

**New Haven Square
Balance Sheet
October 31, 2020**

ASSETS

Cash - Operating	1,412.30
TOTAL CASH	1,412.30
Accounts Receivable - Tenants	10.00
Accounts Receivable - HUD	(684.00)
Account Receivable - Service Coordinator	0.00
TOTAL CURRENT ASSETS	(674.00)
Cash - Security Deposits	5,085.12
TOTAL DEPOSITS HELD IN TRUST	5,085.12
Prepaid Property Insurance	1,557.25
TOTAL PREPAID EXPENSES	1,557.25
Escrow - Insurance	0.00
Escrow - Replacement Reserve	87,463.38
Escrow - Residual Receipts	56.84
TOTAL DEPOSITS & RESERVES	87,520.22
Land	45,000.00
Buildings	1,047,976.25
Building Equipment - Portable	23,762.20
Furniture - Project/Tenant Use	6,454.96
Furnishings	48,820.69
Misc. Fixed Assets	44,959.39
Current Year Additions	28,047.77
SUBTOTAL FIXED ASSETS	1,245,021.26
Accum. Depr. - Buildings	(830,882.00)
TOTAL ACCUMULATED DEPRECIATION	(830,882.00)
TOTAL FIXED ASSETS	414,139.26
Deposits - Utilities	835.00
Accumulated Amortization	0.00

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October 31, 2020

TOTAL OTHER ASSETS	835.00
TOTAL ASSETS	509,875.15
<u>LIABILITIES</u>	
Accounts Payable - Prior	0.00
Accounts Payable - Trade	16,109.75
Accounts Payable - VOANHC	0.00
Accounts Payable - Insurance	0.00
Accounts Payable - Affiliate	0.00
Accounts Payable - VOANS	108.00
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	3,581.00
Security Deposit Interest	18.74
Security Deposits - Pet Deposits	505.00
Security Deposit Refunds	0.00
Service Coordinator - Unexpended	0.00
Prepaid Rent	244.00
	20,566.49
TOTAL CURRENT LIABILITIES	20,566.49
Mortgage Payable	963,600.00
Mortgage - Net of Current	0.00
Current Portion Mortgage	0.00
	963,600.00
TOTAL LONG-TERM LIABILITIES	963,600.00
TOTAL LIABILITIES	984,166.49
Equity	(467,935.09)
Capital Contributions	0.00
Current Year Profit (Loss)	(6,356.25)
	(474,291.34)
TOTAL EQUITY	(474,291.34)
TOTAL LIABILITIES & EQUITY	509,875.15
	0.00

INCOME STATEMENT
New Haven Square
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	4,180.00	4,140.00	40.00	0.97%	16,539.00	16,560.00	(21.00)	-0.13%	49,680.00
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	4,180.00	4,140.00	40.00	0.97%	16,539.00	16,560.00	(21.00)	-0.13%	49,680
5121 000 Tenant Assistance / Section 8	11,948.00	11,988.00	(40.00)	-0.33%	47,973.00	47,952.00	21.00	0.04%	143,856
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	11,948.00	11,988.00	(40.00)	-0.33%	47,973.00	47,952.00	21.00	0.04%	143,856
TOTAL RENT POTENTIAL	16,128.00	16,128.00	0.00	0.00%	64,512.00	64,512.00	0.00	0.00%	193,536
5220 000 Vacancy Loss - Apartment	0.00	(323.00)	323.00	100.00%	0.00	(1,292.00)	1,292.00	100.00%	(3,876)
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	(323.00)	323.00	100.00%	0.00	(1,292.00)	1,292.00	100.00%	(3,876)
TOTAL RENT COLLECTIONS	16,128.00	15,805.00	323.00	2.04%	64,512.00	63,220.00	1,292.00	2.04%	189,660
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	3.32	8.00	(4.68)	-58.50%	12.77	32.00	(19.23)	-60.09%	96
5490 000 Interest - Miscellaneous	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL FINANCIAL REVENUE	3.32	8.00	(4.68)	-58.50%	12.77	32.00	(19.23)	-60.09%	96
5910 000 Laundry/Vending Income	298.02	133.00	165.02	124.08%	573.09	532.00	41.09	7.72%	1,596
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	17.00	(17.00)	-100.00%	11.74	68.00	(56.26)	-82.74%	204
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	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL OTHER REVENUE	298.02	150.00	148.02	98.68%	584.83	600.00	(15.17)	-2.53%	1,800
TOTAL REVENUE	16,429.34	15,963.00	466.34	2.92%	65,109.60	63,852.00	1,257.60	1.97%	191,556
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
New Haven Square
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	92.81	42.00	(50.81)	-120.98%	496.94	168.00	(328.94)	-195.80%	504
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	92.81	42.00	(50.81)	-120.98%	496.94	168.00	(328.94)	-195.80%	504
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	70.00	70.00	100.00%	17.25	280.00	262.75	93.84%	840
OTHER RENTING EXPENSES	0.00	70.00	70.00	100.00%	17.25	280.00	262.75	93.84%	840
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	217.89	83.00	(134.89)	-162.52%	389.62	332.00	(57.62)	-17.36%	996
6311 002 Office Equipment & Furnishings	0.00	0.00	0.00	0.00%	98.95	0.00	(98.95)	0.00%	0
6311 003 Copier Equipment & Expense	17.86	150.00	132.14	88.09%	403.24	600.00	196.76	32.79%	1,800
6311 004 Computer Equipment & Expense	104.08	133.00	28.92	21.74%	1,734.12	532.00	(1,202.12)	-225.96%	1,596
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	73.65	83.00	9.35	11.27%	192.11	332.00	139.89	42.14%	996
6311 007 Forms & Supplies	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6311 008 Postage	20.05	8.00	(12.05)	-150.63%	47.17	32.00	(15.17)	-47.41%	96
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	50.00	50.00	100.00%	19.35	200.00	180.65	90.33%	600
OFFICE EXPENSE	448.53	522.00	73.47	14.07%	2,944.56	2,088.00	(856.56)	-41.02%	6,264
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	1,258.88	1,294.00	35.12	2.71%	5,127.59	5,176.00	48.41	0.94%	15,528
MANAGEMENT FEE	1,258.88	1,294.00	35.12	2.71%	5,127.59	5,176.00	48.41	0.94%	15,528
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	1,521.36	1,438.00	(83.36)	-5.80%	5,873.90	5,752.00	(121.90)	-2.12%	17,256
COMMUNITY ADMINISTRATOR SALARY	1,521.36	1,438.00	(83.36)	-5.80%	5,873.90	5,752.00	(121.90)	-2.12%	17,256
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	454.00	454.00	100.00%	5,452.95	1,816.00	(3,636.95)	-200.27%	5,448
AUDITING EXPENSES	0.00	454.00	454.00	100.00%	5,452.95	1,816.00	(3,636.95)	-200.27%	5,448
6351 001 Accounting Fees	0.00	175.00	175.00	100.00%	525.00	700.00	175.00	25.00%	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	0.00	175.00	175.00	100.00%	525.00	700.00	175.00	25.00%	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
New Haven Square
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	10.00	(1.50)	-15.00%	23.00	40.00	17.00	42.50%	120
ADMINISTRATIVE EXPENSE	11.50	10.00	(1.50)	-15.00%	23.00	40.00	17.00	42.50%	120
TOTAL ADMINISTRATIVE	3,333.08	4,127.00	793.92	19.24%	20,461.19	16,508.00	(3,953.19)	-23.95%	49,524
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	5.00	5.00	100.00%	16.09	20.00	3.91	19.55%	60
6450 002 Electric - Common	224.21	258.00	33.79	13.10%	1,098.62	1,032.00	(66.62)	-6.46%	3,096
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	224.21	263.00	38.79	14.75%	1,114.71	1,052.00	(62.71)	-5.96%	3,156
6451 000 Water Service	228.17	275.00	46.83	17.03%	805.12	1,100.00	294.88	26.81%	3,300
WATER SERVICE	228.17	275.00	46.83	17.03%	805.12	1,100.00	294.88	26.81%	3,300
6452 001 Gas - Vacants	0.00	13.00	13.00	100.00%	5.84	52.00	46.16	88.77%	156
6452 002 Gas - Common	7.43	3.00	(4.43)	-147.67%	29.86	12.00	(17.86)	-148.83%	36
6452 003 Gas - Laundry	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
GAS	7.43	16.00	8.57	53.56%	35.70	64.00	28.30	44.22%	192
6453 000 Sewer	210.33	120.00	(90.33)	-75.28%	593.18	480.00	(113.18)	-23.58%	1,440
SEWER	210.33	120.00	(90.33)	-75.28%	593.18	480.00	(113.18)	-23.58%	1,440
6454 000 Cable TV Expense	293.97	329.00	35.03	10.65%	1,328.20	1,316.00	(12.20)	-0.93%	3,948
CABLE TV EXPENSE	293.97	329.00	35.03	10.65%	1,328.20	1,316.00	(12.20)	-0.93%	3,948
TOTAL UTILITIES	964.11	1,003.00	38.89	3.88%	3,876.91	4,012.00	135.09	3.37%	12,036
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	1,282.12	1,605.00	322.88	20.12%	5,059.59	6,420.00	1,360.41	21.19%	19,260
PAYROLL	1,282.12	1,605.00	322.88	20.12%	5,059.59	6,420.00	1,360.41	21.19%	19,260
6515 001 Electrical Supplies	0.00	83.00	83.00	100.00%	206.99	332.00	125.01	37.65%	996
6515 002 Plumbing Supplies	0.00	208.00	208.00	100.00%	75.55	832.00	756.45	90.92%	2,496
6515 003 Paint & Decorating Supplies	0.00	167.00	167.00	100.00%	480.46	668.00	187.54	28.07%	2,004
6515 004 Carpentry Supplies	7.66	167.00	159.34	95.41%	113.14	668.00	554.86	83.06%	2,004
6515 005 Grounds Supplies	147.99	258.00	110.01	42.64%	1,929.69	1,032.00	(897.69)	-86.99%	3,096
6515 006 Janitor & Cleaning Supplies	161.43	125.00	(36.43)	-29.14%	233.90	500.00	266.10	53.22%	1,500
6515 007 Exterminating Supplies	0.00	8.00	8.00	100.00%	44.38	32.00	(12.38)	-38.69%	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	25.00	25.00	100.00%	0.00	100.00	100.00	100.00%	300
SUPPLIES	317.08	1,124.00	806.92	71.79%	3,084.11	4,496.00	1,411.89	31.40%	13,488
6520 001 Electrical Contract	0.00	208.00	208.00	100.00%	0.00	832.00	832.00	100.00%	2,496
6520 002 Plumbing Contract	0.00	167.00	167.00	100.00%	199.84	668.00	468.16	70.08%	2,004
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	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6520 006 Grounds Contract	425.00	425.00	0.00	0.00%	1,700.00	1,700.00	0.00	0.00%	5,100
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	105.00	105.00	0.00	0.00%	315.00	420.00	105.00	25.00%	1,260
6520 009 Exterminating Contract	141.44	143.00	1.56	1.09%	565.76	572.00	6.24	1.09%	1,716
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	671.44	1,048.00	376.56	35.93%	2,780.60	4,192.00	1,411.40	33.67%	12,576

INCOME STATEMENT
New Haven Square
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	201.91	210.00	8.09	3.85%	807.56	840.00	32.44	3.86%	2,520
GARBAGE & TRASH REMOVAL	201.91	210.00	8.09	3.85%	807.56	840.00	32.44	3.86%	2,520
6530 001 Security Payroll/Contract/Supp	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6530 002 Fire Protect Cont/Supp/Equip	0.00	24.00	24.00	100.00%	0.00	96.00	96.00	100.00%	288
SECURITY PAYROLL/CONTRACTS	0.00	24.00	24.00	100.00%	0.00	96.00	96.00	100.00%	288
6531 000 Security Rent Free Unit	896.00	896.00	0.00	0.00%	3,584.00	3,584.00	0.00	0.00%	10,752
SECURITY RENT FREE UNIT	896.00	896.00	0.00	0.00%	3,584.00	3,584.00	0.00	0.00%	10,752
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	152.45	0.00	(152.45)	0.00%	935.20	0.00	(935.20)	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	152.45	0.00	(152.45)	0.00%	935.20	0.00	(935.20)	0.00%	0
6570 000 Vehicle & Maint Equip OP & Rep	0.00	13.00	13.00	100.00%	0.00	52.00	52.00	100.00%	156
VEHICLE OPERATIONS & MAINTENANCE	0.00	13.00	13.00	100.00%	0.00	52.00	52.00	100.00%	156
6590 000 Other Repairs & Maintenance	0.00	0.00	0.00	0.00%	263.15	0.00	(263.15)	0.00%	0
OTHER REPAIRS & MAINTENANCE	0.00	0.00	0.00	0.00%	263.15	0.00	(263.15)	0.00%	0
6546 001 HVAC Supplies	0.00	13.00	13.00	100.00%	0.00	52.00	52.00	100.00%	156
6546 002 HVAC Contract Repairs	300.00	200.00	(100.00)	-50.00%	562.00	800.00	238.00	29.75%	2,400
HVAC EXPENSE	300.00	213.00	(87.00)	-40.85%	562.00	852.00	290.00	34.04%	2,556
TOTAL OPERATING & MAINTENANCE	3,821.00	5,133.00	1,312.00	25.56%	17,076.21	20,532.00	3,455.79	16.83%	61,596
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	389.50	233.00	(156.50)	-67.17%	1,428.69	932.00	(496.69)	-53.29%	2,796
6720 000 Property & Liability Insurance	618.81	619.00	0.19	0.03%	2,475.27	2,476.00	0.73	0.03%	7,428
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	182.50	99.00	(83.50)	-84.34%	735.96	396.00	(339.96)	-85.85%	1,188
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	1,190.81	956.00	(234.81)	-24.56%	4,639.92	3,824.00	(815.92)	-21.34%	11,472
6723 001 Health Insurance	320.89	143.00	(177.89)	-124.40%	1,234.26	572.00	(662.26)	-115.78%	1,716
6723 002 Retirement Program	48.94	9.00	(39.94)	-443.78%	193.24	36.00	(157.24)	-436.78%	108
EMPLOYEE BENEFITS	369.83	152.00	(217.83)	-143.31%	1,427.50	608.00	(819.50)	-134.79%	1,824
6900 001 Specialized Services	1,186.18	2,260.00	1,073.82	47.51%	7,756.12	9,040.00	1,283.88	14.20%	27,120
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	1,186.18	2,260.00	1,073.82	47.51%	7,756.12	9,040.00	1,283.88	14.20%	27,120
TOTAL OPERATING EXPENSES	10,865.01	13,631.00	2,765.99	20.29%	55,237.85	54,524.00	(713.85)	-1.31%	163,572
NET OPERATING INCOME (LOSS)	5,564.33	2,332.00	3,232.33	138.61%	9,871.75	9,328.00	543.75	5.83%	27,984
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
TOTAL FINANCIAL CHARGES	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0

INCOME STATEMENT
New Haven Square
October 31, 2020

	MTD Actual	MTD Budget	MTD Variance	MTD Var%	YTD Actual	YTD Budget	YTD Variance	YTD Var%	Annual Budget
6600 000 Depreciation	4,057.00	4,000.00	(57.00)	-1.43%	16,228.00	16,000.00	(228.00)	-1.43%	48,000
6610 000 Amortization Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
TOTAL DEPRECIATION / AMORT	4,057.00	4,000.00	(57.00)	-1.43%	16,228.00	16,000.00	(228.00)	-1.43%	48,000
TOTAL EXPENSES	14,922.01	17,631.00	2,708.99	15.36%	71,465.85	70,524.00	(941.85)	-1.34%	211,572.00
NET INCOME (LOSS)	1,507.33	(1,668.00)	3,175.33	190.37%	(6,356.25)	(6,672.00)	315.75	4.73%	(20,016)
ADJUSTMENTS									
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	1,800.00	2,000.00	200.00	10.00%	7,200.00	8,000.00	800.00	10.00%	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	12,995.00	167.00	(12,828.00)	-7681.44%	12,995.00	668.00	(12,327.00)	-1845.36%	2,004
8010 000 Building Improvements	0.00	1,000.00	1,000.00	100.00%	0.00	4,000.00	4,000.00	100.00%	12,000
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	0.00	0.00	0.00%	2,338.77	0.00	(2,338.77)	0.00%	0
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	6,530.00	0.00	(6,530.00)	0.00%	12,714.00	0.00	(12,714.00)	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	19,525.00	1,167.00	(18,358.00)	-1573.09%	28,047.77	4,668.00	(23,379.77)	-500.85%	14,004
SUBTOTAL OUT-FLOWS (-)	21,325.00	3,167.00	(18,158.00)	-573.35%	35,247.77	12,668.00	(22,579.77)	-178.24%	38,004
IN-FLOWS: (ADDITIONS TO NET INCOME)									
8596 000 Replacement Reserve Releases	0.00	1,167.00	(1,167.00)	-100.00%	0.00	4,668.00	(4,668.00)	-100.00%	14,004
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	4,057.00	4,000.00	(57.00)	-1.43%	16,228.00	16,000.00	(228.00)	-1.43%	48,000
6610 000 Amortization Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
SUBTOTAL IN-FLOWS (+)	4,057.00	5,167.00	(1,110.00)	-21.48%	16,228.00	20,668.00	(4,440.00)	-21.48%	62,004
NET CASH POSITION	(15,760.67)	332.00	(16,092.67)	-4847.19%	(25,376.02)	1,328.00	(26,704.02)	-2010.84%	3,984

New Haven Square
STATEMENT OF CASH FLOWS
October 31, 2020

CASH BALANCE - BEGINNING OF YEAR	13,865.09
NET INCOME FROM OPERATIONS	(6,356.25)
(INCREASE) DECREASE IN:	
Petty Cash	0.00
Accounts Receivable - Tenants	130.00
Accounts Receivable - HUD	684.00
Account Receivable - Service Coordinator	0.00
Cash - Security Deposits	(1.71)
Prepaid Property Insurance	0.00
Escrow - Insurance	10,933.23
Escrow - Replacement Reserve	(7,212.77)
Escrow - Residual Receipts	0.00
Deposits - Utilities	0.00
Site Improvements	(12,995.00)
Building Improvements	0.00
Appliances	(2,338.77)
Carpet/Floor - Units	0.00
Window Coverings	0.00
Building Equipment - Fixed	(12,714.00)
Accum. Depr. - Buildings	16,228.00
INCREASE (DECREASE) IN:	
Accounts Payable - Trade	5,892.26
Accrued Payroll	(3,736.88)
Accrued Admin Fee	0.00
Management Fee Payable - Affiliate	(1,160.61)
Security Deposit Liability	0.00
Security Deposit Interest	1.71
Security Deposits - Pet Deposits	0.00
Security Deposit Refunds	0.00
Prepaid Rent	194.00
Mortgage Payable	0.00
Mortgage Principal	0.00
CASH BALANCE - CURRENT	<u>1,412.30</u>
CASH FLOW - YEAR TO DATE	<u><u>(12,452.79)</u></u>