.00	(3,987.11)	-25.73%	46,488
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	6.00	6.00	100.00%	0.00	24.00	24.00	100.00%	72
6450 002 Electric - Common	202.87	290.00	87.13	30.04%	1,401.00	1,160.00	(241.00)	-20.78%	3,480
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	202.87	296.00	93.13	31.46%	1,401.00	1,184.00	(217.00)	-18.33%	3,552
6451 000 Water Service	1,563.94	525.00	(1,038.94)	-197.89%	2,508.82	2,100.00	(408.82)	-19.47%	6,300
WATER SERVICE	1,563.94	525.00	(1,038.94)	-197.89%	2,508.82	2,100.00	(408.82)	-19.47%	6,300
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	21.68	42.00	20.32	48.38%	120.63	168.00	47.37	28.20%	504
6452 003 Gas - Laundry	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
GAS	21.68	42.00	20.32	48.38%	120.63	168.00	47.37	28.20%	504
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	323.79	156.00	(167.79)	-107.56%	804.47	624.00	(180.47)	-28.92%	1,872
CABLE TV EXPENSE	323.79	156.00	(167.79)	-107.56%	804.47	624.00	(180.47)	-28.92%	1,872
TOTAL UTILITIES	2,112.28	1,019.00	(1,093.28)	-107.29%	4,834.92	4,076.00	(758.92)	-18.62%	12,228
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	563.16	1,070.00	506.84	47.37%	2,350.27	4,280.00	1,929.73	45.09%	12,840
PAYROLL	563.16	1,070.00	506.84	47.37%	2,350.27	4,280.00	1,929.73	45.09%	12,840
6515 001 Electrical Supplies	0.00	90.00	90.00	100.00%	24.42	360.00	335.58	93.22%	1,080
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	417.00	417.00	100.00%	0.00	1,668.00	1,668.00	100.00%	5,004
6515 004 Carpentry Supplies	0.00	61.00	61.00	100.00%	0.00	244.00	244.00	100.00%	732
6515 005 Grounds Supplies	0.00	155.00	155.00	100.00%	0.00	620.00	620.00	100.00%	1,860
6515 006 Janitor & Cleaning Supplies	10.46	42.00	31.54	75.10%	254.54	168.00	(86.54)	-51.51%	504
6515 007 Exterminating Supplies	0.00	13.00	13.00	100.00%	0.00	52.00	52.00	100.00%	156
6515 008 Appliance Supplies	0.00	83.00	83.00	100.00%	136.93	332.00	195.07	58.76%	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	10.46	920.00	909.54	98.86%	415.89	3,680.00	3,264.11	88.70%	11,040
6520 001 Electrical Contract	0.00	100.00	100.00	100.00%	920.00	400.00	(520.00)	-130.00%	1,200
6520 002 Plumbing Contract	0.00	292.00	292.00	100.00%	270.00	1,168.00	898.00	76.88%	3,504
6520 003 Decorating/Unit Contract	0.00	83.00	83.00	100.00%	0.00	332.00	332.00	100.00%	996
6520 004 Decorating/Common Contract	0.00	83.00	83.00	100.00%	0.00	332.00	332.00	100.00%	996
6520 005 Repairs Contract	0.00	208.00	208.00	100.00%	0.00	832.00	832.00	100.00%	2,496
6520 006 Grounds Contract	450.00	608.00	158.00	25.99%	2,085.00	2,432.00	347.00	14.27%	7,296
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	0.00	100.00	100.00	100.00%	135.00	400.00	265.00	66.25%	1,200
6520 009 Exterminating Contract	75.00	417.00	342.00	82.01%	300.00	1,668.00	1,368.00	82.01%	5,004
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	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
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	525.00	1,891.00	1,366.00	72.24%	3,710.00	7,564.00	3,854.00	50.95%	22,692

INCOME STATEMENT
Greenwood 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	116.09	121.00	4.91	4.06%	464.36	484.00	19.64	4.06%	1,452
GARBAGE & TRASH REMOVAL	116.09	121.00	4.91	4.06%	464.36	484.00	19.64	4.06%	1,452
6530 001 Security Payroll/Contract/Supp	0.00	100.00	100.00	100.00%	0.00	400.00	400.00	100.00%	1,200
6530 002 Fire Protect Cont/Supp/Equip	0.00	29.00	29.00	100.00%	0.00	116.00	116.00	100.00%	348
SECURITY PAYROLL/CONTRACTS	0.00	129.00	129.00	100.00%	0.00	516.00	516.00	100.00%	1,548
6531 000 Security Rent Free Unit	1,460.00	1,460.00	0.00	0.00%	5,840.00	5,840.00	0.00	0.00%	17,520
SECURITY RENT FREE UNIT	1,460.00	1,460.00	0.00	0.00%	5,840.00	5,840.00	0.00	0.00%	17,520
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	650.79	0.00	(650.79)	0.00%	518.33	0.00	(518.33)	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	650.79	0.00	(650.79)	0.00%	518.33	0.00	(518.33)	0.00%	0
6570 000 Vehicle & Maint Equip OP & Rep	0.00	21.00	21.00	100.00%	0.00	84.00	84.00	100.00%	252
VEHICLE OPERATIONS & MAINTENANCE	0.00	21.00	21.00	100.00%	0.00	84.00	84.00	100.00%	252
6590 000 Other Repairs & Maintenance	358.94	0.00	(358.94)	0.00%	1,340.94	0.00	(1,340.94)	0.00%	0
OTHER REPAIRS & MAINTENANCE	358.94	0.00	(358.94)	0.00%	1,340.94	0.00	(1,340.94)	0.00%	0
6546 001 HVAC Supplies	0.00	21.00	21.00	100.00%	0.00	84.00	84.00	100.00%	252
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	104.00	104.00	100.00%	0.00	416.00	416.00	100.00%	1,248
TOTAL OPERATING & MAINTENANCE	3,684.44	5,716.00	2,031.56	35.54%	14,639.79	22,864.00	8,224.21	35.97%	68,592
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	221.28	223.00	1.72	0.77%	820.33	892.00	71.67	8.03%	2,676
6720 000 Property & Liability Insurance	427.74	553.00	125.26	22.65%	1,710.96	2,212.00	501.04	22.65%	6,636
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	105.40	95.00	(10.40)	-10.95%	405.64	380.00	(25.64)	-6.75%	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	754.42	876.00	121.58	13.88%	2,936.93	3,504.00	567.07	16.18%	10,512
6723 001 Health Insurance	51.78	41.00	(10.78)	-26.29%	232.69	164.00	(68.69)	-41.88%	492
6723 002 Retirement Program	28.17	146.00	117.83	80.71%	151.59	584.00	432.41	74.04%	1,752
EMPLOYEE BENEFITS	79.95	187.00	107.05	57.25%	384.28	748.00	363.72	48.63%	2,244
6900 001 Specialized Services	0.00	24.00	24.00	100.00%	0.00	96.00	96.00	100.00%	288
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	0.00	24.00	24.00	100.00%	0.00	96.00	96.00	100.00%	288
TOTAL OPERATING EXPENSES	9,982.57	11,696.00	1,713.43	14.65%	42,279.03	46,784.00	4,504.97	9.63%	140,352
NET OPERATING INCOME (LOSS)	8,213.40	5,581.00	2,632.40	47.17%	28,712.49	22,324.00	6,388.49	28.62%	66,972
6820 000 Interest on Mortgage	2,223.17	2,198.00	(25.17)	-1.15%	8,949.77	8,792.00	(157.77)	-1.79%	26,376
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	2,223.17	2,198.00	(25.17)	-1.15%	8,949.77	8,792.00	(157.77)	-1.79%	26,376

INCOME STATEMENT
Greenwood 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	2,648.00	2,680.00	32.00	1.19%	10,592.00	10,720.00	128.00	1.19%	32,160
6610 000 Amortization Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL DEPRECIATION / AMORT	2,648.00	2,680.00	32.00	1.19%	10,592.00	10,720.00	128.00	1.19%	32,160
TOTAL EXPENSES	14,853.74	16,574.00	1,720.26	10.38%	61,820.80	66,296.00	4,475.20	6.75%	198,888.00
NET INCOME (LOSS)	3,342.23	703.00	2,639.23	375.42%	9,170.72	2,812.00	6,358.72	226.13%	8,436
ADJUSTMENTS									
OUT-FLOWS: (DEDUCTIONS FROM NET INCOME)									
8575 000 Mortgage Principal	1,321.20	1,346.00	24.80	1.84%	5,227.70	5,384.00	156.30	2.90%	16,152
8595 000 Replacement Reserve Funding	1,500.00	1,500.00	0.00	0.00%	6,000.00	6,000.00	0.00	0.00%	18,000
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	0.00	0.00	0.00%	1,200.00	0.00	(1,200.00)	0.00%	0
8010 000 Building Improvements	0.00	333.00	333.00	100.00%	0.00	1,332.00	1,332.00	100.00%	3,996
8015 000 Computer Equipment	0.00	0.00	0.00	0.00%	14.91	0.00	(14.91)	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	640.69	250.00	(390.69)	-156.28%	640.69	1,000.00	359.31	35.93%	3,000
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	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL CAPITAL EXPENSES	640.69	583.00	(57.69)	-9.90%	1,855.60	2,332.00	476.40	20.43%	6,996
SUBTOTAL OUT-FLOWS (-)	3,461.89	3,429.00	(32.89)	-0.96%	13,083.30	13,716.00	632.70	4.61%	41,148
IN-FLOWS: (ADDITIONS TO NET INCOME)									
8596 000 Replacement Reserve Releases	0.00	583.00	(583.00)	-100.00%	0.00	2,332.00	(2,332.00)	-100.00%	6,996
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	2,648.00	2,680.00	32.00	1.19%	10,592.00	10,720.00	128.00	1.19%	32,160
6610 000 Amortization Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
SUBTOTAL IN-FLOWS (+)	2,648.00	3,263.00	(615.00)	-18.85%	10,592.00	13,052.00	(2,460.00)	-18.85%	39,156
NET CASH POSITION	2,528.34	537.00	1,991.34	370.83%	6,679.42	2,148.00	4,531.42	210.96%	6,444

Greenwood Lodge
STATEMENT OF CASH FLOWS
October 31, 2020

CASH BALANCE - BEGINNING OF YEAR	16,785.06
NET INCOME FROM OPERATIONS	9,170.72
(INCREASE) DECREASE IN:	
Petty Cash	0.00
Accounts Receivable - Tenants	135.90
Accounts Receivable - HUD	(2.01)
Account Receivable - Service Coordinator	0.00
Cash - Security Deposits	(1.19)
Prepaid Property Insurance	0.00
Escrow - Insurance	17,007.48
Escrow - Replacement Reserve	(6,016.21)
Cash - Service Coordinator	0.00
Deposits - Utilities	0.00
Site Improvements	(1,200.00)
Building Improvements	0.00
Computer Equipment	(14.91)
Appliances	(640.69)
Window Coverings	0.00
HVAC	0.00
Accum. Depr. - Buildings	10,592.00
INCREASE (DECREASE) IN:	
Accounts Payable - Trade	(16,737.50)
Accrued Payroll	(1,330.02)
Accrued Admin Fee	0.00
Management Fee Payable - Affiliate	0.00
Security Deposit Interest	1.19
Security Deposit Refunds	0.00
Prepaid Rent	(4.00)
Mortgage Payable	0.00
Mortgage Principal	(5,227.70)
CASH BALANCE - CURRENT	<u>22,518.12</u>
CASH FLOW - YEAR TO DATE	<u><u>5,733.06</u></u>