

# Independence Meadows

## Balance Sheet

October 31, 2020

### ASSETS

Cash - Operating	3,097.86
<b>TOTAL CASH</b>	<b>3,097.86</b>
Accounts Receivable - Tenants	0.00
Accounts Receivable - HUD	0.00
Account Receivable - Service Coordinator	0.00
<b>TOTAL CURRENT ASSETS</b>	<b>0.00</b>
Cash - Security Deposits	4,476.55
<b>TOTAL DEPOSITS HELD IN TRUST</b>	<b>4,476.55</b>
Prepaid Property Insurance	0.00
<b>TOTAL PREPAID EXPENSES</b>	<b>0.00</b>
Escrow - Insurance	0.00
Escrow - Replacement Reserve	81,793.76
Escrow - Residual Receipts	0.00
<b>TOTAL DEPOSITS &amp; RESERVES</b>	<b>81,793.76</b>
Land	118,500.00
Buildings	882,101.44
Building Equipment - Portable	7,524.27
Furniture - Project/Tenant Use	1,000.00
Furnishings	29,026.34
Misc. Fixed Assets	74,953.76
Current Year Additions	107.86
<b>SUBTOTAL FIXED ASSETS</b>	<b>1,113,213.67</b>
Accum. Depr. - Buildings	(729,512.00)
<b>TOTAL ACCUMULATED DEPRECIATION</b>	<b>(729,512.00)</b>
<b>TOTAL FIXED ASSETS</b>	<b>383,701.67</b>
Deposits - Utilities	0.00
Accumulated Amortization	0.00

# Independence Meadows

## Balance Sheet

October 31, 2020

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<b>TOTAL OTHER ASSETS</b>	<b>0.00</b>
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<b>TOTAL ASSETS</b>	<b><u>473,069.84</u></b>
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### LIABILITIES

Accounts Payable - Prior	0.00
Accounts Payable - Trade	8,836.22
Accounts Payable - VOANHC	0.00
Accounts Payable - Insurance	0.00
Accounts Payable - Affiliate	0.00
Accounts Payable - VOANS	96.00
Accounts Payable - Accruals	0.00
Accrued Payroll	(0.00)
Accrued Admin Fee	0.00
Accrued Interest	0.00
Mortgage Payable - Current	0.00
Management Fee Payable - Affiliate	0.00
Security Deposit Liability	2,960.00
Security Deposit Interest	1.44
Security Deposits - Pet Deposits	1,600.00
Security Deposit Refunds	0.00
Service Coordinator - Unexpended	0.00
Prepaid Rent	0.00

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<b>TOTAL CURRENT LIABILITIES</b>	<b>13,493.66</b>
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Mortgage Payable	864,700.00
Mortgage - Net of Current	0.00
Current Portion Mortgage	0.00

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<b>TOTAL LONG-TERM LIABILITIES</b>	<b>864,700.00</b>
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<b>TOTAL LIABILITIES</b>	<b><u>878,193.66</u></b>
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Equity	(384,462.59)
Capital Contributions	0.00
Current Year Profit (Loss)	(20,661.23)

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<b>TOTAL EQUITY</b>	<b>(405,123.82)</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>473,069.84</u></b>
	0.00

INCOME STATEMENT  
Independence Meadows  
October 31, 2020

	MTD Actual	MTD Budget	MTD Variance	MTD Var%	YTD Actual	YTD Budget	YTD Variance	YTD Var%	Annual Budget
<b>INCOME</b>									
5120 001 Base Rent - Gross Potential	3,882.00	3,961.00	(79.00)	-1.99%	16,225.00	15,844.00	381.00	2.40%	47,532.00
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
<b>TOTAL RENT REVENUE - TENANTS</b>	<b>3,882.00</b>	<b>3,961.00</b>	<b>(79.00)</b>	<b>-1.99%</b>	<b>16,225.00</b>	<b>15,844.00</b>	<b>381.00</b>	<b>2.40%</b>	<b>47,532</b>
5121 000 Tenant Assistance / Section 8	10,438.00	10,359.00	79.00	0.76%	41,055.00	41,436.00	(381.00)	-0.92%	124,308
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
<b>TOTAL RENT REVENUE - NON TENANTS</b>	<b>10,438.00</b>	<b>10,359.00</b>	<b>79.00</b>	<b>0.76%</b>	<b>41,055.00</b>	<b>41,436.00</b>	<b>(381.00)</b>	<b>-0.92%</b>	<b>124,308</b>
<b>TOTAL RENT POTENTIAL</b>	<b>14,320.00</b>	<b>14,320.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>57,280.00</b>	<b>57,280.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>171,840</b>
5220 000 Vacancy Loss - Apartment	0.00	(286.00)	286.00	100.00%	(872.00)	(1,144.00)	272.00	23.78%	(3,432)
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
<b>TOTAL RENTAL ADJUSTMENT</b>	<b>0.00</b>	<b>(286.00)</b>	<b>286.00</b>	<b>100.00%</b>	<b>(872.00)</b>	<b>(1,144.00)</b>	<b>272.00</b>	<b>23.78%</b>	<b>(3,432)</b>
<b>TOTAL RENT COLLECTIONS</b>	<b>14,320.00</b>	<b>14,034.00</b>	<b>286.00</b>	<b>2.04%</b>	<b>56,408.00</b>	<b>56,136.00</b>	<b>272.00</b>	<b>0.48%</b>	<b>168,408</b>
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
<b>TOTAL ELDERLY/CONGREGATE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>
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	3.11	10.00	(6.89)	-68.90%	12.62	40.00	(27.38)	-68.45%	120
5490 000 Interest - Miscellaneous	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
<b>TOTAL FINANCIAL REVENUE</b>	<b>3.11</b>	<b>10.00</b>	<b>(6.89)</b>	<b>-68.90%</b>	<b>12.62</b>	<b>40.00</b>	<b>(27.38)</b>	<b>-68.45%</b>	<b>120</b>
5910 000 Laundry/Vending Income	0.00	46.00	(46.00)	-100.00%	88.92	184.00	(95.08)	-51.67%	552
5920 001 NSF & Late Charges	0.00	0.00	0.00	0.00%	107.00	0.00	107.00	0.00%	0
5920 002 Damages & Cleaning	0.00	0.00	0.00	0.00%	348.00	0.00	348.00	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	1,522.00	0.00	1,522.00	0.00%	1,522.00	0.00	1,522.00	0.00%	0
<b>TOTAL OTHER REVENUE</b>	<b>1,522.00</b>	<b>46.00</b>	<b>1,476.00</b>	<b>3208.70%</b>	<b>2,065.92</b>	<b>184.00</b>	<b>1,881.92</b>	<b>1022.78%</b>	<b>552</b>
<b>TOTAL REVENUE</b>	<b>15,845.11</b>	<b>14,090.00</b>	<b>1,755.11</b>	<b>12.46%</b>	<b>58,486.54</b>	<b>56,360.00</b>	<b>2,126.54</b>	<b>3.77%</b>	<b>169,080</b>
<b>EXPENSES</b>									
6203 001 Conventions & Meetings	0.00	50.00	50.00	100.00%	0.00	200.00	200.00	100.00%	600
6203 002 Training & Education	0.00	69.00	69.00	100.00%	44.00	276.00	232.00	84.06%	828
6203 003 Travel	0.00	125.00	125.00	100.00%	0.00	500.00	500.00	100.00%	1,500
<b>CONVENTIONS &amp; MEETINGS</b>	<b>0.00</b>	<b>244.00</b>	<b>244.00</b>	<b>100.00%</b>	<b>44.00</b>	<b>976.00</b>	<b>932.00</b>	<b>95.49%</b>	<b>2,928</b>
6204 000 Management Consultants	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
<b>MANAGEMENT CONSULTANTS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>

INCOME STATEMENT  
Independence Meadows  
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	123.91	23.00	(100.91)	-438.74%	137.88	92.00	(45.88)	-49.87%	276
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	8.00	8.00	100.00%	0.00	32.00	32.00	100.00%	96
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
<b>ADVERTISING &amp; MARKETING</b>	<b>123.91</b>	<b>31.00</b>	<b>(92.91)</b>	<b>-299.71%</b>	<b>137.88</b>	<b>124.00</b>	<b>(13.88)</b>	<b>-11.19%</b>	<b>372</b>
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	29.00	29.00	100.00%	83.42	116.00	32.58	28.09%	348
<b>OTHER RENTING EXPENSES</b>	<b>0.00</b>	<b>29.00</b>	<b>29.00</b>	<b>100.00%</b>	<b>83.42</b>	<b>116.00</b>	<b>32.58</b>	<b>28.09%</b>	<b>348</b>
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	52.42	48.00	(4.42)	-9.21%	274.55	192.00	(82.55)	-42.99%	576
6311 002 Office Equipment & Furnishings	35.14	0.00	(35.14)	0.00%	35.14	0.00	(35.14)	0.00%	0
6311 003 Copier Equipment & Expense	32.90	167.00	134.10	80.30%	504.92	668.00	163.08	24.41%	2,004
6311 004 Computer Equipment & Expense	241.37	167.00	(74.37)	-44.53%	891.05	668.00	(223.05)	-33.39%	2,004
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	225.73	208.00	(17.73)	-8.52%	811.68	832.00	20.32	2.44%	2,496
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%	23.55	24.00	0.45	1.88%	72
6311 009 Bank Charges	15.00	15.00	0.00	0.00%	60.00	60.00	0.00	0.00%	180
6311 010 Mileage	0.00	25.00	25.00	100.00%	17.71	100.00	82.29	82.29%	300
<b>OFFICE EXPENSE</b>	<b>613.39</b>	<b>636.00</b>	<b>22.61</b>	<b>3.56%</b>	<b>2,618.60</b>	<b>2,544.00</b>	<b>(74.60)</b>	<b>-2.93%</b>	<b>7,632</b>
6312 000 Office or Model Apartment Rent	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
<b>OFFICE OR MODEL APARTMENT RENT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>
6320 000 Management Fee	927.01	975.00	47.99	4.92%	3,842.19	3,900.00	57.81	1.48%	11,700
<b>MANAGEMENT FEE</b>	<b>927.01</b>	<b>975.00</b>	<b>47.99</b>	<b>4.92%</b>	<b>3,842.19</b>	<b>3,900.00</b>	<b>57.81</b>	<b>1.48%</b>	<b>11,700</b>
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
<b>ASSET MANAGEMENT FEE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>
6330 000 Community Administrator Salary	1,016.03	1,560.00	543.97	34.87%	9,704.53	6,240.00	(3,464.53)	-55.52%	18,720
<b>COMMUNITY ADMINISTRATOR SALARY</b>	<b>1,016.03</b>	<b>1,560.00</b>	<b>543.97</b>	<b>34.87%</b>	<b>9,704.53</b>	<b>6,240.00</b>	<b>(3,464.53)</b>	<b>-55.52%</b>	<b>18,720</b>
6331 000 CA or Admin Unit Rent	0.00	895.00	895.00	100.00%	0.00	3,580.00	3,580.00	100.00%	10,740
<b>CA OR ADMIN UNIT RENT</b>	<b>0.00</b>	<b>895.00</b>	<b>895.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>3,580.00</b>	<b>3,580.00</b>	<b>100.00%</b>	<b>10,740</b>
6340 000 Legal Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
<b>LEGAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>
6350 000 Audit Expense	0.00	448.00	448.00	100.00%	5,372.95	1,792.00	(3,580.95)	-199.83%	5,376
<b>AUDITING EXPENSES</b>	<b>0.00</b>	<b>448.00</b>	<b>448.00</b>	<b>100.00%</b>	<b>5,372.95</b>	<b>1,792.00</b>	<b>(3,580.95)</b>	<b>-199.83%</b>	<b>5,376</b>
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
<b>BOOKKEEPING/ACCOUNTING</b>	<b>175.00</b>	<b>175.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>700.00</b>	<b>700.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>2,100</b>
6370 001 Bad Debt Expense	0.00	0.00	0.00	0.00%	355.00	0.00	(355.00)	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
<b>BAD DEBT EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>355.00</b>	<b>0.00</b>	<b>(355.00)</b>	<b>0.00%</b>	<b>0</b>

INCOME STATEMENT  
Independence Meadows  
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	8.00	(3.50)	-43.75%	23.00	32.00	9.00	28.13%	96
<b>ADMINISTRATIVE EXPENSE</b>	<b>11.50</b>	<b>8.00</b>	<b>(3.50)</b>	<b>-43.75%</b>	<b>23.00</b>	<b>32.00</b>	<b>9.00</b>	<b>28.13%</b>	<b>96</b>
<b>TOTAL ADMINISTRATIVE</b>	<b>2,866.84</b>	<b>5,001.00</b>	<b>2,134.16</b>	<b>42.67%</b>	<b>22,881.57</b>	<b>20,004.00</b>	<b>(2,877.57)</b>	<b>-14.38%</b>	<b>60,012</b>
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	776.68	300.00	(476.68)	-158.89%	1,115.62	1,200.00	84.38	7.03%	3,600
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
<b>ELECTRICITY</b>	<b>776.68</b>	<b>306.00</b>	<b>(470.68)</b>	<b>-153.82%</b>	<b>1,115.62</b>	<b>1,224.00</b>	<b>108.38</b>	<b>8.85%</b>	<b>3,672</b>
6451 000 Water Service	692.69	67.00	(625.69)	-933.87%	891.79	268.00	(623.79)	-232.76%	804
<b>WATER SERVICE</b>	<b>692.69</b>	<b>67.00</b>	<b>(625.69)</b>	<b>-933.87%</b>	<b>891.79</b>	<b>268.00</b>	<b>(623.79)</b>	<b>-232.76%</b>	<b>804</b>
6452 001 Gas - Vacants	26.63	1.00	(25.63)	-2563.00%	26.63	4.00	(22.63)	-565.75%	12
6452 002 Gas - Common	136.16	58.00	(78.16)	-134.76%	283.99	232.00	(51.99)	-22.41%	696
6452 003 Gas - Laundry	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
<b>GAS</b>	<b>162.79</b>	<b>59.00</b>	<b>(103.79)</b>	<b>-175.92%</b>	<b>310.62</b>	<b>236.00</b>	<b>(74.62)</b>	<b>-31.62%</b>	<b>708</b>
6453 000 Sewer	49.54	15.00	(34.54)	-230.27%	72.04	60.00	(12.04)	-20.07%	180
<b>SEWER</b>	<b>49.54</b>	<b>15.00</b>	<b>(34.54)</b>	<b>-230.27%</b>	<b>72.04</b>	<b>60.00</b>	<b>(12.04)</b>	<b>-20.07%</b>	<b>180</b>
6454 000 Cable TV Expense	690.61	208.00	(482.61)	-232.02%	927.48	832.00	(95.48)	-11.48%	2,496
<b>CABLE TV EXPENSE</b>	<b>690.61</b>	<b>208.00</b>	<b>(482.61)</b>	<b>-232.02%</b>	<b>927.48</b>	<b>832.00</b>	<b>(95.48)</b>	<b>-11.48%</b>	<b>2,496</b>
<b>TOTAL UTILITIES</b>	<b>2,372.31</b>	<b>655.00</b>	<b>(1,717.31)</b>	<b>-262.18%</b>	<b>3,317.55</b>	<b>2,620.00</b>	<b>(697.55)</b>	<b>-26.62%</b>	<b>7,860</b>
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	2,719.89	2,991.00	271.11	9.06%	11,071.38	11,964.00	892.62	7.46%	35,892
<b>PAYROLL</b>	<b>2,719.89</b>	<b>2,991.00</b>	<b>271.11</b>	<b>9.06%</b>	<b>11,071.38</b>	<b>11,964.00</b>	<b>892.62</b>	<b>7.46%</b>	<b>35,892</b>
6515 001 Electrical Supplies	117.15	15.00	(102.15)	-681.00%	361.21	60.00	(301.21)	-502.02%	180
6515 002 Plumbing Supplies	16.28	6.00	(10.28)	-171.33%	58.00	24.00	(34.00)	-141.67%	72
6515 003 Paint & Decorating Supplies	38.46	83.00	44.54	53.66%	75.71	332.00	256.29	77.20%	996
6515 004 Carpentry Supplies	66.10	0.00	(66.10)	0.00%	383.93	0.00	(383.93)	0.00%	0
6515 005 Grounds Supplies	40.04	25.00	(15.04)	-60.16%	282.37	100.00	(182.37)	-182.37%	300
6515 006 Janitor & Cleaning Supplies	28.65	31.00	2.35	7.58%	111.26	124.00	12.74	10.27%	372
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	34.00	34.00	100.00%	0.00	136.00	136.00	100.00%	408
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	23.00	23.00	100.00%	0.00	92.00	92.00	100.00%	276
<b>SUPPLIES</b>	<b>306.68</b>	<b>225.00</b>	<b>(81.68)</b>	<b>-36.30%</b>	<b>1,272.48</b>	<b>900.00</b>	<b>(372.48)</b>	<b>-41.39%</b>	<b>2,700</b>
6520 001 Electrical Contract	0.00	167.00	167.00	100.00%	0.00	668.00	668.00	100.00%	2,004
6520 002 Plumbing Contract	0.00	188.00	188.00	100.00%	0.00	752.00	752.00	100.00%	2,256
6520 003 Decorating/Unit Contract	0.00	54.00	54.00	100.00%	0.00	216.00	216.00	100.00%	648
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	83.00	83.00	100.00%	525.00	332.00	(193.00)	-58.13%	996
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	149.75	167.00	17.25	10.33%	659.25	668.00	8.75	1.31%	2,004
6520 009 Exterminating Contract	0.00	175.00	175.00	100.00%	401.67	700.00	298.33	42.62%	2,100
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
<b>CONTRACTS</b>	<b>149.75</b>	<b>876.00</b>	<b>726.25</b>	<b>82.91%</b>	<b>1,585.92</b>	<b>3,504.00</b>	<b>1,918.08</b>	<b>54.74%</b>	<b>10,512</b>

INCOME STATEMENT  
Independence Meadows  
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
<b>MAINTENANCE RENT FREE UNIT</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>
6525 000 Garbage and Trash Removal	154.50	45.00	(109.50)	-243.33%	199.50	180.00	(19.50)	-10.83%	540
<b>GARBAGE &amp; TRASH REMOVAL</b>	<b>154.50</b>	<b>45.00</b>	<b>(109.50)</b>	<b>-243.33%</b>	<b>199.50</b>	<b>180.00</b>	<b>(19.50)</b>	<b>-10.83%</b>	<b>540</b>
6530 001 Security Payroll/Contract/Supp	185.76	63.00	(122.76)	-194.86%	371.52	252.00	(119.52)	-47.43%	756
6530 002 Fire Protect Cont/Supp/Equip	0.00	30.00	30.00	100.00%	0.00	120.00	120.00	100.00%	360
<b>SECURITY PAYROLL/CONTRACTS</b>	<b>185.76</b>	<b>93.00</b>	<b>(92.76)</b>	<b>-99.74%</b>	<b>371.52</b>	<b>372.00</b>	<b>0.48</b>	<b>0.13%</b>	<b>1,116</b>
6531 000 Security Rent Free Unit	895.00	0.00	(895.00)	0.00%	3,580.00	0.00	(3,580.00)	0.00%	0
<b>SECURITY RENT FREE UNIT</b>	<b>895.00</b>	<b>0.00</b>	<b>(895.00)</b>	<b>0.00%</b>	<b>3,580.00</b>	<b>0.00</b>	<b>(3,580.00)</b>	<b>0.00%</b>	<b>0</b>
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
<b>SNOW REMOVAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>
6560 000 COVID-19 Expenses	1,568.46	0.00	(1,568.46)	0.00%	877.70	0.00	(877.70)	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
<b>COVID-19 EXPENSES</b>	<b>1,568.46</b>	<b>0.00</b>	<b>(1,568.46)</b>	<b>0.00%</b>	<b>877.70</b>	<b>0.00</b>	<b>(877.70)</b>	<b>0.00%</b>	<b>0</b>
6570 000 Vehicle & Maint Equip OP & Rep	15.00	0.00	(15.00)	0.00%	4,894.20	0.00	(4,894.20)	0.00%	0
<b>VEHICLE OPERATIONS &amp; MAINTENANCE</b>	<b>15.00</b>	<b>0.00</b>	<b>(15.00)</b>	<b>0.00%</b>	<b>4,894.20</b>	<b>0.00</b>	<b>(4,894.20)</b>	<b>0.00%</b>	<b>0</b>
6590 000 Other Repairs & Maintenance	0.00	0.00	0.00	0.00%	2,609.99	0.00	(2,609.99)	0.00%	0
<b>OTHER REPAIRS &amp; MAINTENANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>2,609.99</b>	<b>0.00</b>	<b>(2,609.99)</b>	<b>0.00%</b>	<b>0</b>
6546 001 HVAC Supplies	0.00	29.00	29.00	100.00%	119.52	116.00	(3.52)	-3.03%	348
6546 002 HVAC Contract Repairs	0.00	75.00	75.00	100.00%	310.00	300.00	(10.00)	-3.33%	900
<b>HVAC EXPENSE</b>	<b>0.00</b>	<b>104.00</b>	<b>104.00</b>	<b>100.00%</b>	<b>429.52</b>	<b>416.00</b>	<b>(13.52)</b>	<b>-3.25%</b>	<b>1,248</b>
<b>TOTAL OPERATING &amp; MAINTENANCE</b>	<b>5,995.04</b>	<b>4,334.00</b>	<b>(1,661.04)</b>	<b>-38.33%</b>	<b>26,892.21</b>	<b>17,336.00</b>	<b>(9,556.21)</b>	<b>-55.12%</b>	<b>52,008</b>
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	457.69	348.00	(109.69)	-31.52%	2,110.66	1,392.00	(718.66)	-51.63%	4,176
6720 000 Property & Liability Insurance	528.70	529.00	0.30	0.06%	2,114.86	2,116.00	1.14	0.05%	6,348
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	232.28	148.00	(84.28)	-56.95%	1,085.02	592.00	(493.02)	-83.28%	1,776
6790 000 Misc. Taxes, Licenses & Permits	0.00	5.00	5.00	100.00%	65.00	20.00	(45.00)	-225.00%	60
<b>TAXES &amp; PROPERTY INSURANCE</b>	<b>1,218.67</b>	<b>1,030.00</b>	<b>(188.67)</b>	<b>-18.32%</b>	<b>5,375.54</b>	<b>4,120.00</b>	<b>(1,255.54)</b>	<b>-30.47%</b>	<b>12,360</b>
6723 001 Health Insurance	38.01	17.00	(21.01)	-123.59%	111.25	68.00	(43.25)	-63.60%	204
6723 002 Retirement Program	33.46	50.00	16.54	33.08%	78.89	200.00	121.11	60.56%	600
<b>EMPLOYEE BENEFITS</b>	<b>71.47</b>	<b>67.00</b>	<b>(4.47)</b>	<b>-6.67%</b>	<b>190.14</b>	<b>268.00</b>	<b>77.86</b>	<b>29.05%</b>	<b>804</b>
6900 001 Specialized Services	(1,106.04)	1,703.00	2,809.04	164.95%	3,886.76	6,812.00	2,925.24	42.94%	20,436
6900 002 Senior Net Learning Center	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
<b>TOTAL SERVICES</b>	<b>(1,106.04)</b>	<b>1,703.00</b>	<b>2,809.04</b>	<b>164.95%</b>	<b>3,886.76</b>	<b>6,812.00</b>	<b>2,925.24</b>	<b>42.94%</b>	<b>20,436</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>11,418.29</b>	<b>12,790.00</b>	<b>1,371.71</b>	<b>10.72%</b>	<b>62,543.77</b>	<b>51,160.00</b>	<b>(11,383.77)</b>	<b>-22.25%</b>	<b>153,480</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>4,426.82</b>	<b>1,300.00</b>	<b>3,126.82</b>	<b>240.52%</b>	<b>(4,057.23)</b>	<b>5,200.00</b>	<b>(9,257.23)</b>	<b>-178.02%</b>	<b>15,600</b>
6820 000 Interest on Mortgage	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
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
<b>TOTAL FINANCIAL CHARGES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>

INCOME STATEMENT  
Independence Meadows  
October 31, 2020

	MTD Actual	MTD Budget	MTD Variance	MTD Var%	YTD Actual	YTD Budget	YTD Variance	YTD Var%	Annual Budget
6600 000 Depreciation	4,151.00	4,167.00	16.00	0.38%	16,604.00	16,668.00	64.00	0.38%	50,004
6610 000 Amortization Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
<b>TOTAL DEPRECIATION / AMORT</b>	<b>4,151.00</b>	<b>4,167.00</b>	<b>16.00</b>	<b>0.38%</b>	<b>16,604.00</b>	<b>16,668.00</b>	<b>64.00</b>	<b>0.38%</b>	<b>50,004</b>
<b>TOTAL EXPENSES</b>	<b>15,569.29</b>	<b>16,957.00</b>	<b>1,387.71</b>	<b>8.18%</b>	<b>79,147.77</b>	<b>67,828.00</b>	<b>(11,319.77)</b>	<b>-16.69%</b>	<b>203,484.00</b>
<b>NET INCOME (LOSS)</b>	<b>275.82</b>	<b>(2,867.00)</b>	<b>3,142.82</b>	<b>109.62%</b>	<b>(20,661.23)</b>	<b>(11,468.00)</b>	<b>(9,193.23)</b>	<b>-80.16%</b>	<b>(34,404)</b>
<b>ADJUSTMENTS</b>									
OUT-FLOWS: (DEDUCTIONS FROM NET INCOME)									
8575 000 Mortgage Principal	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8595 000 Replacement Reserve Funding	1,200.00	1,200.00	0.00	0.00%	4,800.00	4,800.00	0.00	0.00%	14,400
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
<b>FIXED ASSETS/CAPITAL IMPROVEMENTS</b>									
8005 000 Site Improvements	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
8010 000 Building Improvements	0.00	833.00	833.00	100.00%	0.00	3,332.00	3,332.00	100.00%	9,996
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	0.00	833.00	833.00	100.00%	0.00	3,332.00	3,332.00	100.00%	9,996
8035 000 Carpet/Floor - Units	0.00	1,250.00	1,250.00	100.00%	0.00	5,000.00	5,000.00	100.00%	15,000
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%	107.86	0.00	(107.86)	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	750.00	750.00	100.00%	0.00	3,000.00	3,000.00	100.00%	9,000
<b>TOTAL CAPITAL EXPENSES</b>	<b>0.00</b>	<b>3,666.00</b>	<b>3,666.00</b>	<b>100.00%</b>	<b>107.86</b>	<b>14,664.00</b>	<b>14,556.14</b>	<b>99.26%</b>	<b>43,992</b>
<b>SUBTOTAL OUT-FLOWS (-)</b>	<b>1,200.00</b>	<b>4,866.00</b>	<b>3,666.00</b>	<b>75.34%</b>	<b>4,907.86</b>	<b>19,464.00</b>	<b>14,556.14</b>	<b>74.78%</b>	<b>58,392</b>
IN-FLOWS: (ADDITIONS TO NET INCOME)									
8596 000 Replacement Reserve Releases	0.00	3,667.00	(3,667.00)	-100.00%	6,175.86	14,668.00	(8,492.14)	-57.90%	44,004
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	4,151.00	4,167.00	16.00	0.38%	16,604.00	16,668.00	64.00	0.38%	50,004
6610 000 Amortization Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
<b>SUBTOTAL IN-FLOWS (+)</b>	<b>4,151.00</b>	<b>7,834.00</b>	<b>(3,683.00)</b>	<b>-47.01%</b>	<b>22,779.86</b>	<b>31,336.00</b>	<b>(8,556.14)</b>	<b>-27.30%</b>	<b>94,008</b>
<b>NET CASH POSITION</b>	<b>3,226.82</b>	<b>101.00</b>	<b>3,125.82</b>	<b>3094.87%</b>	<b>(2,789.23)</b>	<b>404.00</b>	<b>(3,193.23)</b>	<b>-790.40%</b>	<b>1,212</b>

**Independence Meadows**  
**STATEMENT OF CASH FLOWS**  
**October 31, 2020**

CASH BALANCE - BEGINNING OF YEAR 3,219.09

NET INCOME FROM OPERATIONS (20,661.23)

(INCREASE) DECREASE IN:

Petty Cash	0.00
Accounts Receivable - Tenants	1.00
Accounts Receivable - HUD	0.00
Account Receivable - Service Coordinator	0.00
Cash - Security Deposits	(361.44)
Prepaid Property Insurance	0.00
Escrow - Insurance	14,070.86
Escrow - Replacement Reserve	1,363.24
Escrow - Residual Receipts	0.00
Deposits - Utilities	0.00
Site Improvements	0.00
Building Improvements	0.00
Appliances	0.00
Window Coverings	(107.86)
Building Equipment - Fixed	0.00
HVAC	0.00
Accum. Depr. - Buildings	16,604.00

INCREASE (DECREASE) IN:

Accounts Payable - Trade	(3,947.88)
Accrued Payroll	(7,543.36)
Accrued Admin Fee	0.00
Management Fee Payable - Affiliate	0.00
Security Deposit Liability	260.00
Security Deposit Interest	1.44
Security Deposits - Pet Deposits	200.00
Security Deposit Refunds	0.00
Prepaid Rent	0.00
Mortgage Payable	0.00
Mortgage Principal	0.00

CASH BALANCE - CURRENT 3,097.86

CASH FLOW - YEAR TO DATE (121.23)