

**Pine Haven Lodge**  
**Balance Sheet**  
**October 31, 2020**

**ASSETS**

Petty Cash	0.00
Cash - Operating	13,252.01
<b>TOTAL CASH</b>	<b>13,252.01</b>
Accounts Receivable - Tenants	676.76
Accounts Receivable - HUD	(1,464.00)
Account Receivable - Service Coordinator	0.00
<b>TOTAL CURRENT ASSETS</b>	<b>(787.24)</b>
Cash - Security Deposits	5,487.51
<b>TOTAL DEPOSITS HELD IN TRUST</b>	<b>5,487.51</b>
Prepaid Property Insurance	0.00
Prepaid Expenses	2,000.00
<b>TOTAL PREPAID EXPENSES</b>	<b>2,000.00</b>
Escrow - Insurance	0.00
Escrow - Replacement Reserve	56,392.94
Escrow - Residual Receipts	0.00
<b>TOTAL DEPOSITS &amp; RESERVES</b>	<b>56,392.94</b>
Land	0.00
Buildings	1,182,980.52
Building Equipment - Portable	19,512.98
Furnishings	25,955.73
Office Furniture & Equipment	0.00
Misc. Fixed Assets	64,793.30
Current Year Additions	3,429.78
<b>SUBTOTAL FIXED ASSETS</b>	<b>1,296,672.31</b>
Accum. Depr. - Buildings	(695,654.00)
<b>TOTAL ACCUMULATED DEPRECIATION</b>	<b>(695,654.00)</b>
<b>TOTAL FIXED ASSETS</b>	<b>601,018.31</b>

# Pine Haven Lodge

## Balance Sheet

October 31, 2020

Deposits - Utilities	472.50
Accumulated Amortization	0.00
<b>TOTAL OTHER ASSETS</b>	<b>472.50</b>
<b>TOTAL ASSETS</b>	<b>677,836.03</b>

### LIABILITIES

Accounts Payable - Prior	0.00
Accounts Payable - Trade	7,339.03
Accounts Payable - VOANHC	0.00
Accounts Payable - Insurance	0.00
Accounts Payable - Affiliate	892.47
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	3,487.00
Security Deposit Interest	0.00
Security Deposits - Pet Deposits	400.00
Security Deposit Refunds	0.00
Service Coordinator - Unexpended	0.00
Prepaid Rent	84.00

**TOTAL CURRENT LIABILITIES** **12,310.50**

Other Loans	0.00
Note Payable - Long Term	0.00
Mortgage Payable	1,130,300.00
Current Portion Mortgage	0.00

**TOTAL LONG-TERM LIABILITIES** **1,130,300.00**

**TOTAL LIABILITIES** **1,142,610.50**

Equity	(455,300.26)
Capital Contributions	0.00
Current Year Profit (Loss)	(9,474.21)

**TOTAL EQUITY** **(464,774.47)**

**TOTAL LIABILITIES & EQUITY** **677,836.03**

0.00

INCOME STATEMENT  
Pine Haven Lodge  
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	3,756.00	4,509.00	(753.00)	-16.70%	17,003.00	18,036.00	(1,033.00)	-5.73%	54,108.00
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>3,756.00</b>	<b>4,509.00</b>	<b>(753.00)</b>	<b>-16.70%</b>	<b>17,003.00</b>	<b>18,036.00</b>	<b>(1,033.00)</b>	<b>-5.73%</b>	<b>54,108</b>
5121 000 Tenant Assistance / Section 8	13,146.00	12,393.00	753.00	6.08%	50,605.00	49,572.00	1,033.00	2.08%	148,716
5121 001 Utility Allowance	(75.00)	0.00	(75.00)	0.00%	(300.00)	0.00	(300.00)	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>13,071.00</b>	<b>12,393.00</b>	<b>678.00</b>	<b>5.47%</b>	<b>50,305.00</b>	<b>49,572.00</b>	<b>733.00</b>	<b>1.48%</b>	<b>148,716</b>
<b>TOTAL RENT POTENTIAL</b>	<b>16,827.00</b>	<b>16,902.00</b>	<b>(75.00)</b>	<b>-0.44%</b>	<b>67,308.00</b>	<b>67,608.00</b>	<b>(300.00)</b>	<b>-0.44%</b>	<b>202,824</b>
5220 000 Vacancy Loss - Apartment	0.00	(338.00)	338.00	100.00%	(1,866.00)	(1,352.00)	(514.00)	-38.02%	(4,056)
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>(338.00)</b>	<b>338.00</b>	<b>100.00%</b>	<b>(1,866.00)</b>	<b>(1,352.00)</b>	<b>(514.00)</b>	<b>-38.02%</b>	<b>(4,056)</b>
<b>TOTAL RENT COLLECTIONS</b>	<b>16,827.00</b>	<b>16,564.00</b>	<b>263.00</b>	<b>1.59%</b>	<b>65,442.00</b>	<b>66,256.00</b>	<b>(814.00)</b>	<b>-1.23%</b>	<b>198,768</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	2.13	3.00	(0.87)	-29.00%	8.06	12.00	(3.94)	-32.83%	36
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>2.13</b>	<b>3.00</b>	<b>(0.87)</b>	<b>-29.00%</b>	<b>8.06</b>	<b>12.00</b>	<b>(3.94)</b>	<b>-32.83%</b>	<b>36</b>
5910 000 Laundry/Vending Income	0.00	75.00	(75.00)	-100.00%	0.00	300.00	(300.00)	-100.00%	900
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%	1,066.00	68.00	998.00	1467.65%	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	1,020.00	0.00	1,020.00	0.00%	1,020.00	0.00	1,020.00	0.00%	0
<b>TOTAL OTHER REVENUE</b>	<b>1,020.00</b>	<b>92.00</b>	<b>928.00</b>	<b>1008.70%</b>	<b>2,086.00</b>	<b>368.00</b>	<b>1,718.00</b>	<b>466.85%</b>	<b>1,104</b>
<b>TOTAL REVENUE</b>	<b>17,849.13</b>	<b>16,659.00</b>	<b>1,190.13</b>	<b>7.14%</b>	<b>67,536.06</b>	<b>66,636.00</b>	<b>900.06</b>	<b>1.35%</b>	<b>199,908</b>
<b>EXPENSES</b>									
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
<b>CONVENTIONS &amp; MEETINGS</b>	<b>0.00</b>	<b>122.00</b>	<b>122.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>488.00</b>	<b>488.00</b>	<b>100.00%</b>	<b>1,464</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  
Pine Haven 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	13.68	25.00	11.32	45.28%	585.88	100.00	(485.88)	-485.88%	300
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
<b>ADVERTISING &amp; MARKETING</b>	<b>13.68</b>	<b>25.00</b>	<b>11.32</b>	<b>45.28%</b>	<b>585.88</b>	<b>100.00</b>	<b>(485.88)</b>	<b>-485.88%</b>	<b>300</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	13.00	13.00	100.00%	838.50	52.00	(786.50)	-1512.50%	156
<b>OTHER RENTING EXPENSES</b>	<b>0.00</b>	<b>13.00</b>	<b>13.00</b>	<b>100.00%</b>	<b>838.50</b>	<b>52.00</b>	<b>(786.50)</b>	<b>-1512.50%</b>	<b>156</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	74.84	83.00	8.16	9.83%	229.56	332.00	102.44	30.86%	996
6311 002 Office Equipment & Furnishings	0.00	42.00	42.00	100.00%	0.00	168.00	168.00	100.00%	504
6311 003 Copier Equipment & Expense	19.34	135.00	115.66	85.67%	424.97	540.00	115.03	21.30%	1,620
6311 004 Computer Equipment & Expense	107.56	167.00	59.44	35.59%	1,729.83	668.00	(1,061.83)	-158.96%	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	78.37	63.00	(15.37)	-24.40%	197.93	252.00	54.07	21.46%	756
6311 007 Forms & Supplies	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
6311 008 Postage	22.65	13.00	(9.65)	-74.23%	69.52	52.00	(17.52)	-33.69%	156
6311 009 Bank Charges	14.54	15.00	0.46	3.07%	58.26	60.00	1.74	2.90%	180
6311 010 Mileage	0.00	42.00	42.00	100.00%	5.93	168.00	162.07	96.47%	504
<b>OFFICE EXPENSE</b>	<b>317.30</b>	<b>560.00</b>	<b>242.70</b>	<b>43.34%</b>	<b>2,716.00</b>	<b>2,240.00</b>	<b>(476.00)</b>	<b>-21.25%</b>	<b>6,720</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	1,190.94	1,280.00	89.06	6.96%	4,858.72	5,120.00	261.28	5.10%	15,360
<b>MANAGEMENT FEE</b>	<b>1,190.94</b>	<b>1,280.00</b>	<b>89.06</b>	<b>6.96%</b>	<b>4,858.72</b>	<b>5,120.00</b>	<b>261.28</b>	<b>5.10%</b>	<b>15,360</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	667.03	1,438.00	770.97	53.61%	5,032.13	5,752.00	719.87	12.52%	17,256
<b>COMMUNITY ADMINISTRATOR SALARY</b>	<b>667.03</b>	<b>1,438.00</b>	<b>770.97</b>	<b>53.61%</b>	<b>5,032.13</b>	<b>5,752.00</b>	<b>719.87</b>	<b>12.52%</b>	<b>17,256</b>
6331 000 CA or Admin Unit Rent	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
<b>CA OR ADMIN UNIT 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>
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	454.00	454.00	100.00%	5,452.95	1,816.00	(3,636.95)	-200.27%	5,448
<b>AUDITING EXPENSES</b>	<b>0.00</b>	<b>454.00</b>	<b>454.00</b>	<b>100.00%</b>	<b>5,452.95</b>	<b>1,816.00</b>	<b>(3,636.95)</b>	<b>-200.27%</b>	<b>5,448</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%	1,587.25	0.00	(1,587.25)	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>1,587.25</b>	<b>0.00</b>	<b>(1,587.25)</b>	<b>0.00%</b>	<b>0</b>

INCOME STATEMENT  
Pine Haven Lodge  
October 31, 2020

	MTD Actual	MTD Budget	MTD Variance	MTD Var%	YTD Actual	YTD Budget	YTD Variance	YTD Var%	Annual Budget
6580 000 Lease Expense	0.00	200.00	200.00	100.00%	0.00	800.00	800.00	100.00%	2,400
6390 004 All Other Admin Expenses	11.50	10.00	(1.50)	-15.00%	23.00	40.00	17.00	42.50%	120
<b>ADMINISTRATIVE EXPENSE</b>	<b>11.50</b>	<b>210.00</b>	<b>198.50</b>	<b>94.52%</b>	<b>23.00</b>	<b>840.00</b>	<b>817.00</b>	<b>97.26%</b>	<b>2,520</b>
<b>TOTAL ADMINISTRATIVE</b>	<b>2,375.45</b>	<b>4,277.00</b>	<b>1,901.55</b>	<b>44.46%</b>	<b>21,794.43</b>	<b>17,108.00</b>	<b>(4,686.43)</b>	<b>-27.39%</b>	<b>51,324</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	7.00	7.00	100.00%	0.00	28.00	28.00	100.00%	84
6450 002 Electric - Common	513.40	333.00	(180.40)	-54.17%	1,606.86	1,332.00	(274.86)	-20.64%	3,996
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>513.40</b>	<b>340.00</b>	<b>(173.40)</b>	<b>-51.00%</b>	<b>1,606.86</b>	<b>1,360.00</b>	<b>(246.86)</b>	<b>-18.15%</b>	<b>4,080</b>
6451 000 Water Service	314.60	417.00	102.40	24.56%	1,258.40	1,668.00	409.60	24.56%	5,004
<b>WATER SERVICE</b>	<b>314.60</b>	<b>417.00</b>	<b>102.40</b>	<b>24.56%</b>	<b>1,258.40</b>	<b>1,668.00</b>	<b>409.60</b>	<b>24.56%</b>	<b>5,004</b>
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	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	0
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>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>
6453 000 Sewer	299.87	375.00	75.13	20.03%	1,199.48	1,500.00	300.52	20.03%	4,500
<b>SEWER</b>	<b>299.87</b>	<b>375.00</b>	<b>75.13</b>	<b>20.03%</b>	<b>1,199.48</b>	<b>1,500.00</b>	<b>300.52</b>	<b>20.03%</b>	<b>4,500</b>
6454 000 Cable TV Expense	145.76	167.00	21.24	12.72%	731.87	668.00	(63.87)	-9.56%	2,004
<b>CABLE TV EXPENSE</b>	<b>145.76</b>	<b>167.00</b>	<b>21.24</b>	<b>12.72%</b>	<b>731.87</b>	<b>668.00</b>	<b>(63.87)</b>	<b>-9.56%</b>	<b>2,004</b>
<b>TOTAL UTILITIES</b>	<b>1,273.63</b>	<b>1,299.00</b>	<b>25.37</b>	<b>1.95%</b>	<b>4,796.61</b>	<b>5,196.00</b>	<b>399.39</b>	<b>7.69%</b>	<b>15,588</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	1,277.46	1,605.00	327.54	20.41%	5,085.75	6,420.00	1,334.25	20.78%	19,260
<b>PAYROLL</b>	<b>1,277.46</b>	<b>1,605.00</b>	<b>327.54</b>	<b>20.41%</b>	<b>5,085.75</b>	<b>6,420.00</b>	<b>1,334.25</b>	<b>20.78%</b>	<b>19,260</b>
6515 001 Electrical Supplies	90.43	67.00	(23.43)	-34.97%	323.86	268.00	(55.86)	-20.84%	804
6515 002 Plumbing Supplies	0.00	83.00	83.00	100.00%	12.30	332.00	319.70	96.30%	996
6515 003 Paint & Decorating Supplies	51.97	83.00	31.03	37.39%	499.41	332.00	(167.41)	-50.42%	996
6515 004 Carpentry Supplies	77.59	208.00	130.41	62.70%	193.30	832.00	638.70	76.77%	2,496
6515 005 Grounds Supplies	149.92	63.00	(86.92)	-137.97%	928.62	252.00	(676.62)	-268.50%	756
6515 006 Janitor & Cleaning Supplies	32.97	125.00	92.03	73.62%	62.95	500.00	437.05	87.41%	1,500
6515 007 Exterminating Supplies	0.00	8.00	8.00	100.00%	65.54	32.00	(33.54)	-104.81%	96
6515 008 Appliance Supplies	0.00	42.00	42.00	100.00%	0.00	168.00	168.00	100.00%	504
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
<b>SUPPLIES</b>	<b>402.88</b>	<b>704.00</b>	<b>301.12</b>	<b>42.77%</b>	<b>2,085.98</b>	<b>2,816.00</b>	<b>730.02</b>	<b>25.92%</b>	<b>8,448</b>
6520 001 Electrical Contract	0.00	83.00	83.00	100.00%	0.00	332.00	332.00	100.00%	996
6520 002 Plumbing Contract	0.00	250.00	250.00	100.00%	976.17	1,000.00	23.83	2.38%	3,000
6520 003 Decorating/Unit Contract	0.00	42.00	42.00	100.00%	0.00	168.00	168.00	100.00%	504
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	550.00	550.00	0.00	0.00%	2,425.00	2,200.00	(225.00)	-10.23%	6,600
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	170.00	240.00	70.00	29.17%	1,500.00	960.00	(540.00)	-56.25%	2,880
6520 009 Exterminating Contract	490.38	333.00	(157.38)	-47.26%	980.76	1,332.00	351.24	26.37%	3,996
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>1,210.38</b>	<b>1,498.00</b>	<b>287.62</b>	<b>19.20%</b>	<b>5,881.93</b>	<b>5,992.00</b>	<b>110.07</b>	<b>1.84%</b>	<b>17,976</b>

INCOME STATEMENT  
Pine Haven 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
<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	204.95	208.00	3.05	1.47%	815.93	832.00	16.07	1.93%	2,496
<b>GARBAGE &amp; TRASH REMOVAL</b>	<b>204.95</b>	<b>208.00</b>	<b>3.05</b>	<b>1.47%</b>	<b>815.93</b>	<b>832.00</b>	<b>16.07</b>	<b>1.93%</b>	<b>2,496</b>
6530 001 Security Payroll/Contract/Supp	225.00	230.00	5.00	2.17%	900.00	920.00	20.00	2.17%	2,760
6530 002 Fire Protect Cont/Supp/Equip	0.00	29.00	29.00	100.00%	0.00	116.00	116.00	100.00%	348
<b>SECURITY PAYROLL/CONTRACTS</b>	<b>225.00</b>	<b>259.00</b>	<b>34.00</b>	<b>13.13%</b>	<b>900.00</b>	<b>1,036.00</b>	<b>136.00</b>	<b>13.13%</b>	<b>3,108</b>
6531 000 Security Rent Free Unit	939.00	939.00	0.00	0.00%	3,756.00	3,756.00	0.00	0.00%	11,268
<b>SECURITY RENT FREE UNIT</b>	<b>939.00</b>	<b>939.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>3,756.00</b>	<b>3,756.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>11,268</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	1,208.86	0.00	(1,208.86)	0.00%	947.94	0.00	(947.94)	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>1,208.86</b>	<b>0.00</b>	<b>(1,208.86)</b>	<b>0.00%</b>	<b>947.94</b>	<b>0.00</b>	<b>(947.94)</b>	<b>0.00%</b>	<b>0</b>
6570 000 Vehicle & Maint Equip OP & Rep	0.00	8.00	8.00	100.00%	0.00	32.00	32.00	100.00%	96
<b>VEHICLE OPERATIONS &amp; MAINTENANCE</b>	<b>0.00</b>	<b>8.00</b>	<b>8.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>32.00</b>	<b>32.00</b>	<b>100.00%</b>	<b>96</b>
6590 000 Other Repairs & Maintenance	0.00	0.00	0.00	0.00%	586.80	0.00	(586.80)	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>586.80</b>	<b>0.00</b>	<b>(586.80)</b>	<b>0.00%</b>	<b>0</b>
6546 001 HVAC Supplies	2.33	0.00	(2.33)	0.00%	232.21	0.00	(232.21)	0.00%	0
6546 002 HVAC Contract Repairs	0.00	83.00	83.00	100.00%	75.00	332.00	257.00	77.41%	996
<b>HVAC EXPENSE</b>	<b>2.33</b>	<b>83.00</b>	<b>80.67</b>	<b>97.19%</b>	<b>307.21</b>	<b>332.00</b>	<b>24.79</b>	<b>7.47%</b>	<b>996</b>
<b>TOTAL OPERATING &amp; MAINTENANCE</b>	<b>5,470.86</b>	<b>5,304.00</b>	<b>(166.86)</b>	<b>-3.15%</b>	<b>20,367.54</b>	<b>21,216.00</b>	<b>848.46</b>	<b>4.00%</b>	<b>63,648</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	315.47	233.00	(82.47)	-35.39%	1,261.07	932.00	(329.07)	-35.31%	2,796
6720 000 Property & Liability Insurance	562.63	959.00	396.37	41.33%	2,250.52	3,836.00	1,585.48	41.33%	11,508
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	155.38	99.00	(56.38)	-56.95%	683.39	396.00	(287.39)	-72.57%	1,188
6790 000 Misc. Taxes, Licenses & Permits	0.00	10.00	10.00	100.00%	0.00	40.00	40.00	100.00%	120
<b>TAXES &amp; PROPERTY INSURANCE</b>	<b>1,033.48</b>	<b>1,301.00</b>	<b>267.52</b>	<b>20.56%</b>	<b>4,194.98</b>	<b>5,204.00</b>	<b>1,009.02</b>	<b>19.39%</b>	<b>15,612</b>
6723 001 Health Insurance	244.50	143.00	(101.50)	-70.98%	1,019.09	572.00	(447.09)	-78.16%	1,716
6723 002 Retirement Program	48.76	9.00	(39.76)	-441.78%	203.50	36.00	(167.50)	-465.28%	108
<b>EMPLOYEE BENEFITS</b>	<b>293.26</b>	<b>152.00</b>	<b>(141.26)</b>	<b>-92.93%</b>	<b>1,222.59</b>	<b>608.00</b>	<b>(614.59)</b>	<b>-101.08%</b>	<b>1,824</b>
6900 001 Specialized Services	1,403.91	2,260.00	856.09	37.88%	6,698.12	9,040.00	2,341.88	25.91%	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
<b>TOTAL SERVICES</b>	<b>1,403.91</b>	<b>2,260.00</b>	<b>856.09</b>	<b>37.88%</b>	<b>6,698.12</b>	<b>9,040.00</b>	<b>2,341.88</b>	<b>25.91%</b>	<b>27,120</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>11,850.59</b>	<b>14,593.00</b>	<b>2,742.41</b>	<b>18.79%</b>	<b>59,074.27</b>	<b>58,372.00</b>	<b>(702.27)</b>	<b>-1.20%</b>	<b>175,116</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>5,998.54</b>	<b>2,066.00</b>	<b>3,932.54</b>	<b>190.35%</b>	<b>8,461.79</b>	<b>8,264.00</b>	<b>197.79</b>	<b>2.39%</b>	<b>24,792</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

INCOME STATEMENT  
Pine Haven Lodge  
October 31, 2020

	MTD Actual	MTD Budget	MTD Variance	MTD Var%	YTD Actual	YTD Budget	YTD Variance	YTD Var%	Annual Budget
<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>
6600 000 Depreciation	4,484.00	4,500.00	16.00	0.36%	17,936.00	18,000.00	64.00	0.36%	54,000
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>4,484.00</b>	<b>4,500.00</b>	<b>16.00</b>	<b>0.36%</b>	<b>17,936.00</b>	<b>18,000.00</b>	<b>64.00</b>	<b>0.36%</b>	<b>54,000</b>
<b>TOTAL EXPENSES</b>	<b>16,334.59</b>	<b>19,093.00</b>	<b>2,758.41</b>	<b>14.45%</b>	<b>77,010.27</b>	<b>76,372.00</b>	<b>(638.27)</b>	<b>-0.84%</b>	<b>229,116.00</b>
<b>NET INCOME (LOSS)</b>	<b>1,514.54</b>	<b>(2,434.00)</b>	<b>3,948.54</b>	<b>162.22%</b>	<b>(9,474.21)</b>	<b>(9,736.00)</b>	<b>261.79</b>	<b>2.69%</b>	<b>(29,208)</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	1,800.00	1,800.00	0.00	0.00%	7,200.00	7,200.00	0.00	0.00%	21,600
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	867.00	867.00	100.00%	0.00	3,468.00	3,468.00	100.00%	10,404
8010 000 Building Improvements	0.00	0.00	0.00	0.00%	119.85	0.00	(119.85)	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	904.87	300.00	(604.87)	-201.62%	1,951.59	1,200.00	(751.59)	-62.63%	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%	363.68	0.00	(363.68)	0.00%	0
8050 000 Building Equipment - Fixed	0.00	0.00	0.00	0.00%	994.66	0.00	(994.66)	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
<b>TOTAL CAPITAL EXPENSES</b>	<b>904.87</b>	<b>1,167.00</b>	<b>262.13</b>	<b>22.46%</b>	<b>3,429.78</b>	<b>4,668.00</b>	<b>1,238.22</b>	<b>26.53%</b>	<b>14,004</b>
<b>SUBTOTAL OUT-FLOWS (-)</b>	<b>2,704.87</b>	<b>2,967.00</b>	<b>262.13</b>	<b>8.83%</b>	<b>10,629.78</b>	<b>11,868.00</b>	<b>1,238.22</b>	<b>10.43%</b>	<b>35,604</b>
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	4,484.00	4,500.00	16.00	0.36%	17,936.00	18,000.00	64.00	0.36%	54,000
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>4,484.00</b>	<b>5,667.00</b>	<b>(1,183.00)</b>	<b>-20.88%</b>	<b>17,936.00</b>	<b>22,668.00</b>	<b>(4,732.00)</b>	<b>-20.88%</b>	<b>68,004</b>
<b>NET CASH POSITION</b>	<b>3,293.67</b>	<b>266.00</b>	<b>3,027.67</b>	<b>1138.22%</b>	<b>(2,167.99)</b>	<b>1,064.00</b>	<b>(3,231.99)</b>	<b>-303.76%</b>	<b>3,192</b>

**Pine Haven Lodge**  
**STATEMENT OF CASH FLOWS**  
**October 31, 2020**

CASH BALANCE - BEGINNING OF YEAR	9,124.62
NET INCOME FROM OPERATIONS	(9,474.21)
(INCREASE) DECREASE IN:	
Petty Cash	0.00
Accounts Receivable - Tenants	1,049.24
Accounts Receivable - HUD	(144.00)
Account Receivable - Service Coordinator	0.00
Cash - Security Deposits	(557.74)
Prepaid Property Insurance	0.00
Escrow - Insurance	12,694.54
Escrow - Replacement Reserve	(7,208.06)
Escrow - Residual Receipts	0.00
Deposits - Utilities	0.00
Site Improvements	0.00
Building Improvements	(119.85)
Appliances	(1,951.59)
Window Coverings	(363.68)
Building Equipment - Fixed	(994.66)
HVAC	0.00
Accum. Depr. - Buildings	17,936.00
INCREASE (DECREASE) IN:	
Accounts Payable - Trade	(497.92)
Accrued Payroll	(4,285.40)
Accrued Admin Fee	0.00
Management Fee Payable - Affiliate	(1,314.28)
Security Deposit Liability	14.00
Security Deposit Interest	0.00
Security Deposits - Pet Deposits	(200.00)
Security Deposit Refunds	0.00
Prepaid Rent	(455.00)
Mortgage Payable	0.00
Mortgage Principal	0.00
CASH BALANCE - CURRENT	13,252.01
CASH FLOW - YEAR TO DATE	4,127.39