

FINANCE COMMITTEE
AGENDA
Wednesday, April 24, 2020

1. STATUS OF 2019 AUDITS

- a) LIHTC - All audits and tax returns have been completed and file.
- b) EDEN Inc. – Fieldwork scheduled to begin May 11, as of now all work will be done remotely

2. REVIEW OF FEBRUARY 2020 FINANCIAL STATEMENTS

3. REVIEW OF FEBRUARY 2020 LIHTC FINANCIAL STATEMENTS

4. COVID-19 EMERGENCY FUNDING

- a) Payroll Protection Program (PPP) – SBA loan (Forgivable)
Application submitted and approved, awaiting final closing
- b) OHFA Emergency Funding – funded
 - \$ 390,000 - RRH
 - \$ 395,654 – Rental Assistance
 - \$ 785,654
- c) Potential additional funding
 - a) Cleveland Foundation – applied and waiting to hear on whether we are chosen for funding
 - b) TANF Emergency Funding – Opportunity for funding through COHHIO – Currently in discussion with OHS and COHHIO
 - c) City of Cleveland CDBG Emergency Funding – application submitted

EDEN Inc. & Subsidiaries
Operating Results
February, 2020

	Monthly Actual	YTD Actual	YTD Budget	Variance	Variance %	Explanation (10%)
Contract Revenue						
ADAMHS Board Revenue	\$166,208.36	\$335,282.51	\$309,790.10	\$25,492.41	8%	
United Way	\$8,458.00	\$16,916.00	\$16,916.60	(\$0.60)	0%	
Other Contract Revenue	\$56,192.30	\$498,683.57	\$82,765.50	\$415,918.07	83%	YTD variance is due to draws received for construction and rehab projects.
Total Contract revenue	\$230,858.66	\$850,882.08	\$409,472.20	\$441,409.88	52%	
Rent Revenue						
Tenant Rent	\$55,915.00	\$110,304.00	\$98,871.72	\$11,432.28	10%	
Other Income	\$6,391.53	\$11,166.65	\$13,344.54	(\$2,177.89)	-20%	Current variance is mostly due to work order charges at scattered sites, group homes, Denison, Franklin and Northridge.
Rental Subsidies	\$30,594.00	\$62,522.00	\$61,125.79	\$1,396.21	2%	
Bad Debt	(\$1,066.81)	(\$1,928.43)	(\$5,935.30)	\$4,006.87	-208%	Variance corresponds to work order chargebacks on property management, facilities and scattered sites being written off due to nonpayment. Fortunately, there were not as many write offs as had been anticipated.
Total Rent Revenue	\$91,833.72	\$182,064.22	\$167,406.75	\$14,657.47	8%	
Other Revenue						
Program Reimbursements	\$2,284,500.65	\$4,513,263.09	\$4,478,041.07	\$35,222.02	1%	

Rental Income	\$8,162.66	\$19,057.66	\$30,287.06	(\$11,229.40)	-59%	Current year variance is due to office space rental paid to headquarters, which is reimbursement for overhead by rental assistance and property management programs. Amount will vary month to month and is dependent on the amount of expenditures at headquarters that are determined to be overhead and allocated across programs.
Administrative Fees	\$111,682.94	\$225,361.66	\$253,458.96	(\$28,097.30)	-12%	YTD Variance is due to the timing of Supportive Services invoices and accrual entries
Management Fees	\$30,187.76	\$59,654.05	\$57,910.00	\$1,744.05	3%	
Developer Fee	\$0.00	\$0.00	\$25,000.00	(\$25,000.00)	#DIV/0!	
Compliance Monitoring	\$2,308.34	\$4,616.68	\$4,616.64	\$0.04	0%	
Private Foundations/Donations	\$15,388.35	\$130,189.43	\$158,991.03	(\$28,801.60)	-22%	YTD variance is due to Day 1 funds not being spent as quickly as was anticipated when the budget was prepared. Only \$30,000 of the Day 1 funds were spent as opposed to the \$52,000 budgeted amount. There was also over \$3,000 of the variance attributed to the brokerage account.
Fundraising Events - Net	\$100.00	(\$2,415.00)	\$0.00	(\$2,415.00)	100%	Deposit for Eden Garden Party 2020 Fundraiser. Only \$100 in revenue to offset the expenses so far. No budget was created for this event.
Other Income	\$34,634.70	\$88,644.96	\$12,575.80	\$76,069.16	86%	YTD Variance is the result of a \$49,836.59 insurance reimbursement for the fire at Brookside in Jan and \$31,376.89 insurance pymt for fire at Warner Road.
Total Other Revenue	\$2,486,965.40	\$5,038,372.53	\$5,020,880.56	\$17,491.97	0%	
Total Revenue	\$2,809,657.78	\$6,071,318.83	\$5,597,759.51	\$473,559.32	8%	
Personnel Cost						
Salaries & Wages	\$324,018.50	\$639,210.37	\$701,182.66	(\$61,972.29)	-10%	YTD variance is due to unfilled positions at headquarters.
Taxes & Benefits	\$96,527.42	\$197,570.80	\$209,963.53	(\$12,392.73)	-6%	
Total Personnel Cost	\$420,545.92	\$836,781.17	\$911,146.19	(\$74,365.02)	-9%	

Administrative Expenses						
Consulting & Professional Fees	\$16,087.53	\$30,614.37	\$28,000.25	\$2,614.12	9%	
Office Supplies	\$6,198.91	\$15,965.30	\$15,484.80	\$480.50	3%	
Computer Supplies & Software	\$11,859.44	\$24,481.78	\$29,475.82	(\$4,994.04)	-20%	Purchase of laptops has slowed down due to the inability to receive them from vendors.
Mileage & Travel	\$4,214.88	\$6,873.16	\$7,132.84	(\$259.68)	-4%	
Conferences & Training	\$4,925.37	\$6,145.91	\$11,082.04	(\$4,936.13)	-80%	Less travel along with fewer people going to conferences and trainings.
Meetings & Events	\$425.62	\$961.65	\$842.34	\$119.31	12%	
Uniforms	\$599.41	\$708.73	\$450.00	\$258.73	37%	
Supportive Services Admin	\$6,400.00	\$12,800.00	\$14,096.78	(\$1,296.78)	-10%	
Other Overhead	\$97,675.12	\$223,368.60	\$194,370.84	\$28,997.76	13%	
Total Administrative Expense	\$148,386.28	\$321,919.50	\$300,935.71	\$20,983.79	7%	
Property Expenses						
Management Fees	\$1,967.12	\$3,971.56	\$3,949.32	\$22.24	1%	
Compliance Fees				\$0.00	#DIV/0!	
Utilities	\$69,352.01	\$135,822.30	\$123,722.97	\$12,099.33	9%	
Telephone	\$4,829.14	\$10,681.04	\$11,937.66	(\$1,256.62)	-12%	Northridge Commons bill is down by \$500 and the remainder is due to less usage than anticipated
Security	\$3,933.12	\$6,773.29	\$10,247.94	(\$3,474.65)	-51%	Security for Northridge Commons is \$2500 less than budgeted for Jan and Feb.
Repairs & Maintenance	\$39,920.12	\$106,956.86	\$107,648.04	(\$691.18)	-1%	
Cleaning	\$19,871.76	\$36,419.94	\$34,284.00	\$2,135.94	6%	
Pest Control	\$4,446.75	\$4,768.55	\$2,152.38	\$2,616.17	55%	Eden's pest control employee no longer employed with us so had to outsource pest control temporarily
Insurance	\$8,341.58	\$16,683.17	\$18,641.82	(\$1,958.65)	-12%	
Taxes & Assessments	\$12,250.00	\$13,233.74	\$7,807.58	\$5,426.16	41%	Timing of taxes
Other Property Expenses	\$15,216.67	\$28,869.65	\$27,086.13	\$1,783.52	6%	
Capital Reserve	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	
Total Property Expense	\$180,128.27	\$364,180.10	\$347,477.84	\$16,702.26	5%	

Program Expenses						
Rental Assistance	\$1,823,271.69	\$3,616,926.69	\$3,610,359.20	\$6,567.49	0%	
Supportive Services	\$147,420.00	\$294,840.00	\$301,291.63	(\$6,451.63)	-2%	
Other Direct Costs	\$31,038.50	\$53,330.76	\$84,074.35	(\$30,743.59)	-58%	Part of the reason fro the variance is the timing of invoices from our partner agency for tenant assistance. We have also not spent as much of the Day 1 funds for tenant assistance as budgeted.
Total Program Expense	\$2,001,730.19	\$3,965,097.45	\$3,995,725.18	(\$30,627.73)	-1%	
Interest Expense						
Mortgage Interest	\$1,135.50	\$2,312.27	\$2,361.84	(\$49.57)	-2%	
Other Interest Expense	\$152.61	\$307.84	\$0.00	\$307.84	100%	
Total Interest	\$1,288.11	\$2,620.11	\$2,361.84	\$258.27	10%	
Total Expenses	\$2,752,078.77	\$5,490,598.33	\$5,557,646.76	(\$67,048.43)	-1%	
Change In Net Assets Before Depreciation	\$57,579.01	\$580,720.50	\$40,112.75	\$540,607.75	93%	
Depreciation	\$52,683.42	\$106,150.78	\$92,487.00	\$13,663.78	13%	Variance is due to depreciation at NHWC and LEC East that is not budgeted for.
Change In Net Assets After Depreciation	\$4,895.59	\$474,569.72	(\$52,374.25)	\$526,943.97	111%	

EDEN, Inc.
Balance Sheet
February 29, 2020

	February 29, 2020		February 28, 2019
Assets			
Current Assets			
Cash and Equivalents			
Operating	\$ 235,816.05	\$	194,610.10
Restricted	\$ 3,018,602.56	\$	3,648,496.43
Custodial Cash - Grants	\$ 2,566,223.71	\$	2,663,924.37
Total Cash and Equivalents	\$ 5,820,642.32	\$	6,507,030.90
Receivables			
Grants and Contracts	\$ 5,889,020.96	\$	4,676,997.66
Other	\$1,499,585.78	\$	1,022,654.46
Allowance for Doubtful Accounts	\$ (51,741.69)	\$	(45,315.69)
Prepaid Expenses	\$15,974.17	\$	19,645.32
Total Current Assets	\$ 13,173,481.54	\$	12,181,012.65
Property and Equipment			
Land & Improvements	\$ 1,212,228.98	\$	1,230,521.98
Buildings & Improvements	\$ 23,164,689.73	\$	23,968,406.03
Furniture & Equipment	\$ 1,124,650.28	\$	1,099,288.66
Vehicles	\$ 164,653.87	\$	201,734.86
Accumulated Depreciation	\$ (11,719,187.52)	\$	(12,743,171.61)
Construction in Progress	\$ 892,177.36	\$	434,845.21
Finance/Loan Costs, Net of Amortization	\$ 6,822.22		
Net Property and Equipment	\$ 14,846,034.92	\$	14,191,625.13
Other Assets			
Notes Receivable - LIHTCs	\$ 5,785,389.46	\$	6,179,789.46
Inventory	\$ -	\$	-
Total Other Assets	\$ 5,785,389.46	\$	6,179,789.46
Intercompany, net	\$ 18,401.77	\$	-
Total Assets	\$ 33,823,307.69	\$	32,552,427.24

EDEN, Inc.
Balance Sheet
February 29, 2020

	February 29, 2020		February 28, 2019
Liabilities and Net Assets			
Current Liabilities			
Accounts Payable	\$ 370,911.30	\$	320,920.78
Line of Credit	\$ -	\$	-
Custodial Cash - HAP	\$ 164,194.41	\$	265,063.80
Accrued Expenses	\$ 701,910.68	\$	970,406.54
Deferred Revenue	\$ 1,286,402.15	\$	1,663,191.50
Resident Security Deposits	\$ 62,837.67	\$	61,437.74
Total Current Liabilities	\$ 2,586,256.21	\$	3,281,020.36
Long Term Liabilities			
Notes Payable	\$ 4,939,801.84	\$	5,858,973.32
Other Liabilities		\$	-
Total Long Term Liabilities	\$ 4,939,801.84	\$	5,858,973.32
Total Liabilities	\$ 7,526,058.05	\$	9,139,993.68
Net Assets			
Unrestricted	\$ 25,616,062.42	\$	23,318,024.08
Temporarily Restricted	\$ 206,661.95	\$	206,661.95
Current Year Change in Net Assets	\$ 474,525.27	\$	(112,252.47)
Total Net Assets	\$ 26,297,249.64	\$	23,412,433.56
Total Liabilities and Net Assets	\$ 33,823,307.69	\$	32,552,427.24

All LIHTCs Operating Results

Year to Date as of Feb 29, 2020

	Year To Date	YTD Budget	YTD Budget Variance
Total Rental Revenue	765,931	760,392	5,539
ODSA Revenue	190,504	173,333	17,172
Interest Income	4,086	3,733	353
Utility Income	2,010	2,100	(90)
Work Orders	10,003	0	10,003
Donations	0	0	0
Other Income	8,037	24,550	(16,513)
Total Income	980,571	964,108	16,463
Personnel Expenses			
Salaries	218,955	226,114	7,159
Taxes & Benefits	61,636	61,738	103
Total Personnel Expense	280,591	287,853	7,262
Admin Expenses			
Legal	807	2,000	1,193
Audit Fees	12,715	11,875	(840)
Contract Services	34,776	13,617	(21,160)
Office Supplies	1,373	1,433	60
Copier/Computer Expense	6,907	5,571	(1,337)
Mileage	1,898	2,167	269
Dues and Subscriptions	195	1,217	1,022
Training	0	1,150	1,150
Building Functions	237	1,000	763
Bank Fees	2,685	1,750	(935)
Total Admin Expenses	61,594	41,779	(19,815)
Property Expenses			
Security	88,577	96,433	7,856
Management Fees	49,491	49,150	(341)
Partnership/Admin Fees	28,641	28,700	59
Compliance Fees	4,617	4,617	(0)
Gas	21,545	26,058	4,513
Electricity	104,036	113,275	9,239
Water & Sewer	73,224	58,416	(14,807)
Cable	0	0	0
Telephone	30,345	32,533	2,188
Trash Removal	5,609	6,033	425
Snow Removal	6,374	7,720	1,346
Landscaping	0	0	0
Safety Systems	5,385	10,967	5,582

All LIHTCs Operating Results

Year to Date as of Feb 29, 2020

	Year To Date	YTD Budget	YTD Budget Variance
Elevator	10,109	12,783	2,674
HVAC	23,774	32,933	9,159
Repairs and Maintenance	19,760	12,700	(7,060)
Maintenance Supplies	26,347	15,250	(11,097)
Custodial Supplies	4,633	2,917	(1,716)
Cleaning	0	2,333	2,333
Furniture/Decorating	4,686	1,942	(2,744)
Pest Control	2,215	2,683	469
Appliances	1,563	3,141	1,578
Uniforms	162	500	338
Insurance	55,216	57,975	2,759
Taxes & Assessments	5,460	433	(5,027)
Other Property Expense	2,267	7,083	4,816
Total Property Expense	574,036	586,576	12,540
Total Expenses	916,221	916,208	(13)
Net Income (Loss) from Operations	64,351	47,900	16,450
Interest	50,900	61,033	10,133
Depreciation	661,434	590,835	(70,600)
Ground Lease	2,558	-	(2,558)
Net Income (Loss)	(650,542)	(603,967)	(46,574)
Capital Reserve	34,756	-	-

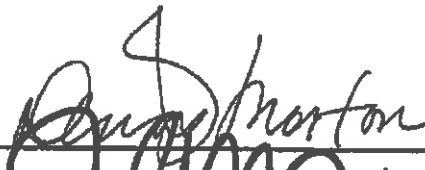

Emerald Development and Economic Network, Inc.

Resolution No. F2003663

The Board of Directors of Emerald Development and Economic Network, Inc. ("EDEN") approves the following Resolution:

The Board of Directors of EDEN hereby authorizes the organization to enter into a loan with Huntington Bank in the amount of **\$1,309,800.00**. This SBA loan is part of the Paycheck Protection Program under the CARES Act.

The Board of Directors of EDEN authorizes Elaine M. Gimmel, Executive Director, to sign any and all documents associated with the loan. Elaine has the authority to borrow funds on behalf of EDEN with Board approval and to conduct business with Huntington Bank.

Motion: 
Second: 
Date Adopted: April 24, 2020

Liberty at St. Clair

Report Ending Date: 02/29/2020

Fund: 3120

Land & Improvements		86,600.00
3120.1510.0100.3120.000	Site Improvements	25,755.00
3120.1510.0000.3120.000	Buildings	10,414,316.75
3120.1520.0000.3120.000	Building Improvements	34,234.50
Buildings & Improvements		10,474,306.25
3120.1530.0000.3120.000	Furniture, Fixtures & Equipment	291,002.68
3120.1540.0000.3120.000	Information/Computer Systems	6,468.33
Furniture & Equipment		297,471.01
Vehicles		
3120.1560.1510.3120.000	A/D Buildings	-4,612,092.12
3120.1560.1511.3120.000	A/D Site Improvements	-4,985.36
3120.1560.1520.3120.000	A/D Building Improvements	-9,676.06
3120.1560.1530.3120.000	A/D Furniture, Fixtures & Equipment	-288,285.61
3120.1560.1540.3120.000	A/D Information/Computer Systems	-6,725.47
Accumulated Depreciation		-4,921,764.62
Construction in Progress		
3120.1600.0000.3120.000	Organization Costs	0.00
3120.1600.0010.3120.000	Organization Costs Amortized	0.00
3120.1610.0010.3120.000	Finance / Loan Fees Amortized	-63,889.32
3120.1610.0100.3120.000	Finance/Loan Costs	79,077.57
3120.1620.0000.3120.000	Tax Credit Recievable	0.00
Finance/Loan Fees, Net Amortization		15,188.25
Net Property and Equipment		5,951,800.89
Other Assets		
Notes Receivable - LIHTCs		
Deferred Fees, Net		
Security Deposits		
Inventory		
Total Other Assets		
3120.1900.0000.3120.000	Intercompany	0.00
3120.1900.1930.3120.000	Intercompany - 1930	0.00
3120.1900.1931.3120.000	Intercompany - 1931	0.00
Intercompany, net		0.00
Total Assets		6,597,882.14

Liberty at St. Clair

Report Ending Date: 02/29/2020

Fund: 3120

Liabilities and Net Assets

Current Liabilities

Accounts Payable		2,989.47
3120.2000.0100.3120.000	Line of Credit Payable	0.00
3120.2000.0000.3120.000	Accounts Payable	-2,989.47
Line of Credit		0.00
Custodial Cash - HAP		
3120.2100.0000.3120.000	Accrued Payroll	0.00
3120.2100.0100.3120.000	Accrued Payroll Taxes	0.00
3120.2100.0110.3120.000	Accrued Workers' Compensation	0.00
3120.2100.0120.3120.000	Accrued Benefits	0.76
3120.2100.0130.3120.000	Accrued Vacation	-4,268.44
3120.2100.0140.3120.000	403(b) Forfeitures	0.00
3120.2100.0150.3120.000	403(b) Clearing	0.00
3120.2200.0000.3120.000	Accrued Other	-2,680.94
3120.2200.0100.3120.000	Accrued Audit Fees	-7,990.04
3120.2200.0110.3120.000	Accrued Real Estate Taxes	0.00
3120.2200.0120.3120.000	Accrued Interest	-564,329.68
3120.2200.0130.3120.000	Accrued Fees	-4,051.03
3120.2200.0140.3120.000	Deferred Development Fees	0.00
Accrued Expenses		583,319.37
3120.2300.0000.3120.000	Deferred Revenue	0.00
Deferred Revenue		0.00
3120.2500.0000.3120.000	Prepaid Tenant Rent	0.00
3120.2500.0100.3120.000	Security Deposits	-38,356.00
Resident Security Deposits		38,356.00
Total Current Liabilities		624,664.84

Long Term Liabilities

3120.2400.0000.3120.000	Mortgage Payable	0.00
3120.2400.0120.3120.000	Notes Payable - County	-246,109.00
3120.2400.0130.3120.000	Notes Payable - Bridge Loan	0.00
3120.2400.0140.3120.000	Notes Payable - City	-1,000,000.00
3120.2400.0150.3120.000	Notes Payable - HDAP	0.00
3120.2400.0160.3120.000	Notes Payable - OHMAS	0.00
3120.2400.0180.3120.000	Notes Payable - Limited Partner	0.00

Liberty at St. Clair

Report Ending Date: 02/29/2020

Fund: 3120

3120.2400.0190.3120.000	Notes Payable - General Partner	-6,630.67
Notes Payable		1,252,739.67
3120.2600.0000.3120.000	Capital Reserve	0.00
Other Liabilities		
Total Long Term Liabilities		1,252,739.67
Total Liabilities		1,877,404.51
Net Assets		
3120.3000.0000.3120.000	Unrestricted Net Assets	0.00
3120.3200.0000.3120.000	Partner's Equity - Limited Partner	-7,277,284.92
3120.3300.0000.3120.000	Partner's Equity - General Partner	-1,846,669.01
3120.3900.0000.3120.000	Retained Earnings	4,329,273.13
Unrestricted		4,794,680.80
3120.3100.0000.3120.000	Temporarily Restricted Net Assets	0.00
Temporarily Restricted		0.00
Current Year Change in Net Assets		-74,203.17
Total Net Assets		4,720,477.63
Total Liabilities and Net Assets		6,597,882.14

Liberty at St. Clair

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Tenant Rent	\$11,072.00	\$11,339.96	(\$267.96)	6 vacant units in February, 4 vacant units in January.	\$21,681.00	\$22,679.91	(\$998.91)	-2%	-4%
Rental Subsidies	\$33,466.00	\$33,966.11	(\$500.11)		\$64,489.00	\$67,932.22	(\$3,443.22)	-1%	-5%
Vacancy Allowance	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Bad Debt	\$260.00	(\$275.00)	\$515.00	Current month & YTD variance due to write-off of outstanding rent or end of participation charges for tenants who moved out of the building. Also allowance for TAR > 90 days.	(\$1,190.25)	(\$590.00)	(\$640.25)	-187%	116%
Total Rental Revenue	\$44,778.00	\$45,031.07	(\$253.07)		\$84,979.75	\$90,062.13	(\$5,082.38)	-1%	-6%
ODSA Revenue	\$10,834.31	\$9,416.63	\$1,417.68	Current month & YTD variance due to grant reimbursement being budgeted evenly over the year and timing of grant reimbursement for front desk expenditures.	\$22,631.92	\$18,833.26	\$3,798.66	15%	20%
Interest Income	\$70.85	\$66.67	\$4.18		\$146.22	\$133.34	\$12.88	6%	10%
Utility Income	\$0.00	\$16.67	(\$16.67)		\$0.00	\$33.34	(\$33.34)	-100%	-100%
Work Orders	\$625.00	\$0.00	\$625.00	End of participation charges.	\$2,040.00	\$0.00	\$2,040.00	#DIV/0!	#DIV/0!
Donations	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Income	\$0.00	\$963.33	(\$963.33)	Current month & YTD variances are due to how grant from United Way is budgeted monthly & timing of grant reimbursement for front desk expenditures & timing of lodging kit reimbursements	\$102.00	\$1,926.66	(\$1,824.66)	-100%	-95%
Total Income	\$56,308.16	\$55,494.37	\$813.79		\$109,899.89	\$110,988.73	(\$1,088.84)	1%	-1%
Personnel Expenses									
Salaries	\$14,784.32	\$14,709.19	(\$75.13)		\$29,693.85	\$29,418.38	(\$275.47)	-1%	-1%
Benefits	\$4,806.23	\$4,209.85	(\$596.38)	Current month & YTD variance expenses trending higher than budget	\$9,649.35	\$8,415.70	(\$1,229.65)	-14%	-15%
Total Personnel Expense	\$19,590.55	\$18,919.04	(\$671.51)		\$39,343.20	\$37,838.08	(\$1,505.12)	-4%	-4%
Admin Expenses									
Legal	\$0.00	\$41.67	\$41.67		\$0.00	\$83.34	\$83.34	100%	100%
Audit Fees	\$625.00	\$593.75	(\$31.25)		\$1,250.00	\$1,187.50	(\$62.50)	-5%	-5%
Contract Services	\$307.81	\$666.66	\$158.85		\$1,460.74	\$1,333.32	(\$127.42)	24%	-10%
Office Supplies	\$26.98	\$83.33	\$56.35		\$72.26	\$166.66	\$94.40	68%	57%
Copier/Computer Expense	\$285.05	\$320.83	\$35.78	Current month & YTD variances due to Copier fees to Wells Fargo \$169.76, American Copier \$36.85 & Computer software fees to MRI Software \$431.43 paid in January	\$923.09	\$641.66	(\$281.43)	11%	-44%
Mileage	\$183.91	\$175.00	(\$10.91)		\$292.57	\$350.00	\$57.43	-6%	16%
Dues and Subscriptions	\$35.00	\$108.33	\$73.33		\$33.00	\$216.66	\$181.66	68%	84%
Training	\$0.00	\$75.00	\$75.00		\$0.00	\$150.00	\$150.00	100%	100%
Building Functions	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Bank Fees	\$158.49	\$91.67	(\$66.82)		\$308.78	\$183.34	(\$125.44)	-73%	-68%
Total Admin Expenses	\$1,824.24	\$2,206.24	\$382.00		\$4,343.44	\$4,412.48	\$70.04	17%	2%
Property Expenses									
Security	\$3,572.74	\$4,024.98	\$452.24	Current month & YTD variances expenses trending lower than budget	\$7,271.01	\$8,049.96	\$778.95	11%	10%
Management Fees	\$2,680.74	\$2,724.99	\$44.25		\$5,170.20	\$5,449.98	\$279.78	2%	5%
Partnership/Admin Fees	\$3,386.19	\$3,391.66	\$5.47		\$6,772.38	\$6,783.31	\$10.93	0%	0%
Compliance Fees	\$250.00	\$250.00	\$0.00		\$500.00	\$500.00	\$0.00	0%	0%
Gas	\$1,232.03	\$1,420.02	\$187.99	Current month & YTD variance expenses trending lower than budget	\$2,541.81	\$3,212.44	\$670.63	13%	21%
Electricity	\$4,481.06	\$4,774.00	\$292.94		\$8,913.54	\$9,548.00	\$634.46	6%	7%
Water & Sewer	\$2,707.86	\$2,516.66	(\$191.20)		\$5,233.91	\$5,033.32	(\$200.59)	-8%	-4%

Liberty at St. Clair

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Cable	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Telephone	\$1,504.75	\$1,882.32	\$378.57	Current month & YTD variance expenses trending lower than budget	\$3,214.44	\$3,766.64	\$552.20	20%	15%
Trash Removal	\$700.86	\$591.66	(\$109.20)		\$1,180.86	\$1,183.32	\$2.46	-18%	0%
Snow Removal	\$0.00	\$500.00	\$500.00	Current month & YTD variance expenses trending lower than budget	\$800.00	\$1,000.00	\$200.00	100%	20%
Landscaping	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Safety Systems	\$0.00	\$900.00	\$900.00	Current month & YTD variance is due to expense running lower than monthly budget	\$0.00	\$1,800.00	\$1,800.00	100%	100%
Elevator	\$1,073.27	\$1,149.99	\$76.72		\$2,662.32	\$2,299.98	(\$362.34)	7%	-16%
HVAC	\$1,319.00	\$1,383.33	\$64.33		\$2,638.00	\$2,766.65	\$128.65	5%	5%
Repairs and Maintenance	\$0.00	\$608.33	\$608.33		\$795.00	\$1,216.66	\$421.66	100%	35%
Maintenance Supplies	\$4,413.86	\$1,033.33	(\$3,380.53)	Current month & YTD expenses for Supplies - HD Supply \$3,027.81, Home Depot \$219.92 in February, HD Supply \$3,027.81 & Home Depot \$219.92 in January.	\$7,855.22	\$2,066.66	(\$5,788.56)	-327%	-280%
Custodial Supplies	\$1,073.00	\$233.33	(\$839.67)	Current month & YTD expenses for Supplies - Nichols Paper & Supply \$793.29 & Home Depot \$279.21 in February.	\$1,342.67	\$466.66	(\$876.01)	-360%	-188%
Cleaning	\$0.00	\$125.00	\$125.00		\$0.00	\$250.00	\$250.00	100%	100%
Furniture/Decorating	\$250.68	\$125.00	(\$125.68)		\$651.87	\$250.00	(\$401.87)	-101%	-161%
Pest Control	\$0.00	\$133.33	\$133.33		\$0.00	\$266.66	\$266.66	100%	100%
Appliances	\$0.00	\$166.67	\$166.67	Current month & YTD expenses CC Mitchell & Supply \$1,080.00 for 2 top freezer 28" in January	\$1,080.00	\$333.34	(\$746.66)	100%	-224%
Uniforms	\$17.09	\$25.00	\$7.91		\$26.69	\$50.00	\$23.31	32%	47%
Insurance	\$3,262.45	\$3,276.42	\$13.97		\$6,574.90	\$6,552.84	\$22.06	0%	0%
Ground Leases									
Taxes & Assessments	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Property Expense	\$1,271.00	\$400.00	(\$871.00)	Current month & YTD expenses: Tenant Services Fee: \$1,271.00 for TV & Wall mounts in February	\$1,271.00	\$800.00	(\$471.00)	-218%	-59%
Total Property Expense	\$33,196.58	\$31,637.02	(\$1,559.56)		\$66,445.82	\$63,646.42	(\$2,799.40)	-5%	-4%
Total Expenses	\$54,611.37	\$52,762.30	(\$1,849.07)		\$110,131.46	\$105,896.98	(\$4,234.48)	-4%	-4%
Net Income from Operations	\$1,696.79	\$2,732.07	(\$1,035.28)		(\$231.57)	\$5,091.75	(\$5,323.32)	-38%	-105%
Capital Reserve	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Interest	\$4,566.14	\$4,574.98	\$8.84		\$9,132.28	\$9,149.96	\$17.68	0%	0%
Depreciation	\$32,419.66	\$32,421.88	\$2.22		\$64,839.32	\$64,843.75	\$4.43	0%	0%
Net Income	(\$35,289.01)	(\$34,264.79)	(\$1,024.22)		(\$74,203.17)	(\$68,901.96)	(\$5,301.21)	3%	8%

Edgewood Park

Report Ending Date: 02/29/2020

Fund: 3130

Assets

Current Assets

Cash and Equivalents

3130.1110.0123.3130.000	Edgewood - Operating	89,526.65
3130.1111.0123.3130.000	Edgewood - Petty Cash	0.00

Operating

3130.1140.0123.3130.000	Edgewood - SD	34,159.80
3130.1150.0123.3130.000	Edgewood - Operating Reserve	275,062.00
3130.1111.1111.3130.000	Cash on Hand Account	0.00
3130.1160.0123.3130.000	Edgewood - Replacement Reserve	161,270.27

Restricted

470,492.07

Custodial Cash - Grants

Total Cash and Equivalents

560,018.72

Receivables

3130.1210.0000.3130.000	A/R Grant Revenue	0.40
3130.1210.0100.3130.000	A/R Contract Revenue	0.00

Grants and Contracts

0.40

3130.1200.0000.3130.000	A/R Tenant Rent	8,621.80
3130.1200.0100.3130.000	A/R Section 8 Rent	0.00
3130.1200.0110.3130.000	A/R Shelter Plus Care Rent	0.00
3130.1200.0120.3130.000	A/R CMHA/HAP Rent	0.00
3130.1200.0130.3130.000	A/R H-TBRA Rent	0.00
3130.1200.0140.3130.000	A/R HUD Rent	0.00
3130.1200.0141.3130.000	A/R Rental Assistance	0.00
3130.1220.0000.3130.000	A/R Other	0.00

Other

8,621.80

3130.1200.0150.3130.000	Allowance for Doubtful Accounts	-3,362.50
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Allowance for Doubtful Accounts

-3,362.50

3130.1800.0000.3130.000	Prepaid Insurance	2,723.46
3130.1800.0100.3130.000	Prepaid Postage	0.00
3130.1800.0200.3130.000	Prepaid Other	3,148.26

Prepaid Expenses

5,871.72

Total Current Assets

571,150.14

Property and Equipment

3130.1500.0000.3130.000	Land	281,720.00
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Edgewood Park

Report Ending Date: 02/29/2020

Fund: 3130

Land & Improvements		281,720.00
3130.1510.0100.3130.000	Site Improvements	0.00
3130.1510.0000.3120.000	Buildings	0.00
3130.1510.0000.3130.000	Buildings	9,757,596.49
3130.1520.0000.3130.000	Building Improvements	0.00
Buildings & Improvements		9,757,596.49
3130.1530.0000.3130.000	Furniture, Fixtures & Equipment	261,849.93
3130.1540.0000.3130.000	Information/Computer Systems	6,468.32
Furniture & Equipment		268,318.25
Vehicles		
3130.1560.1510.3130.000	A/D Buildings	-3,678,507.79
3130.1560.1511.3130.000	A/D Site Improvements	0.00
3130.1560.1520.3130.000	A/D Building Improvements	0.00
3130.1560.1530.3130.000	A/D Furniture, Fixtures & Equipment	-261,849.93
3130.1560.1540.3130.000	A/D Information/Computer Systems	-6,597.08
Accumulated Depreciation		-3,946,954.80
3130.1580.0000.3130.000	CIP	0.00
Construction in Progress		0.00
3130.1600.0000.3130.000	Organization Costs	41,735.00
3130.1600.0010.3130.000	Organization Costs Amortized	0.00
3130.1610.0010.3130.000	Finance / Loan Fees Amortized	-90,233.34
3130.1610.0100.3130.000	Finance/Loan Costs	88,200.00
3130.1620.0000.3130.000	Tax Credit Recievable	0.00
Finance/Loan Fees, Net Amortization		39,701.66
Net Property and Equipment		6,400,381.60

Other Assets

Notes Receivable - LIHTCs

Deferred Fees, Net

Security Deposits

Inventory

Total Other Assets

3130.1900.0000.3130.000	Intercompany	0.00
3130.1900.1930.3130.000	Intercompany - 1930	0.00
3130.1900.1931.3130.000	Intercompany - 1931	0.00
Intercompany, net		0.00

Edgewood Park

Report Ending Date: 02/29/2020

Fund: 3130

Total Assets

6,971,531.74

Liabilities and Net Assets

Current Liabilities

Accounts Payable

2,071.87

3130.2000.0100.3130.000 Line of Credit Payable 0.00

3130.2000.0000.3130.000 Accounts Payable -2,071.87

Line of Credit 0.00

Custodial Cash - HAP

3130.2100.0000.3130.000 Accrued Payroll 0.00

3130.2100.0100.3130.000 Accrued Payroll Taxes 0.00

3130.2100.0110.3130.000 Accrued Workers' Compensation 0.00

3130.2100.0120.3130.000 Accrued Benefits 0.38

3130.2100.0130.3130.000 Accrued Vacation -3,942.28

3130.2100.0140.3130.000 403(b) Forfeitures 0.00

3130.2100.0150.3130.000 403(b) Clearing 0.00

3130.2200.0000.3130.000 Accrued Other -2,439.48

3130.2200.0100.3130.000 Accrued Audit Fees -7,990.04

3130.2200.0110.3130.000 Accrued Real Estate Taxes 0.00

3130.2200.0120.3130.000 Accrued Interest -304,839.48

3130.2200.0130.3130.000 Accrued Fees -11,860.05

3130.2200.0140.3130.000 Deferred Development Fees -70,352.00

Accrued Expenses 401,422.95

3130.2300.0000.3130.000 Deferred Revenue 0.00

Deferred Revenue 0.00

3130.2500.0000.3130.000 Prepaid Tenant Rent 0.00

3130.2500.0100.3130.000 Security Deposits -34,187.00

Resident Security Deposits 34,187.00

Total Current Liabilities 437,681.82

Long Term Liabilities

3130.2400.0000.3130.000 Mortgage Payable 0.00

3130.2400.0120.3130.000 Notes Payable - County -300,000.00

3130.2400.0130.3130.000 Notes Payable - Bridge Loan 0.00

3130.2400.0140.3130.000 Notes Payable - City -1,000,000.00

3130.2400.0150.3130.000 Notes Payable - HDAP -750,000.00

Edgewood Park

Report Ending Date: 02/29/2020

Fund: 3130

3130.2400.0160.3130.000	Notes Payable - OHMAS	0.00
3130.2400.0180.3130.000	Notes Payable - Limited Partner	0.00
3130.2400.0190.3130.000	Notes Payable - General Partner	0.00
Notes Payable		2,050,000.00
3130.2600.0000.3130.000	Capital Reserve	0.00
Other Liabilities		
Total Long Term Liabilities		2,050,000.00
Total Liabilities		2,487,681.82
Net Assets		
3130.3000.0000.3130.000	Unrestricted Net Assets	0.00
3130.3200.0000.3130.000	Partner's Equity - Limited Partner	-7,250,355.00
3130.3300.0000.3130.000	Partner's Equity - General Partner	-1,360,000.00
3130.3400.0000.3130.000	Syndication Costs	40,000.00
3130.3900.0000.3130.000	Retained Earnings	4,039,118.27
Unrestricted		4,531,236.73
3130.3100.0000.3130.000	Temporarily Restricted Net Assets	0.00
Temporarily Restricted		0.00
Current Year Change in Net Assets		-47,386.81
Total Net Assets		4,483,849.92
Total Liabilities and Net Assets		6,971,531.74

Edgewood Park

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Tenant Rent	\$8,142.00	\$8,408.97	(\$266.97)	1 vacant unit in February, 2 vacant unit in January.	\$16,418.00	\$16,817.94	(\$399.94)	-3%	-2%
Rental Subsidies	\$31,390.00	\$29,043.97	\$2,346.03		\$61,938.00	\$58,087.94	\$3,850.06	8%	7%
Vacancy Allowance	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Bad Debt	\$145.00	(\$366.66)	\$511.66	Current month & YTD variance due to write-off of outstanding rent or end of participation charges for tenants who moved out of the building. Also allowance for TAR > 90 days.	(\$319.00)	(\$713.33)	\$414.33	-140%	-56%
Total Rental Revenue	\$39,677.00	\$37,086.28	\$2,590.72		\$78,037.00	\$74,172.55	\$3,864.45	7%	5%
ODSA Revenue	\$10,386.04	\$9,416.63	\$969.41	Current month & YTD variance due to grant reimbursement being budgeted evenly over the year and timing of grant reimbursement for front desk expenditures.	\$21,456.04	\$18,833.26	\$2,622.78	10%	14%
Interest Income	\$4.06	\$0.00	\$4.06		\$8.40	\$0.00	\$8.40	#DIV/0!	#DIV/0!
Utility Income	\$130.00	\$116.67	\$13.33		\$270.00	\$233.34	\$36.66	11%	16%
Work Orders	\$354.00	\$0.00	\$354.00		\$354.00	\$0.00	\$354.00	#DIV/0!	#DIV/0!
Donations	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Income	\$1,500.00	\$2,463.32	(\$963.32)	Current month & YTD variances are due to how grant from United Way is budgeted monthly & timing of grant reimbursement for front desk expenditures & timing of lodging kit reimbursements	\$3,088.00	\$4,926.64	(\$1,838.64)	-39%	-37%
Total Income	\$52,051.10	\$49,082.90	\$2,968.20		\$103,213.44	\$98,165.79	\$5,047.65	6%	5%
Personnel Expenses									
Salaries	\$10,682.74	\$12,955.78	\$2,273.04	Current month & YTD variance expenses trending lower than budget	\$22,010.50	\$25,911.56	\$3,901.06	18%	15%
Benefits	\$3,595.64	\$4,099.37	\$503.73	Current month & YTD variance expenses trending lower than budget	\$7,249.74	\$8,198.72	\$948.98	12%	12%
Total Personnel Expense	\$14,278.38	\$17,055.15	\$2,776.77		\$29,260.24	\$34,110.28	\$4,850.04	16%	14%
Admin Expenses									
Legal	\$15.00	\$125.00	\$110.00		\$125.00	\$250.00	\$125.00	88%	50%
Audit Fees	\$625.00	\$593.75	(\$31.25)		\$1,250.00	\$1,187.50	(\$62.50)	-5%	-5%
Contract Services	\$4,710.85	\$908.33	(\$3,802.52)	Current & YTD variance due to fees paid for a maintenance & custodian to Area Temps \$3,845.04 & Robert Hall \$541.30 in February, Area Temp \$2,440.76 & Robert Hall \$880.86 in January	\$7,383.08	\$1,816.66	(\$5,566.42)	-419%	-317%
Office Supplies	\$98.52	\$58.34	(\$40.18)		\$289.28	\$116.68	(\$172.60)	-69%	-148%
Copy/Computer Expense	\$614.73	\$320.83	(\$293.90)	Current month & YTD variances due to Computer software fees to MRI Software \$345.15 paid in January	\$959.88	\$641.66	(\$318.22)	-92%	-50%
Mileage	\$114.43	\$150.00	\$35.57		\$191.02	\$300.00	\$108.98	24%	36%
Dues and Subscriptions	\$0.00	\$108.33	\$108.33		\$0.00	\$216.66	\$216.66	100%	100%
Training	\$0.00	\$58.33	\$58.33		\$0.00	\$116.66	\$116.66	100%	100%
Building Functions	\$0.00	\$50.00	\$50.00		\$39.42	\$100.00	\$60.58	100%	61%
Bank Fees	\$137.59	\$91.67	(\$45.92)		\$271.83	\$183.34	(\$88.49)	-50%	-48%
Total Admin Expenses	\$6,315.92	\$2,464.58	(\$3,851.34)		\$10,709.51	\$4,929.16	(\$5,780.35)	-156%	-117%
Property Expenses									
Security	\$1,550.81	\$4,083.32	\$332.51	Current month & YTD variance Atlanta expenses trending lower than budget	\$7,382.59	\$8,166.64	\$784.05	13%	10%
Management Fees	\$2,439.48	\$2,249.99	(\$189.49)		\$4,701.36	\$4,499.98	(\$201.38)	-8%	-4%
Partnership/Admin Fees	\$335.98	\$341.66	\$5.68		\$671.96	\$683.33	\$11.37	2%	2%
Compliance Fees	\$216.67	\$216.67	\$0.00		\$433.34	\$433.34	\$0.00	0%	0%
Gas	\$1,643.35	\$1,637.37	(\$5.98)		\$3,422.35	\$3,704.14	\$281.79	0%	8%

Edgewood Park

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Electricity	\$2,730.14	\$3,122.00	\$391.86		\$5,768.64	\$6,244.00	\$475.36	13%	8%
Water & Sewer	\$2,904.40	\$4,349.98	\$1,445.58	Current month & YTD variance is due to expense running lower than monthly budget	\$5,696.80	\$8,699.56	\$3,003.16	33%	35%
Cable	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Telephone	\$1,240.10	\$1,766.66	\$526.56	Current month & YTD variance is due to expense running lower than monthly budget	\$2,701.41	\$3,533.32	\$831.91	30%	24%
Trash Removal	\$80.00	\$75.00	(\$5.00)		\$208.00	\$150.00	(\$58.00)	-7%	-39%
Snow Removal	\$409.00	\$360.00	(\$49.00)		\$818.00	\$720.00	(\$98.00)	-14%	-14%
Landscaping	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Safety Systems	\$150.00	\$891.66	\$741.66	Current month & YTD variance due to fees paid to City of Cleveland Elevators & Ref \$150.00 in February, ABC Fire Inc \$1,114.50 for Annual Fire Extinguisher inspection in January	\$1,264.50	\$1,783.32	\$518.82	83%	29%
Elevator	\$521.32	\$700.00	\$178.68		\$1,042.64	\$1,400.00	\$357.36	26%	26%
HVAC	\$401.67	\$1,616.66	\$1,074.99	Current month & YTD variance is due to expense running lower than monthly budget	\$1,300.24	\$3,231.32	\$1,931.08	66%	60%
Repairs and Maintenance	\$0.00	\$700.00	\$700.00	Current month & YTD variance is due to expense running lower than monthly budget	\$0.00	\$1,400.00	\$1,400.00	100%	100%
Maintenance Supplies	\$347.51	\$891.67	\$544.16	Current month & YTD expenses for Supplies - HD Supply \$279.77 & Home Depot \$67.74 in February, HD Supply \$833.47 & Home Depot \$113.24 in January.	\$1,651.54	\$1,783.34	\$131.80	61%	7%
Contractual Supplies	\$116.52	\$158.33	\$41.81		\$437.50	\$316.66	(\$115.84)	26%	-37%
Cleaning	\$0.00	\$125.00	\$125.00		\$0.00	\$240.00	\$240.00	100%	100%
Furniture/Decorating	\$0.00	\$125.00	\$125.00	Current month & YTD Expenses paid to Seuder Manufacturing \$420.63 classic chair & HNB \$668.65 in January	\$1,089.28	\$230.00	(\$859.28)	100%	-336%
Pest Control	\$260.00	\$166.67	(\$93.33)		\$460.00	\$333.34	(\$126.66)	-56%	-38%
Appliances	\$0.00	\$166.67	\$166.67		\$483.00	\$333.34	(\$149.66)	100%	-45%
Uniforms	\$0.00	\$25.00	\$25.00		\$4.08	\$50.00	\$45.92	100%	92%
Insurance	\$2,773.45	\$2,866.87	\$143.42		\$5,446.90	\$5,733.74	\$286.84	5%	5%
Ground Lease									
Taxes & Assessments	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Property Expenses	\$0.00	\$350.00	\$350.00	Current month & YTD expenses: Tenant Services Fees: trending lower than budget	\$0.00	\$700.00	\$700.00	100%	100%
Total Property Expense	\$20,210.40	\$26,986.18	\$6,775.78		\$44,979.13	\$54,401.77	\$9,422.64	25%	17%
Total Expenses	\$40,804.70	\$46,505.91	\$5,701.21		\$84,948.88	\$93,441.21	\$8,492.33	12%	9%
Net Income from Operations	\$11,246.40	\$2,576.99	\$8,669.41		\$18,264.56	\$4,724.58	\$13,539.98	336%	287%
Capital Reserve	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Interest	\$2,535.35	\$2,541.66	\$6.31		\$5,070.70	\$5,083.32	\$12.62	0%	0%
Depreciation	\$30,290.33	\$30,293.36	\$3.03		\$60,580.67	\$60,586.72	\$6.05	0%	0%
Net Income	(\$21,579.28)	(\$30,258.03)	\$8,678.75		(\$47,386.51)	(\$60,943.46)	\$13,556.65	-29%	-22%

Greenbridge Commons

Report Ending Date: 02/29/2020

Fund: 3140

Assets

Current Assets

Cash and Equivalents

3140.1110.0125.3140.000	Greenbridge - Operating	18,640.99
3140.1111.0125.3140.000	Greenbridge - Petty Cash	0.00

Operating

		18,640.99
3140.1140.0125.3140.000	Greenbridge - SD	33,480.30
3140.1150.0125.3140.000	Greenbridge - Operating Reserve	396,824.56
3140.1111.1111.3140.000	Cash on Hand Account	0.00
3140.1160.0125.3140.000	Greenbridge - Replacement Reserve	174,450.86
3140.1170.0125.3140.000	Greenbridge - Asset Mgmt Reserve	39,985.00

Restricted

644,740.72

Custodial Cash - Grants

Total Cash and Equivalents

663,381.71

Receivables

3140.1210.0000.3140.000	A/R Grant Revenue	0.00
3140.1210.0100.3140.000	A/R Contract Revenue	0.00

Grants and Contracts

0.00

3140.1200.0000.3140.000	A/R Tenant Rent	14,110.77
3140.1200.0100.3140.000	A/R Section 8 Rent	0.00
3140.1200.0110.3140.000	A/R Shelter Plus Care Rent	0.00
3140.1200.0120.3140.000	A/R CMHA/HAP Rent	0.00
3140.1200.0130.3140.000	A/R H-TBRA Rent	0.00
3140.1200.0140.3140.000	A/R HUD Rent	0.00
3140.1200.0141.3140.000	A/R Rental Assistance	-1,184.00
3140.1220.0000.3140.000	A/R Other	0.00

Other

12,926.77

3140.1200.0150.3140.000	Allowance for Doubtful Accounts	-9,846.00
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Allowance for Doubtful Accounts

-9,846.00

3140.1800.0000.3140.000	Prepaid Insurance	3,089.44
3140.1800.0100.3140.000	Prepaid Postage	0.00
3140.1800.0200.3140.000	Prepaid Other	4,019.23

Prepaid Expenses

7,108.67

Total Current Assets

673,571.15

Property and Equipment

Greenbridge Commons

Report Ending Date: 02/29/2020

Fund: 3140

3140.1500.0000.3140.000	Land	978,122.00
Land & Improvements		978,122.00
3140.1510.0100.3140.000	Site Improvements	337,773.00
3140.1510.0000.3140.000	Buildings	10,157,409.39
3140.1520.0000.3140.000	Building Improvements	19,423.80
Buildings & Improvements		10,514,606.19
3140.1530.0000.3140.000	Furniture, Fixtures & Equipment	365,332.00
3140.1540.0000.3140.000	Information/Computer Systems	0.00
Furniture & Equipment		365,332.00
Vehicles		
3140.1560.1510.3140.000	A/D Buildings	-3,108,036.75
3140.1560.1511.3140.000	A/D Site Improvements	-189,528.23
3140.1560.1520.3140.000	A/D Building Improvements	-3,776.85
3140.1560.1530.3140.000	A/D Furniture, Fixtures & Equipment	-365,332.00
3140.1560.1540.3140.000	A/D Information/Computer Systems	0.00
Accumulated Depreciation		-3,666,673.83
Construction in Progress		
3140.1600.0000.3140.000	Organization Costs	122,500.00
3140.1600.0010.3140.000	Organization Costs Amortized	0.00
3140.1610.0010.3140.000	Finance / Loan Fees Amortized	-110,821.50
3140.1610.0100.3140.000	Finance/Loan Costs	75,000.00
3140.1620.0000.3140.000	Tax Credit Recievable	0.24
Finance/Loan Fees, Net Amortization		86,678.74
Net Property and Equipment		8,278,065.10
Other Assets		
Notes Receivable - LIHTCs		
Deferred Fees, Net		
Security Deposits		
Inventory		
Total Other Assets		
3140.1900.0000.3140.000	Intercompany	0.00
3140.1900.1930.3140.000	Intercompany - 1930	0.00
3140.1900.1931.3140.000	Intercompany - 1931	0.00
Intercompany, net		0.00

Greenbridge Commons

Report Ending Date: 02/29/2020

Fund: 3140

Total Assets		8,951,636.25
Liabilities and Net Assets		
Current Liabilities		
Accounts Payable		31,077.81
3140.2000.0100.3140.000	Line of Credit Payable	0.00
3140.2000.0000.3140.000	Accounts Payable	-31,077.81
Line of Credit		0.00
Custodial Cash - HAP		
3140.2100.0000.3140.000	Accrued Payroll	0.00
3140.2100.0100.3140.000	Accrued Payroll Taxes	0.00
3140.2100.0110.3140.000	Accrued Workers' Compensation	0.00
3140.2100.0120.3140.000	Accrued Benefits	0.00
3140.2100.0130.3140.000	Accrued Vacation	-6,223.56
3140.2100.0140.3140.000	403(b) Forfeitures	0.00
3140.2100.0150.3140.000	403(b) Clearing	0.00
3140.2200.0000.3140.000	Accrued Other	-38,585.17
3140.2200.0100.3140.000	Accrued Audit Fees	-7,990.04
3140.2200.0110.3140.000	Accrued Real Estate Taxes	0.00
3140.2200.0120.3140.000	Accrued Interest	-6,818.81
3140.2200.0130.3140.000	Accrued Fees	-80,834.80
3140.2200.0140.3140.000	Deferred Development Fees	-236,477.43
Accrued Expenses		376,929.81
3140.2300.0000.3140.000	Deferred Revenue	-1,185,494.70
Deferred Revenue		1,185,494.70
3140.2500.0000.3140.000	Prepaid Tenant Rent	0.00
3140.2500.0100.3140.000	Security Deposits	-35,433.00
Resident Security Deposits		35,433.00
Total Current Liabilities		1,628,935.32
Long Term Liabilities		
3140.2400.0000.3140.000	Mortgage Payable	0.00
3140.2400.0120.3140.000	Notes Payable - County	-300,000.00
3140.2400.0130.3140.000	Notes Payable - Bridge Loan	0.00
3140.2400.0140.3140.000	Notes Payable - City	-1,200,000.00
3140.2400.0150.3140.000	Notes Payable - HDAP	0.00
3140.2400.0160.3140.000	Notes Payable - OHMAS	0.00

Greenbridge Commons

Report Ending Date: 02/29/2020

Fund: 3140

3140.2400.0180.3140.000	Notes Payable - Limited Partner	0.00
3140.2400.0190.3140.000	Notes Payable - General Partner	-1,045,806.00
Notes Payable		2,545,806.00
3140.2600.0000.3140.000	Capital Reserve	0.00
Other Liabilities		
Total Long Term Liabilities		2,545,806.00
Total Liabilities		4,174,741.32
Net Assets		
3140.3000.0000.3140.000	Unrestricted Net Assets	0.00
3140.3200.0000.3140.000	Partner's Equity - Limited Partner	-6,565,062.00
3140.3300.0000.3140.000	Partner's Equity - General Partner	-1,186,416.00
3140.3400.0000.3140.000	Syndication Costs	45,000.00
3140.3900.0000.3140.000	Retained Earnings	2,875,827.57
Unrestricted		4,830,650.43
3140.3100.0000.3140.000	Temporarily Restricted Net Assets	0.00
Temporarily Restricted		0.00
Current Year Change in Net Assets		-53,755.50
Total Net Assets		4,776,894.93
Total Liabilities and Net Assets		8,951,636.25

Greenbridge Commons

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Tenant Rent	\$10,350.00	\$10,030.96	\$319.04	4 vacant units in February & January.	\$20,965.00	\$20,061.92	\$903.08	3%	5%
Rental Subsidies	\$30,237.00	\$29,728.88	\$508.12		\$60,009.00	\$59,457.76	\$551.24	3%	1%
Vacancy Allowance	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Bad Debt	\$360.00	(\$1,358.33)	\$1,718.33	Current month & YTD variance due to write-off of outstanding rent or end of participation charges for tenants who moved out of the building. Also allowance for TAR > 90 days.	(\$126.00)	(\$2,716.66)	\$2,590.66	-127%	-95%
Total Rental Revenue	\$40,587.00	\$38,401.51	\$2,545.49		\$80,848.00	\$76,803.02	\$4,044.98	7%	5%
ODSA Revenue	\$5,790.20	\$5,624.98	\$165.22	Current month & YTD variance due to grant reimbursement being budgeted evenly over the year and timing of grant reimbursement for front desk expenditures.	\$13,371.26	\$11,249.96	\$2,121.30	3%	19%
Indirect Income	\$3.98	\$0.00	\$3.98		\$8.23	\$0.00	\$8.23	#DIV/0!	#DIV/0!
Utility Income	\$130.00	\$133.33	(\$3.33)		\$220.00	\$266.66	(\$46.66)	-2%	-17%
Work Orders	\$795.98	\$0.00	\$795.98	End of participation charges.	\$995.27	\$0.00	\$995.27	#DIV/0!	#DIV/0!
Donations	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Income	\$1,279.00	\$1,883.32	(\$604.32)	Current month & YTD variances are due to how grant from United Way is budgeted monthly & timing of grant reimbursement for front desk expenditures & timing of lodging kit reimbursements	\$2,883.88	\$3,766.64	(\$882.76)	-32%	-23%
Total Income	\$48,946.16	\$46,043.14	\$2,903.02		\$98,326.64	\$92,086.28	\$6,240.36	6%	7%
Personnel Expenses									
Salaries	\$6,363.58	\$8,939.11	\$2,575.53	Current month & YTD variance expenses trending lower than budget	\$13,698.84	\$17,878.22	\$4,179.38	29%	23%
Benefits	\$2,376.83	\$4,030.06	\$1,673.23	Current month & YTD variance expenses trending lower than budget	\$4,878.83	\$8,100.12	\$3,221.29	41%	40%
Total Personnel Expense	\$8,740.41	\$12,969.17	\$4,248.76		\$18,577.67	\$25,978.34	\$7,400.67	33%	28%
Admin Expenses									
Legal	\$0.00	\$250.00	\$250.00		\$0.00	\$500.00	\$500.00	100%	100%
Audit Fees	\$625.00	\$593.75	(\$31.25)		\$1,250.00	\$1,187.50	(\$62.50)	-5%	-5%
Contract Services	\$2,438.38	\$183.33	(\$2,255.05)	Current & YTD variance due to fees paid for a maintenance & custodian to Area Temps \$2,052.11 & Robert Half \$304.42 in February, Area Temps \$1,254.04 & Robert Half \$185.60 in January.	\$3,915.83	\$366.66	(\$3,549.17)	-1230%	-968%
Office Supplies	\$81.96	\$91.66	\$9.70		\$115.46	\$183.32	\$67.86	11%	37%
Copier/Computer Expense	\$181.96	\$262.49	\$80.53	Current month & YTD variances due to Copier fees to American Copier \$33.88, Dell/Lenovo \$99.90 & Computer software fees to MRI Software \$258.86 paid in January	\$574.60	\$524.98	(\$49.62)	31%	-9%
Mileage	\$46.56	\$58.34	\$11.78		\$46.56	\$116.68	\$70.12	20%	60%
Dues and Subscriptions	\$0.00	\$25.00	\$25.00		\$0.00	\$50.00	\$50.00	100%	100%
Training	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Building Functions	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Bank Fees	\$150.86	\$100.00	(\$50.86)		\$294.51	\$200.00	(\$94.51)	-51%	-47%
Total Admin Expenses	\$3,274.72	\$1,664.57	(\$1,860.15)		\$6,196.96	\$3,329.14	(\$2,867.82)	-112%	-86%
Property Expenses									
Security	\$2,474.80	\$2,174.99	(\$299.81)	Current month & YTD variance Atlantis expenses trending higher than budget	\$5,016.31	\$4,349.98	(\$666.33)	-14%	-15%
Management Fees	\$2,884.84	\$2,783.32	(\$101.52)		\$5,668.18	\$5,566.64	(\$101.54)	-4%	-2%
Partnership/Admin Fees	\$833.34	\$833.34	\$0.00		\$1,666.68	\$1,666.66	(\$0.02)	0%	0%
Compliance Fees	\$241.67	\$241.67	\$0.00		\$483.34	\$483.34	\$0.00	0%	0%

Greenbridge Commons

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Gas	\$2,104.88	\$2,332.89	\$138.01	Current month & YTD variance is due to expense running lower than monthly budget	\$4,580.36	\$5,277.58	\$697.22	6%	13%
Electricity	\$5,671.52	\$5,677.00	\$5.48		\$11,225.90	\$11,354.00	\$128.10	0%	1%
Water & Sewer	\$4,729.91	\$4,349.98	(\$379.93)	Current month & YTD variance is due to expense running higher than monthly budget	\$9,670.66	\$8,699.96	(\$970.70)	-9%	-11%
Cable	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Telephone	\$1,080.20	\$1,308.33	\$228.13		\$2,316.54	\$2,616.65	\$300.11	17%	11%
Trash Removal	\$132.75	\$75.00	(\$57.75)		\$345.50	\$150.00	(\$195.50)	-77%	-130%
Snow Removal	\$0.00	\$260.00	\$260.00		\$340.00	\$520.00	(\$200.00)	100%	-4%
Landscaping	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Safety Systems	\$400.00	\$191.67	(\$208.33)	Current & YTD variance due to fees paid to City of Cleveland Elevators & Ref \$400.00 in February, Calcom Inc \$114.24 for CCTV camera #5 down in wind storm & Treasurer State of OH \$336.50 for state lds & permits in January	\$847.74	\$383.34	(\$464.40)	-100%	-121%
Elevator	\$498.79	\$683.34	\$184.55		\$997.58	\$1,366.67	\$369.09	27%	27%
HVAC	\$1,307.37	\$2,524.98	\$1,217.61	Current month & YTD variance is due to expense running lower than monthly budget	\$3,178.74	\$5,049.97	\$1,871.23	48%	37%
Repairs and Maintenance	\$2,745.00	\$933.33	(\$1,811.67)	Current & YTD variance due to fees paid to Tri-D Plumbing \$1,085.00 replace backflow device, \$1,105.00 correct violations for portable hot water boilers & \$555 replace temp pressure boiler valve in February, Tri-D Plumbing \$935.25 for kitchen sink back wall riser in January	\$3,680.25	\$1,866.66	(\$1,813.59)	-194%	-97%
Maintenance Supplies	\$752.27	\$666.66	(\$85.61)		\$1,162.06	\$1,333.52	\$171.26	-13%	13%
Custodial Supplies	\$321.06	\$108.33	(\$212.73)		\$321.06	\$216.66	(\$104.40)	-196%	-48%
Cleaning	\$0.00	\$125.00	\$125.00		\$0.00	\$250.00	\$250.00	100%	100%
Furniture/Decorating	\$0.00	\$125.00	\$125.00		\$0.00	\$250.00	\$250.00	100%	100%
Pest Control	\$276.00	\$166.67	(\$109.33)		\$276.00	\$333.34	\$57.34	-66%	17%
Appliances	\$0.00	\$166.67	\$166.67		\$0.00	\$333.34	\$333.34	100%	100%
Uniforms	\$10.70	\$25.00	\$14.30		\$21.02	\$50.00	\$28.98	57%	58%
Insurance	\$3,089.45	\$3,230.92	\$141.47		\$6,178.90	\$6,461.84	\$282.94	4%	4%
Ground Lease									
Taxes & Assessments	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Property Expense	\$0.00	\$391.66	\$391.66		\$0.00	\$783.33	\$783.33	100%	100%
Total Property Expense	\$29,644.55	\$29,375.75	(\$268.80)		\$58,176.82	\$59,363.28	\$1,186.46	-1%	2%
Total Expenses	\$41,909.68	\$44,029.49	\$2,119.81		\$82,951.45	\$88,670.76	\$5,719.31	5%	6%
Net Income from Operations	\$7,036.48	\$2,013.65	\$5,022.83		\$15,375.19	\$3,415.52	\$11,959.67	249%	350%
Capital Reserve	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Interest	\$1,120.33	\$1,191.67	\$71.34		\$2,240.66	\$2,383.34	\$142.68	6%	6%
Depreciation	\$33,445.01	\$33,447.65	\$2.64		\$66,890.03	\$66,895.30	\$5.27	0%	0%
Net Income	(\$27,528.86)	(\$32,625.67)	\$5,096.81		(\$53,755.50)	(\$65,863.12)	\$12,107.62	-16%	-18%

South Pointe Commons

Report Ending Date: 02/29/2020

Fund: 3150

Assets

Current Assets

Cash and Equivalents

3150.1110.0124.3150.000	South Pointe - Operating	52,144.31
3150.1111.0124.3150.000	South Pointe - Petty Cash	0.00

Operating

3150.1140.0124.3150.000	South Pointe - SD	41,234.38
3150.1150.0124.3150.000	South Pointe - Operating Reserve	249,391.16
3150.1111.1111.3150.000	Cash on Hand Account	0.00
3150.1160.0124.3150.000	South Pointe - Replacement Reserve	241,220.14

Restricted

531,845.68

Custodial Cash - Grants

Total Cash and Equivalents

583,989.99

Receivables

3150.1210.0000.3150.000	A/R Grant Revenue	0.00
3150.1210.0100.3150.000	A/R Contract Revenue	0.00

Grants and Contracts

0.00

3150.1200.0000.3150.000	A/R Tenant Rent	12,750.26
3150.1200.0100.3150.000	A/R Section 8 Rent	0.00
3150.1200.0110.3150.000	A/R Shelter Plus Care Rent	0.00
3150.1200.0120.3150.000	A/R CMHA/HAP Rent	0.00
3150.1200.0130.3150.000	A/R H-TBRA Rent	0.00
3150.1200.0140.3150.000	A/R HUD Rent	0.00
3150.1200.0141.3150.000	A/R Rental Assistance	2,270.00
3150.1200.0145.3150.000	A/R Commercial Rent	0.00
3150.1220.0000.3150.000	A/R Other	5,154.20

Other

20,174.46

3150.1200.0150.3150.000	Allowance for Doubtful Accounts
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-7,277.85

Allowance for Doubtful Accounts

-7,277.85

3150.1800.0000.3150.000	Prepaid Insurance	3,338.27
3150.1800.0100.3150.000	Prepaid Postage	0.00
3150.1800.0200.3150.000	Prepaid Other	4,953.86

Prepaid Expenses

8,292.13

Total Current Assets

605,178.73

Property and Equipment

South Pointe Commons

Report Ending Date: 02/29/2020

Fund: 3150

3150.1500.0000.3150.000	Land	462,095.00
Land & Improvements		462,095.00
3150.1510.0100.3150.000	Site Improvements	474,711.94
3150.1510.0000.3150.000	Buildings	10,253,542.39
3150.1520.0000.3150.000	Building Improvements	285,000.00
Buildings & Improvements		11,013,254.33
3150.1530.0000.3150.000	Furniture, Fixtures & Equipment	360,105.60
3150.1540.0000.3150.000	Information/Computer Systems	17,120.77
Furniture & Equipment		377,226.37
Vehicles		
3150.1560.1510.3150.000	A/D Buildings	-4,287,432.24
3150.1560.1511.3150.000	A/D Site Improvements	-351,713.75
3150.1560.1520.3150.000	A/D Building Improvements	-31,666.67
3150.1560.1530.3150.000	A/D Furniture, Fixtures & Equipment	-357,391.57
3150.1560.1540.3150.000	A/D Information/Computer Systems	-17,120.77
Accumulated Depreciation		-5,045,325.00
3150.1580.0000.3150.000	Construction in Process	0.00
Construction in Progress		0.00
3150.1600.0000.3150.000	Organization Costs	21,499.90
3150.1600.0010.3150.000	Organization Costs Amortized	0.00
3150.1610.0010.3150.000	Finance / Loan Fees Amortized	-104,330.92
3150.1610.0100.3150.000	Finance/Loan Costs	115,477.05
3150.1620.0000.3150.000	Tax Credit Recievable	0.00
Finance/Loan Fees, Net Amortization		32,646.03
Net Property and Equipment		6,839,896.73

Other Assets

Notes Receivable - LIHTCs

Deferred Fees, Net

Security Deposits

Inventory

Total Other Assets

3150.1900.0000.3150.000	Intercompany	0.00
3150.1900.1930.3150.000	Intercompany - 1930	0.00
3150.1900.1931.3150.000	Intercompany - 1931	0.00
Intercompany, net		0.00

South Pointe Commons

Report Ending Date: 02/29/2020

Fund: 3150

Total Assets

7,445,075.46

Liabilities and Net Assets

Current Liabilities

Accounts Payable

9,589.52

3150.2000.0100.3150.000	Line of Credit Payable	0.00
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3150.2000.0000.3150.000	Accounts Payable	-9,589.52
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Line of Credit		0.00
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Custodial Cash - HAP

3150.2100.0000.3150.000	Accrued Payroll	0.00
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3150.2100.0100.3150.000	Accrued Payroll Taxes	0.00
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3150.2100.0110.3150.000	Accrued Workers' Compensation	0.00
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3150.2100.0120.3150.000	Accrued Benefits	0.00
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3150.2100.0130.3150.000	Accrued Vacation	-2,665.58
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3150.2100.0140.3150.000	403(b) Forfeitures	0.00
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3150.2100.0150.3150.000	403(b) Clearing	0.00
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3150.2200.0000.3150.000	Accrued Other	-3,094.92
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3150.2200.0100.3150.000	Accrued Audit Fees	-7,630.00
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3150.2200.0110.3150.000	Accrued Real Estate Taxes	0.00
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3150.2200.0120.3150.000	Accrued Interest	-177,475.96
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3150.2200.0130.3150.000	Accrued Fees	-115,550.37
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3150.2200.0140.3150.000	Deferred Development Fees	0.00
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Accrued Expenses		306,416.83
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3150.2300.0000.3150.000	Deferred Revenue	0.00
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Deferred Revenue		0.00
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3150.2500.0000.3150.000	Prepaid Tenant Rent	0.00
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3150.2500.0100.3150.000	Security Deposits	-43,179.25
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Resident Security Deposits		43,179.25
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Total Current Liabilities		359,185.60
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Long Term Liabilities

3150.2400.0000.3150.000	Mortgage Payable	0.00
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3150.2400.0120.3150.000	Notes Payable - County	-300,000.00
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3150.2400.0130.3150.000	Notes Payable - Bridge Loan	0.00
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3150.2400.0140.3150.000	Notes Payable - City	-1,250,000.00
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3150.2400.0150.3150.000	Notes Payable - HDAP	0.00
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South Pointe Commons

Report Ending Date: 02/29/2020

Fund: 3150

3150.2400.0160.3150.000	Notes Payable - OHMAS	0.00
3150.2400.0180.3150.000	Notes Payable - Limited Partner	0.00
3150.2400.0190.3150.000	Notes Payable - General Partner	0.00
Notes Payable		1,550,000.00
3150.2600.0000.3150.000	Capital Reserve	0.00
Other Liabilities		
Total Long Term Liabilities		1,550,000.00
Total Liabilities		1,909,185.60
Net Assets		
3150.3000.0000.3150.000	Unrestricted Net Assets	-26,890.55
3150.3200.0000.3150.000	Partner's Equity - Limited Partner	-7,321,855.93
3150.3300.0000.3150.000	Partner's Equity - General Partner	-2,240,618.05
3150.3900.0000.3150.000	Retained Earnings	3,986,247.33
Unrestricted		5,603,117.20
3150.3100.0000.3150.000	Temporarily Restricted Net Assets	0.00
Temporarily Restricted		0.00
Current Year Change in Net Assets		-67,227.34
Total Net Assets		5,535,889.86
Total Liabilities and Net Assets		7,445,075.46

South Pointe

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Tenant Rent	\$13,478.00	\$13,371.95	\$106.05	3 vacant CMHA units at the end of February, 1 vacant unit in January. Budget assumes full occupancy in a 82 unit building.	\$26,683.00	\$26,743.90	(\$60.90)	1%	0%
Rental Subsidies	\$38,104.00	\$37,819.51	\$284.49		\$75,925.00	\$75,639.03	\$285.97	1%	0%
Vacancy Allowance	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Bad Debt	(\$9.00)	(\$666.66)	\$657.66	Variance is because of the "> 90 day aging report" adjustment.	(\$1,247.00)	(\$1,333.32)	\$86.32	-99%	-6%
Total Rental Revenue	\$51,573.00	\$50,524.80	\$1,048.20		\$101,361.00	\$101,049.61	\$311.39	2%	0%
ODSA Revenue	\$9,798.08	\$9,416.63	\$381.45	YTD variance is because the budget is spread out evenly over 12 months and the property received proceeds, from the ODSA through February, to help cover front desk service costs, which were greater than what was budgeted.	\$20,586.06	\$18,833.26	\$1,752.80	4%	9%
Interest Income	\$58.64	\$58.33	\$0.31		\$126.32	\$116.66	\$9.66	1%	8%
Utility Income	\$100.00	\$108.33	(\$8.33)		\$200.00	\$216.66	(\$16.66)	-8%	-8%
Work Orders	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Donations	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Income	\$473.14	\$1,455.00	(\$981.86)	The February and YTD variances are because no grant funds were received from United Way or OMHAS to reimburse for front desk services. \$412 and \$463 per month are budgeted to be received from the United Way and OMHAS grants, respectively. Contributing to the variance is the timing of when United Way and OMHAS funds are used to reimburse front desk payroll, the timing of lodging kit reimbursements, and the monthly rental income from the vendor leasing space.	\$1,045.28	\$2,910.00	(\$1,864.72)	-67%	-64%
Total Income	\$62,002.86	\$61,563.09	\$439.77		\$123,318.66	\$123,126.19	\$192.47	1%	0%
Personnel Expenses									
Salaries	\$13,965.35	\$14,357.89	\$392.54		\$28,223.57	\$28,715.78	\$492.21	3%	2%
Benefits	\$3,318.98	\$2,432.07	(\$886.91)		\$6,712.77	\$4,864.14	(\$1,848.63)	-36%	-30%
Total Personnel Expense	\$17,284.33	\$16,789.96	(\$494.37)		\$34,936.34	\$33,579.92	(\$1,356.42)	-3%	-4%
Admin Expenses									
Legal	\$129.00	\$41.67	(\$87.33)		\$239.00	\$83.34	(\$155.66)	-210%	-187%
Audit Fees	\$625.00	\$593.75	(\$31.25)		\$1,250.00	\$1,187.50	(\$62.50)	-5%	-5%
Contract Services	\$864.39	\$866.66	\$2.27		\$1,338.65	\$1,733.32	\$394.67	0%	23%
Office Supplies	\$13.50	\$58.34	\$44.84		\$189.13	\$116.68	(\$72.45)	77%	-62%
Copyier/Computer Expense	\$256.04	\$337.49	\$81.45		\$798.24	\$674.98	(\$123.26)	24%	-18%
Mileage	\$9.20	\$108.33	\$99.13		\$372.18	\$216.66	(\$155.52)	92%	-72%
Dues and Subscriptions	\$0.00	\$108.33	\$108.33		\$0.00	\$216.66	\$216.66	100%	100%
Training	\$0.00	\$66.67	\$66.67		\$0.00	\$133.34	\$133.34	100%	100%
Building Functions	\$197.86	\$50.00	(\$147.86)		\$197.86	\$100.00	(\$97.86)	-296%	-98%
Bank Fees	\$154.51	\$108.33	(\$46.18)		\$314.02	\$216.66	(\$97.36)	-43%	-45%

South Pointe

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Total Admin Expenses	\$2,249.50	\$2,339.57	\$90.07		\$4,699.08	\$4,679.14	(\$19.94)	4%	0%
Property Expenses									
Security	\$3,570.74	\$3,983.32	\$412.58		\$7,147.46	\$7,966.64	\$819.18	10%	10%
Management Fees	\$3,094.92	\$3,074.99	(\$19.93)		\$6,156.48	\$6,149.98	(\$6.50)	-1%	0%
Partnership/Admin Fees	\$4,160.85	\$4,166.65	\$5.80		\$8,321.70	\$8,333.30	\$11.60	0%	0%
Compliance Fees	\$283.33	\$283.33	\$0.00		\$566.66	\$566.66	\$0.00	0%	0%
Gas	\$2,584.41	\$2,463.30	(\$121.11)		\$5,073.95	\$5,572.60	\$498.65	-5%	9%
Electricity	\$4,866.32	\$5,152.00	\$285.68		\$9,601.59	\$10,304.00	\$702.41	6%	7%
Water & Sewer	\$5,318.66	\$5,491.65	\$172.99		\$11,378.95	\$10,983.29	(\$395.66)	3%	-4%
Cable	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Telephone	\$1,681.66	\$1,799.99	\$118.33		\$4,031.11	\$3,599.98	(\$431.13)	7%	-12%
Trash Removal	\$200.00	\$466.67	\$266.67		\$520.00	\$933.33	\$413.33	57%	44%
Snow Removal	\$379.00	\$340.00	(\$39.00)		\$758.00	\$680.00	(\$78.00)	-11%	-11%
Landscaping	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Safety Systems	\$777.19	\$616.66	(\$160.53)		\$1,011.69	\$1,233.32	\$221.63	-26%	18%
Elevator	\$615.98	\$966.66	\$350.68		\$1,231.96	\$1,933.32	\$701.36	36%	36%
HVAC	\$1,646.00	\$2,299.99	\$653.99		\$2,904.00	\$4,590.98	\$1,695.98	28%	37%
Repairs and Maintenance	\$3,075.47	\$1,449.99	(\$1,625.48)	In February paid \$4,600 to John G Johnson Construction to repair a metal panel. Replacement reserve funds were used to cover the cost.	\$5,538.77	\$2,896.98	(\$2,638.79)	-250%	-91%
Maintenance Supplies	\$1,062.68	\$1,041.66	(\$21.02)		\$2,212.79	\$2,083.32	(\$129.47)	-2%	-6%
Custodial Supplies	\$350.98	\$233.33	(\$117.65)	Purchased \$690 in various custodial supplies in January from The Home Depot Pro to build up stock.	\$1,041.12	\$466.66	(\$574.46)	-50%	-123%
Cleaning	\$0.00	\$125.00	\$125.00		\$0.00	\$250.00	\$250.00	100%	100%
Furniture/Decorating	\$0.00	\$125.00	\$125.00		\$0.00	\$250.00	\$250.00	100%	100%
Pest Control	\$978.00	\$225.00	(\$753.00)	In February paid \$828 to General Pest Control for general treatment, follow up treatment, and inspection services for mice and roaches.	\$978.00	\$450.00	(\$528.00)	-35%	-117%
Appliances	\$0.00	\$166.67	\$166.67		\$0.00	\$333.34	\$333.34	100%	100%
Uniforms	\$15.75	\$25.00	\$9.25		\$28.35	\$50.00	\$21.65	37%	43%
Insurance	\$3,338.28	\$3,731.48	\$393.20		\$6,676.56	\$7,462.96	\$786.40	11%	11%
Ground Lease									
Taxes & Assessments	\$0.00	\$16.67	\$16.67		\$0.00	\$33.34	\$33.34	100%	100%
Other Property Expense	\$959.70	\$458.33	(\$501.37)		\$959.70	\$916.66	(\$43.04)	-10%	-5%
Total Property Expense	\$40,959.92	\$38,703.34	(\$2,256.58)		\$76,136.84	\$78,052.66	\$1,913.82	-4%	2%
Total Expenses	\$60,493.75	\$57,832.87	(\$2,660.88)		\$115,774.26	\$116,311.72	\$537.46	-5%	0%
Net Income from Operations	\$1,509.11	\$3,730.22	(\$2,221.11)		\$7,544.40	\$6,814.47	(\$729.93)	-60%	11%
Capital Reserve	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Interest	\$1,244.76	\$1,433.33	\$188.57		\$2,489.52	\$2,866.66	\$377.14	13%	13%
Depreciation	\$36,141.11	\$36,153.24	\$12.13		\$72,282.22	\$72,306.48	\$24.26	0%	0%

South Pointe

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Net Income	(\$35,876.76)	(\$33,856.35)	(\$2,020.41)		(\$67,227.34)	(\$68,338.67)	\$1,131.33	6%	-2%

Buckeye Square

Report Ending Date: 02/29/2020

Fund: 3160

Assets

Current Assets

Cash and Equivalents

3160.1110.0126.3160.000	Buckeye - Operating	117,320.21
3160.1111.0126.3160.000	Buckeye - Petty Cash	0.00

Operating

3160.1140.0126.3160.000	Buckeye - SD	30,571.32
3160.1150.0126.3160.000	Buckeye - Operating Reserve	275,880.00
3160.1111.1111.3160.000	Cash on Hand Account	0.00
3160.1160.0126.3160.000	Buckeye - Replacement Reserve	131,339.52
3160.1170.0126.3160.000	Buckeye - Asset Mgmt Reserve	49,916.00

Restricted

487,706.84

Custodial Cash - Grants

Total Cash and Equivalents

605,027.05

Receivables

3160.1210.0000.3160.000	A/R Grant Revenue	0.00
3160.1210.0100.3160.000	A/R Contract Revenue	0.00
3160.1220.0200.3160.000	TC Receivable	0.00

Grants and Contracts

3160.1200.0000.3160.000	A/R Tenant Rent	19,973.50
3160.1200.0100.3160.000	A/R Section 8 Rent	0.00
3160.1200.0110.3160.000	A/R Shelter Plus Care Rent	0.00
3160.1200.0120.3160.000	A/R CMHA/HAP Rent	0.00
3160.1200.0130.3160.000	A/R H-TBRA Rent	0.00
3160.1200.0140.3160.000	A/R HUD Rent	0.00
3160.1200.0141.3160.000	A/R Rental Assistance	-160.00
3160.1220.0000.3160.000	A/R Other	0.00

Other

19,813.50

3160.1200.0150.3160.000	Allowance for Doubtful Accounts	-15,484.75
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Allowance for Doubtful Accounts

-15,484.75

3160.1800.0000.3160.000	Prepaid Insurance	3,256.93
3160.1800.0100.3160.000	Prepaid Postage	0.00
3160.1800.0200.3160.000	Prepaid Other	2,025.00

Prepaid Expenses

5,281.93

Total Current Assets

614,637.73

Buckeye Square

Report Ending Date: 02/29/2020

Fund: 3160

Property and Equipment

3160.1500.0000.3160.000	Land	525,000.00
Land & Improvements		525,000.00
3160.1510.0100.3160.000	Site Improvements	414,257.00
3160.1510.0000.3160.000	Buildings	9,364,897.00
3160.1520.0000.3160.000	Building Improvements	0.00
Buildings & Improvements		9,779,154.00
3160.1530.0000.3160.000	Furniture, Fixtures & Equipment	371,396.00
3160.1540.0000.3160.000	Information/Computer Systems	0.00
Furniture & Equipment		371,396.00
Vehicles		
3160.1560.1510.3160.000	A/D Buildings	-2,128,385.67
3160.1560.1511.3160.000	A/D Site Improvements	-172,607.07
3160.1560.1520.3160.000	A/D Building Improvements	0.00
3160.1560.1530.3160.000	A/D Furniture, Fixtures & Equipment	-371,396.00
3160.1560.1540.3160.000	A/D Information/Computer Systems	0.00
Accumulated Depreciation		-2,672,388.74
Construction in Progress		
3160.1600.0000.3160.000	Organization Costs	0.00
3160.1600.0010.3160.000	Organization Costs Amortized	0.00
3160.1610.0010.3160.000	Finance / Loan Fees Amortized	-58,782.23
3160.1610.0100.3160.000	Finance/Loan Costs	123,028.00
3160.1620.0000.3160.000	Tax Credit Recievable	0.00
Finance/Loan Fees, Net Amortization		64,245.77
Net Property and Equipment		8,067,407.03

Other Assets

Notes Receivable - LIHTCs

Deferred Fees, Net

Security Deposits

Inventory

Total Other Assets

3160.1900.0000.3160.000	Intercompany	0.00
3160.1900.1930.3160.000	Intercompany - 1930	0.00
3160.1900.1931.3160.000	Intercompany - 1931	0.00
Intercompany, net		0.00

Buckeye Square

Report Ending Date: 02/29/2020

Fund: 3160

Total Assets		8,682,044.76
Liabilities and Net Assets		
Current Liabilities		
Accounts Payable		2,603.71
3160.2000.0100.3160.000	Line of Credit Payable	0.00
3160.2000.0000.3160.000	Accounts Payable	-2,603.71
Line of Credit		0.00
Custodial Cash - HAP		
3160.2100.0000.3160.000	Accrued Payroll	0.21
3160.2100.0100.3160.000	Accrued Payroll Taxes	0.31
3160.2100.0110.3160.000	Accrued Workers' Compensation	0.00
3160.2100.0120.3160.000	Accrued Benefits	-0.42
3160.2100.0130.3160.000	Accrued Vacation	-2,698.64
3160.2100.0140.3160.000	403(b) Forfeitures	0.00
3160.2100.0150.3160.000	403(b) Clearing	0.00
3160.2200.0000.3160.000	Accrued Other	-2,087.92
3160.2200.0100.3160.000	Accrued Audit Fees	-7,990.04
3160.2200.0110.3160.000	Accrued Real Estate Taxes	0.00
3160.2200.0120.3160.000	Accrued Interest	0.00
3160.2200.0130.3160.000	Accrued Fees	-6,058.46
3160.2200.0140.3160.000	Deferred Development Fees	0.18
Accrued Expenses		18,834.78
3160.2300.0000.3160.000	Deferred Revenue	0.00
Deferred Revenue		0.00
3160.2500.0000.3160.000	Prepaid Tenant Rent	0.00
3160.2500.0100.3160.000	Security Deposits	-31,175.00
Resident Security Deposits		31,175.00
Total Current Liabilities		52,613.49
Long Term Liabilities		
3160.2400.0000.3160.000	Mortgage Payable	0.00
3160.2400.0110.3160.000	Construction Loan	0.20
3160.2400.0120.3160.000	Notes Payable - County	0.00
3160.2400.0130.3160.000	Notes Payable - Bridge Loan	0.00
3160.2400.0140.3160.000	Notes Payable - City	-420,783.81

Buckeye Square

Report Ending Date: 02/29/2020

Fund: 3160

3160.2400.0150.3160.000	Notes Payable - HDAP	0.00
3160.2400.0160.3160.000	Notes Payable - OHMAS	-500,000.00
3160.2400.0180.3160.000	Notes Payable - Limited Partner	0.00
3160.2400.0190.3160.000	Notes Payable - General Partner	0.00
Notes Payable		920,783.61
3160.2600.0000.3160.000	Capital Reserve	0.00
Other Liabilities		
Total Long Term Liabilities		920,783.61
Total Liabilities		973,397.10
Net Assets		
3160.3000.0000.3160.000	Unrestricted Net Assets	0.00
3160.3200.0000.3160.000	Partner's Equity - Limited Partner	-9,587,173.05
3160.3300.0000.3160.000	Partner's Equity - General Partner	-764,279.00
3160.3400.0000.3160.000	Syndication Costs	55,000.00
3160.3900.0000.3160.000	Retained Earnings	2,527,843.44
Unrestricted		7,768,608.61
3160.3100.0000.3160.000	Temporarily Restricted Net Assets	0.00
Temporarily Restricted		0.00
Current Year Change in Net Assets		-59,960.95
Total Net Assets		7,708,647.66
Total Liabilities and Net Assets		8,682,044.76

Buckeye Square

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Tenant Rent	\$7,529.00	\$8,255.97	(\$726.97)	6 vacant units in February & January.	\$13,895.00	\$16,511.94	(\$2,616.94)	-9%	-16%
Rental Subsidies	\$27,270.00	\$28,968.88	(\$1,698.88)		\$55,491.00	\$57,937.76	(\$2,446.76)	-6%	-4%
Vacancy Allowance	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Bad Debt	\$160.00	(\$1,022.00)	\$1,185.00	Current month & YTD variance due to write-off of outstanding rent or end of participation charges for tenants who moved out of the building. Also allowances for TAR > 90 days.	(\$2,425.75)	(\$2,050.00)	(\$375.75)	-116%	18%
Total Rental Revenue	\$34,959.00	\$36,192.85	(\$1,240.85)		\$66,960.25	\$72,399.70	(\$5,439.45)	-3%	-8%
ODSA Revenue	\$9,985.73	\$9,416.63	\$569.10	Current month & YTD variance due to grant reimbursement being budgeted evenly over the year and timing of grant reimbursement for front desk expenditures.	\$20,594.09	\$18,833.26	\$1,760.83	6%	9%
Interest Income	\$4.57	\$0.00	\$4.57		\$9.50	\$0.00	\$9.50	#DIV/0!	#DIV/0!
Utility Income	\$90.00	\$191.67	(\$101.67)		\$260.00	\$383.34	(\$123.34)	-33%	-32%
Work Orders	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Donations	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Income	\$0.00	\$963.33	(\$963.33)	Current month & YTD variances are due to how grant from United Way is budgeted monthly & timing of grant reimbursement for front desk expenditures & timing of lodging kit reimbursements	\$130.00	\$1,926.66	(\$1,796.66)	-100%	-93%
Total Income	\$45,039.30	\$46,771.48	(\$1,732.18)		\$87,953.84	\$93,542.96	(\$5,589.12)	-4%	-6%
Personnel Expenses									
Salaries	\$18,314.52	\$9,595.51	(\$719.01)	Current month & YTD variance expenses trending higher than budget	\$21,071.10	\$19,191.02	(\$1,880.08)	-7%	-10%
Benefits	\$2,430.34	\$2,227.19	(\$203.15)	Current month & YTD variance expenses trending higher than budget	\$4,916.64	\$4,454.37	(\$462.27)	-9%	-10%
Total Personnel Expense	\$12,744.86	\$11,822.70	(\$922.16)		\$25,987.74	\$23,645.39	(\$2,342.35)	-8%	-10%
Admin Expenses									
Legal	\$124.00	\$125.00	\$1.00		\$124.00	\$250.00	\$126.00	1%	50%
Audit Fees	\$625.00	\$993.75	(\$31.25)		\$1,250.00	\$1,187.50	(\$62.50)	-5%	-5%
Contract Services	\$4,614.82	\$1,199.09	(\$3,414.83)	Current & YTD variances due to fees paid for a maintenance & custodian to Area Temps \$1,398.46 & Robert Half \$371.45 in February, Area Temps \$835.88 & Robert Half \$340.25 in January.	\$5,879.16	\$2,399.99	(\$3,479.17)	-285%	-145%
Office Supplies	\$132.94	\$58.34	(\$74.60)		\$145.94	\$116.68	(\$29.26)	-128%	-25%
Copier/Computer Expense	\$103.48	\$162.49	\$59.01	Current month & YTD variances due to Copier fees to Blue Technology \$40.34 & Computer software fees to MRI Software \$431.43 paid in January	\$575.25	\$324.08	(\$250.27)	36%	-77%
Mileage	\$104.95	\$158.34	\$53.39		\$151.92	\$316.68	\$164.76	34%	57%
Dues and Subscriptions	\$0.00	\$25.00	\$25.00		\$0.00	\$50.00	\$50.00	100%	100%
Training	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Building Functions	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Bank Fees	\$56.16	\$33.33	(\$22.83)		\$109.72	\$66.66	(\$43.06)	-68%	-65%
Total Admin Expenses	\$1,761.35	\$2,456.24	(\$694.89)		\$8,233.99	\$4,912.49	(\$3,323.50)	-135%	-68%
Property Expenses									
Security	\$7,141.48	\$7,916.64	\$775.16	Current month & YTD variance Athens expenses trending lower than budget	\$14,282.96	\$15,833.27	\$1,550.31	10%	10%
Management Fees	\$2,087.94	\$2,241.66	\$153.72		\$4,163.16	\$4,483.32	\$320.16	7%	7%
Partnership/Admin Fees	\$416.67	\$416.67	\$0.00		\$833.34	\$833.33	(\$0.01)	0%	0%
Compliance Fees	\$225.00	\$225.00	\$0.00		\$450.00	\$450.00	\$0.00	0%	0%
Gas	\$674.67	\$796.95	\$122.28		\$1,418.75	\$1,802.90	\$384.15	15%	21%

Buckeye Square

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Electricity	\$4,994.95	\$6,444.00	\$1,449.05	Current month & YTD variance is due to expense running lower than monthly budget	\$9,540.97	\$12,351.00	\$2,810.03	22%	23%
Water & Sewer	\$1,877.76	\$2,716.66	\$838.90	Current month & YTD variance is due to expense running lower than monthly budget	\$4,074.45	\$5,433.32	\$1,358.87	31%	25%
Cable	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Telephone	\$1,616.86	\$1,808.32	\$191.46		\$3,463.46	\$3,616.64	\$153.18	11%	4%
Trash Removal	\$383.83	\$433.33	\$49.50		\$785.84	\$866.66	\$80.82	11%	9%
Snow Removal	\$0.00	\$440.00	\$440.00		\$450.00	\$880.00	\$430.00	100%	49%
Landscaping	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Safety Systems	\$150.00	\$550.00	\$400.00	Current month & YTD variance is due to expense running lower than monthly budget	\$150.00	\$1,100.00	\$950.00	73%	86%
Elevator	\$225.00	\$391.67	\$166.67		\$450.00	\$783.34	\$333.34	43%	43%
HVAC	\$493.25	\$1,283.33	\$690.08	Current month & YTD variance is due to expense running lower than monthly budget	\$1,811.50	\$2,566.66	\$755.16	54%	29%
Repairs and Maintenance	\$0.00	\$466.67	\$466.67		\$928.04	\$933.33	\$5.29	100%	1%
Maintenance Supplies	\$0.00	\$800.00	\$800.00	Current month & YTD variance is due to expense running lower than monthly budget	\$605.71	\$1,600.00	\$994.29	100%	62%
Custodial Supplies	\$102.54	\$100.00	(\$2.54)		\$212.60	\$200.00	(\$12.60)	-3%	-4%
Cleaning	\$0.00	\$125.00	\$125.00		\$0.00	\$250.00	\$250.00	100%	100%
Furniture/Decorating	\$0.00	\$125.00	\$125.00		\$534.92	\$240.00	(\$284.92)	100%	-114%
Pest Control	\$294.80	\$100.00	(\$194.80)		\$294.80	\$200.00	(\$94.80)	-195%	-47%
Appliances	\$0.00	\$166.67	\$166.67		\$0.00	\$333.34	\$333.34	100%	100%
Uniforms	\$0.00	\$25.00	\$25.00		\$0.00	\$50.00	\$50.00	100%	100%
Insurance	\$1,256.93	\$2,957.88	(\$299.05)	Current month & YTD variance is due to expense running higher than monthly budget	\$6,513.86	\$3,915.76	(\$2598.10)	-10%	-10%
Ground Lease									
Taxes & Assessments	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Property Expense	\$0.00	\$358.33	\$358.33	Current month & YTD variance is due to expense running lower than monthly budget	\$0.00	\$716.66	\$716.66	100%	100%
Total Property Expense	\$24,041.68	\$30,888.78	\$6,847.10		\$50,964.36	\$61,449.53	\$10,485.17	22%	17%
Total Expenses	\$42,547.89	\$45,167.72	\$2,619.83		\$85,188.09	\$90,007.41	\$4,819.32	6%	5%
Net Income from Operations	\$2,491.41	\$1,603.76	\$887.65		\$2,765.75	\$3,535.55	(\$769.80)	55%	-22%
Capital Reserve	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Interest	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Depreciation	\$31,563.38	\$31,371.44	\$8.06		\$62,726.70	\$62,742.88	\$16.18	0%	0%
Net Income	(\$28,871.97)	(\$29,767.66)	\$895.71		(\$59,960.95)	(\$59,207.33)	(\$753.62)	-3%	1%

Winton on Lorain

Report Ending Date: 02/29/2020

Fund: 3170

Assets

Current Assets

Cash and Equivalents

3170.1110.0127.3170.000	Winton - Operating	14,016.75
3170.1111.0127.3170.000	Winton - Petty Cash	378.52

Operating

3170.1140.0127.3170.000	Winton - SD	19,432.19
3170.1150.0127.3170.000	Winton - Operating Reserve	185,790.00
3170.1111.1111.3170.000	Cash on Hand Account	0.00
3170.1160.0127.3170.000	Winton - Replacement Reserve	104,333.60
3170.1170.0127.3170.000	Winton - Asset Mgmt Reserve	44,871.00

Restricted

354,426.79

Custodial Cash - Grants

Total Cash and Equivalents

368,822.06

Receivables

3170.1210.0000.3170.000	A/R Grant Revenue	0.00
3170.1210.0100.3170.000	A/R Contract Revenue	0.00

Grants and Contracts

0.00

3170.1200.0000.3170.000	A/R Tenant Rent	2,426.90
3170.1200.0100.3170.000	A/R Section 8 Rent	0.00
3170.1200.0110.3170.000	A/R Shelter Plus Care Rent	0.00
3170.1200.0120.3170.000	A/R CMHA/HAP Rent	0.00
3170.1200.0130.3170.000	A/R H-TBRA Rent	0.00
3170.1200.0140.3170.000	A/R HUD Rent	0.00
3170.1200.0141.3170.000	A/R Rental Assistance	0.00
3170.1220.0000.3170.000	A/R Other	0.00

Other

2,426.90

3170.1200.0150.3170.000	Allowance for Doubtful Accounts
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-976.93

Allowance for Doubtful Accounts

-976.93

3170.1800.0000.3170.000	Prepaid Insurance	2,250.71
3170.1800.0100.3170.000	Prepaid Postage	0.00
3170.1800.0200.3170.000	Prepaid Other	236.15

Prepaid Expenses

2,486.86

Total Current Assets

372,758.89

Property and Equipment

Winton on Lorain

Report Ending Date: 02/29/2020

Fund: 3170

3170.1500.0000.3170.000	Land	10.00
Land & Improvements		10.00
3170.1510.0100.3170.000	Site Improvements	445,768.00
3170.1510.0000.3170.000	Buildings	7,763,065.00
3170.1520.0000.3170.000	Building Improvements	0.00
Buildings & Improvements		8,208,833.00
3170.1530.0000.3170.000	Furniture, Fixtures & Equipment	279,414.00
3170.1540.0000.3170.000	Information/Computer Systems	0.00
Furniture & Equipment		279,414.00
Vehicles		
3170.1560.1510.3170.000	A/D Buildings	-1,929,004.24
3170.1560.1511.3170.000	A/D Site Improvements	-203,072.31
3170.1560.1520.3170.000	A/D Building Improvements	0.00
3170.1560.1530.3170.000	A/D Furniture, Fixtures & Equipment	-279,414.00
3170.1560.1540.3170.000	A/D Information/Computer Systems	0.00
Accumulated Depreciation		-2,411,490.55
3170.1580.0000.3170.000	Construction in Process	0.00
Construction in Progress		0.00
3170.1600.0000.3170.000	Organization Costs	0.00
3170.1600.0010.3170.000	Organization Costs Amortized	0.00
3170.1610.0010.3170.000	Finance / Loan Fees Amortized	-33,219.56
3170.1610.0100.3170.000	Finance/Loan Costs	69,531.00
3170.1620.0000.3170.000	Tax Credit Recievable	1,133,668.00
Finance/Loan Fees, Net Amortization		1,169,979.44
Net Property and Equipment		7,246,745.89

Other Assets

Notes Receivable - LIHTCs

Deferred Fees, Net

Security Deposits

Inventory

Total Other Assets

3170.1900.0000.3170.000	Intercompany	0.00
3170.1900.1930.3170.000	Intercompany - 1930	0.00
3170.1900.1931.3170.000	Intercompany - 1931	0.00
Intercompany, net		0.00

Winton on Lorain

Report Ending Date: 02/29/2020

Fund: 3170

Total Assets

7,619,504.78

Liabilities and Net Assets

Current Liabilities

Accounts Payable

47,078.02

3170.2000.0100.3170.000 Line of Credit Payable

0.00

3170.2000.0000.3170.000 Accounts Payable

-47,078.02

Line of Credit

0.00

Custodial Cash - HAP

3170.2100.0000.3170.000 Accrued Payroll

0.00

3170.2100.0100.3170.000 Accrued Payroll Taxes

0.00

3170.2100.0110.3170.000 Accrued Workers' Compensation

0.00

3170.2100.0120.3170.000 Accrued Benefits

-6,409.14

3170.2100.0130.3170.000 Accrued Vacation

-3,125.15

3170.2100.0140.3170.000 403(b) Forfeitures

0.00

3170.2100.0150.3170.000 403(b) Clearing

0.00

3170.2200.0000.3170.000 Accrued Other

-18,179.15

3170.2200.0100.3170.000 Accrued Audit Fees

-7,990.04

3170.2200.0110.3170.000 Accrued Real Estate Taxes

0.00

3170.2200.0120.3170.000 Accrued Interest

-183,083.36

3170.2200.0130.3170.000 Accrued Fees

-5,837.64

3170.2200.0140.3170.000 Deferred Development Fees

-344,100.88

Accrued Expenses

568,725.36

3170.2300.0000.3170.000 Deferred Revenue

0.00

Deferred Revenue

0.00

3170.2500.0000.3170.000 Prepaid Tenant Rent

0.00

3170.2500.0100.3170.000 Security Deposits

-19,440.00

Resident Security Deposits

19,440.00

Total Current Liabilities

635,243.38

Long Term Liabilities

3170.2400.0000.3170.000 Mortgage Payable

0.00

3170.2400.0120.3170.000 Notes Payable - County

-300,000.00

3170.2400.0130.3170.000 Notes Payable - Bridge Loan

-847,803.27

3170.2400.0140.3170.000 Notes Payable - City

-500,000.00

3170.2400.0150.3170.000 Notes Payable - HDAP

-1,101,000.00

Winton on Lorain

Report Ending Date: 02/29/2020

Fund: 3170

3170.2400.0160.3170.000	Notes Payable - OHMAS	-174,999.98
3170.2400.0180.3170.000	Notes Payable - Limited Partner	0.00
3170.2400.0190.3170.000	Notes Payable - General Partner	0.00
Notes Payable		2,923,803.25
3170.2600.0000.3170.000	Capital Reserve	0.00
Other Liabilities		
Total Long Term Liabilities		2,923,803.25
Total Liabilities		3,559,046.63
Net Assets		
3170.3000.0000.3170.000	Unrestricted Net Assets	0.00
3170.3200.0000.3170.000	Partner's Equity - Limited Partner	-6,743,641.00
3170.3300.0000.3170.000	Partner's Equity - General Partner	-250,600.00
3170.3900.0000.3170.000	Retained Earnings	2,862,638.74
Unrestricted		4,131,602.26
3170.3100.0000.3170.000	Temporarily Restricted Net Assets	0.00
Temporarily Restricted		0.00
Current Year Change in Net Assets		-71,144.11
Total Net Assets		4,060,458.15
Total Liabilities and Net Assets		7,619,504.78

Winton on Lorain

January, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Tenant Rent	\$4,408.00	\$4,354.98	\$53.02	1 vacant unit in February & January.	\$8,816.00	\$8,709.96	\$106.04	1%	1%
Rental Subsidies	\$19,175.00	\$18,442.93	\$732.07		\$38,952.00	\$36,885.86	\$2,066.14	4%	6%
Vacancy Allowance	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Bld Debt	\$133.00	(\$158.33)	\$291.33	Current month & YTD variance due to write-off of outstanding rent or end of participation charges for tenants who moved out of the building. Also allowance for TAR > 90 days.	(\$2,051.03)	(\$316.66)	(\$1,734.37)	-184%	548%
Total Rental Revenue	\$23,716.00	\$22,639.58	\$1,076.42		\$45,716.97	\$43,279.16	\$2,437.81	5%	1%
ODSA Revenue	\$9,815.71	\$10,583.29	(\$767.58)	Current month & YTD variance due to grant reimbursement being budgeted evenly over the year and timing of grant reimbursement for front desk expenditures.	\$20,234.78	\$21,166.58	(\$931.80)	-7%	-4%
Interest Income	\$2.31	\$0.00	\$2.31		\$4.78	\$0.00	\$4.78	#DIV/0!	#DIV/0!
Utility Income	\$20.00	\$33.33	(\$13.33)		\$40.00	\$66.66	(\$26.66)	-40%	-40%
Work Orders	\$147.00	\$0.00	\$147.00	End of participation charges.	\$1,061.00	\$0.00	\$1,061.00	#DIV/0!	#DIV/0!
Donations	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Income	\$0.00	\$963.33	(\$963.33)	Current month & YTD variances are due to how grant from United Way is budgeted monthly & timing of grant reimbursement for front desk expenditures & timing of lodging kits reimbursements	\$69.00	\$1,926.66	(\$1,857.66)	-100%	-96%
Total Income	\$33,701.02	\$34,219.53	(\$518.51)		\$67,116.53	\$68,439.06	(\$1,322.53)	-2%	-2%
Personnel Expenses									
Salaries	\$10,527.49	\$10,506.82	(\$20.67)		\$21,789.03	\$21,013.64	(\$775.39)	0%	-4%
Benefits	\$3,278.81	\$2,781.74	(\$497.07)	Current month & YTD variance expenses trending higher than budget.	\$6,649.44	\$5,563.48	(\$1,085.96)	-18%	-20%
Total Personnel Expense	\$13,806.30	\$13,288.56	(\$517.74)		\$28,438.47	\$26,577.12	(\$1,861.35)	-4%	-7%
Admin Expenses									
Legal	\$0.00	\$41.67	\$41.67		\$0.00	\$83.34	\$83.34	100%	100%
Audit Fees	\$625.00	\$593.75	(\$31.25)		\$1,250.00	\$1,187.50	(\$62.50)	-5%	-5%
Contract Services	\$335.42	\$166.67	(\$168.75)		\$730.19	\$333.34	(\$396.85)	-221%	-119%
Office Supplies	\$64.04	\$50.00	(\$14.04)		\$73.04	\$100.00	\$26.96	-28%	27%
Copier/Computer Expense	\$100.73	\$162.49	\$61.76	Current month & YTD variances due to Computer software fees to MRI Software \$258.86 paid in January	\$339.59	\$324.98	(\$14.61)	38%	-11%
Mileage	\$125.91	\$58.33	(\$67.58)		\$163.29	\$116.66	(\$46.63)	-116%	-40%
Dues and Subscriptions	\$0.00	\$108.33	\$108.33		\$0.00	\$216.66	\$216.66	100%	100%
Training	\$0.00	\$58.33	\$58.33		\$0.00	\$116.66	\$116.66	100%	100%
Building Functions	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Bank Fees	\$141.69	\$83.33	(\$58.36)		\$286.94	\$166.66	(\$120.28)	-70%	-72%
Total Admin Expenses	\$1,992.79	\$1,372.90	(\$619.89)		\$2,863.05	\$2,745.80	(\$117.25)	-16%	-4%
Property Expenses									
Security	\$3,566.75	\$4,116.65	\$549.90	Current month and YTD variance due to Atlanta invoice being slightly under budget because budget assumed a 3% increase from vendor.	\$7,143.47	\$8,233.30	\$1,089.83	13%	13%
Management Fees	\$1,179.15	\$1,141.66	(\$37.49)		\$2,381.40	\$2,283.32	(\$102.08)	-3%	-5%
Partnership/Admin Fees	\$416.67	\$416.67	\$0.00		\$833.34	\$833.33	(\$0.01)	0%	0%
Compliance Fees	\$141.67	\$141.67	\$0.00		\$283.34	\$283.34	\$0.00	0%	0%
Gas	\$370.60	\$900.00	\$529.40	Current month & YTD variance is due to expense running lower than monthly budget	\$741.75	\$1,440.00	\$698.25	59%	48%
Electricity	\$7,822.20	\$8,748.00	\$925.80	Current month & YTD variance is due to expense running lower than monthly budget	\$15,504.14	\$16,767.00	\$1,262.86	11%	8%

Winton on Lorain

January, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Water & Sewer	\$409.48	\$475.00	\$65.52		\$809.00	\$950.00	\$141.00	14%	15%
Cable	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	15%
Telephone	\$1,383.46	\$1,616.66	\$233.20		\$2,986.62	\$3,233.32	\$246.70	14%	8%
Trash Removal	\$516.53	\$541.66	\$25.13		\$1,116.06	\$1,083.32	(\$32.74)	5%	-3%
Snow Removal	\$268.00	\$380.00	\$112.00		\$536.00	\$760.00	\$224.00	29%	29%
Landscaping	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Safety Systems	\$0.00	\$400.00	\$400.00	Current month & YTD variance due to fees paid to ABC Fire Inc \$248.10 for Annual backflow preventer test inspection in January	\$248.10	\$800.00	\$551.90	100%	69%
Elevator	\$1,066.32	\$416.67	(\$649.65)	Current month & YTD variance due to fees paid to Schindler Elevator \$730.17 for elevator 1 no in service & City of Cleveland Elevator & Ref \$100.00 for reinspection in February.	\$1,302.47	\$833.34	(\$469.13)	-156%	-56%
HVAC	\$467.50	\$1,308.33	\$840.83	Current month & YTD variance due to HVAC R&M heading lower than budget	\$935.00	\$2,616.66	\$1,681.66	64%	64%
Repairs and Maintenance	\$587.00	\$283.33	(\$303.67)	Current month & YTD variance due to fees paid to Comet Glass \$387.00 to replace Broken Window 29 1/2 x 31 3/4 in February. Brake Inc \$1,912.14 for new door controllers in January.	\$2,499.14	\$566.66	(\$1,932.48)	-107%	-341%
Maintenance Supplies	\$2,218.83	\$425.00	(\$1,793.83)	Current month & YTD expenses for Supplies paid to HD Supply \$1,864.52 & Home Depot \$325.47 in February, HD Supply \$2,663.57, Home Depot \$47.64, Kamis Safe & Lock \$672.13, Sherwin Williams \$174.90 in January.	\$5,777.07	\$850.00	(\$4,927.07)	-422%	-580%
Custodial Supplies	\$101.97	\$191.67	\$89.70		\$220.28	\$383.34	\$163.06	47%	43%
Cleaning	\$0.00	\$41.67	\$41.67		\$0.00	\$83.34	\$83.34	100%	100%
Furniture/Decorating	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Pest Control	\$0.00	\$83.33	\$83.33		\$0.00	\$166.66	\$166.66	100%	100%
Appliances	\$0.00	\$83.33	\$83.33		\$0.00	\$166.66	\$166.66	100%	100%
Uniforms	\$5.10	\$25.00	\$19.90		\$9.18	\$50.00	\$40.82	80%	87%
Insurance	\$2,230.72	\$1,820.24	(\$430.48)	Current month & YTD variance is due to expense running higher than monthly budget	\$4,501.43	\$3,640.48	(\$860.95)	-24%	-24%
Ground Lease									
Taxes & Assessments	\$0.00	\$16.67	\$16.67		\$0.00	\$33.34	\$33.34	100%	100%
Other Property Expense	\$0.00	\$225.00	\$225.00		\$0.00	\$450.00	\$450.00	100%	100%
Total Property Expense	\$22,771.95	\$23,848.21	\$1,076.26		\$47,834.79	\$46,807.41	(\$1,027.38)	5%	-3%
Total Expenses	\$38,171.04	\$38,509.67	\$338.63		\$79,136.31	\$75,930.33	(\$3,205.98)	1%	-4%
Net Income from Operations	(\$4,470.02)	(\$4,290.14)	(\$179.88)		(\$12,019.78)	(\$7,491.27)	(\$4,528.51)	4%	60%
Capital Reserve	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Interest	\$3,174.96	\$3,191.66	\$16.70		\$6,349.92	\$6,383.32	\$33.40	1%	1%
Depreciation	\$26,387.21	\$26,392.48	\$5.27		\$52,774.41	\$52,784.97	\$10.56	0%	0%
Net Income	(\$34,032.19)	(\$33,874.28)	(\$157.91)		(\$71,144.11)	(\$66,659.56)	(\$4,484.55)	0%	7%

The Commons at West Village

Report Ending Date: 02/29/2020

Fund: 3180

Assets

Current Assets

Cash and Equivalents

3180.1110.0128.3180.000	Commons at West Village - Operating	313,610.64
3180.1111.0128.3180.000	Commons at West Village - Petty Cash	0.00

Operating

		313,610.64
3180.1140.0128.3180.000	Commons at West Village - SD	40,334.50
3180.1150.0128.3180.000	Commons at West Village - Operating Reserve	239,390.42
3180.1111.1111.3180.000	Cash on Hand Account	0.00
3180.1160.0128.3180.000	Commons at West Village - Replacement Reserve	352,973.54
3180.1170.0128.3180.000	Commons at West Village - Asset Mgmt Reserve	66,301.84
3180.1170.0129.3180.000	Commons at West Village - Development	104.30

Restricted

699,104.60

Custodial Cash - Grants

Total Cash and Equivalents

1,012,715.24

Receivables

3180.1210.0000.3180.000	A/R Grant Revenue	0.00
3180.1210.0100.3180.000	A/R Contract Revenue	0.00

Grants and Contracts

		0.00
3180.1200.0000.3180.000	A/R Tenant Rent	3,502.46
3180.1200.0100.3180.000	A/R Section 8 Rent	0.00
3180.1200.0110.3180.000	A/R Shelter Plus Care Rent	0.00
3180.1200.0120.3180.000	A/R CMHA/HAP Rent	0.00
3180.1200.0130.3180.000	A/R H-TBRA Rent	0.00
3180.1200.0140.3180.000	A/R HUD Rent	0.00
3180.1200.0141.3180.000	A/R Rental Assistance	1,251.00
3180.1220.0000.3180.000	A/R Other	0.00

Other

4,753.46

3180.1200.0150.3180.000	Allowance for Doubtful Accounts	-563.00
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Allowance for Doubtful Accounts

-563.00

3180.1800.0000.3180.000	Prepaid Insurance	2,424.59
3180.1800.0100.3180.000	Prepaid Postage	0.00
3180.1800.0200.3180.000	Prepaid Other	2,360.43

Prepaid Expenses

4,785.02

Total Current Assets

1,021,690.72

The Commons at West Village

Report Ending Date: 02/29/2020

Fund: 3180

Property and Equipment

3180.1500.0000.3180.000	Land	660,668.50
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Land & Improvements		660,668.50
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3180.1510.0100.3180.000	Site Improvements	294,913.00
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3180.1510.0000.3180.000	Buildings	10,879,986.98
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3180.1520.0000.3180.000	Building Improvements	0.00
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Buildings & Improvements		11,174,899.98
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3180.1530.0000.3180.000	Furniture, Fixtures & Equipment	366,337.05
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3180.1540.0000.3180.000	Information/Computer Systems	0.00
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Furniture & Equipment		366,337.05
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Vehicles

3180.1560.1510.3180.000	A/D Buildings	-1,318,786.30
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3180.1560.1511.3180.000	A/D Site Improvements	-65,536.21
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3180.1560.1520.3180.000	A/D Building Improvements	0.00
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3180.1560.1530.3180.000	A/D Furniture, Fixtures & Equipment	-241,640.59
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3180.1560.1540.3180.000	A/D Information/Computer Systems	0.00
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Accumulated Depreciation		-1,625,963.10
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3180.1580.0000.3180.000	Construction in Process	0.00
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3180.1580.1500.3180.000	Survey Costs	0.00
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3180.1580.3100.3180.000	Legal (Not Syndication)	0.00
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Construction in Progress		0.00
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3180.1600.0000.3180.000	Organization Costs	0.00
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3180.1600.0010.3180.000	Organization Costs Amortized	0.00
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3180.1610.0010.3180.000	Finance / Loan Fees Amortized	-27,333.58
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3180.1610.0100.3180.000	Finance/Loan Costs	123,000.00
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3180.1620.0000.3180.000	Tax Credit Recievable	0.00
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Finance/Loan Fees, Net Amortization		95,666.42
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Net Property and Equipment		10,671,608.85
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Other Assets

Notes Receivable - LIHTCs

Deferred Fees, Net

Security Deposits

Inventory

Total Other Assets

3180.1900.0000.3180.000	Intercompany	0.00
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The Commons at West Village

Report Ending Date: 02/29/2020

Fund: 3180

3180.1900.1930.3180.000	Intercompany - 1930	0.00
3180.1900.1931.3180.000	Intercompany - 1931	0.00
Intercompany, net		0.00

Total Assets	11,693,299.57
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Liabilities and Net Assets

Current Liabilities

Accounts Payable	8,515.34
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3180.2000.0100.3180.000	Line of Credit Payable	0.00
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3180.2000.0000.3180.000	Accounts Payable	-8,515.34
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Line of Credit	0.00
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Custodial Cash - HAP

3180.2100.0000.3180.000	Accrued Payroll	0.00
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3180.2100.0100.3180.000	Accrued Payroll Taxes	0.00
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3180.2100.0110.3180.000	Accrued Workermen's Compensation	0.00
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3180.2100.0120.3180.000	Accrued Benefits	0.00
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3180.2100.0130.3180.000	Accrued Vacation	-2,706.21
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3180.2100.0140.3180.000	403(b) Forfeitures	0.00
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3180.2100.0150.3180.000	403(b) Clearing	0.00
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3180.2200.0000.3180.000	Accrued Other	-4,198.62
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3180.2200.0100.3180.000	Accrued Audit Fees	-8,205.16
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3180.2200.0110.3180.000	Accrued Real Estate Taxes	0.00
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3180.2200.0120.3180.000	Accrued Interest	-4,717.25
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3180.2200.0130.3180.000	Accrued Fees	-6,841.46
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3180.2200.0140.3180.000	Deferred Development Fees	0.00
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Accrued Expenses	26,668.70
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3180.2300.0000.3180.000	Deferred Revenue	0.00
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Deferred Revenue	0.00
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3180.2500.0000.3180.000	Prepaid Tenant Rent	0.00
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3180.2500.0100.3180.000	Security Deposits	-39,374.50
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Resident Security Deposits	39,374.50
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Total Current Liabilities	74,558.54
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Long Term Liabilities

3180.2400.0000.3180.000	Mortgage Payable	0.00
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3180.2400.0120.3180.000	Notes Payable - County	0.00
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The Commons at West Village

Report Ending Date: 02/29/2020

Fund: 3180

3180.2400.0130.3180.000	Notes Payable - Bridge Loan	0.00
3180.2400.0140.3180.000	Notes Payable - City	-200,000.00
3180.2400.0150.3180.000	Notes Payable - HDAP	-500,000.00
3180.2400.0160.3180.000	Notes Payable - OHMAS	-500,000.00
3180.2400.0180.3180.000	Notes Payable - Limited Partner	0.00
3180.2400.0190.3180.000	Notes Payable - General Partner	-450,000.00
3180.2400.0200.3180.000	Construction Loan Payable	0.00
3180.2400.0210.3180.000	Note Payable - OHFA	-815,348.00
3180.2400.0220.3180.000	Note Payable - R-TCAP	-1,000,000.00
3180.2400.0230.3180.000	Note Payable - NSP	-300,000.00
Notes Payable		3,765,348.00
3180.2600.0000.3180.000	Capital Reserve	0.00
Other Liabilities		
Total Long Term Liabilities		3,765,348.00
Total Liabilities		3,839,906.54
Net Assets		
3180.3000.0000.3180.000	Unrestricted Net Assets	0.00
3180.3200.0000.3180.000	Partner's Equity - Limited Partner	-10,549,951.00
3180.3200.0100.3180.000	Partner's Equity - LP Contribution Receivable	2,068,611.32
3180.3300.0000.3180.000	Partner's Equity - General Partner	-1,271,359.00
3180.3400.0000.3180.000	Syndication Costs	65,000.00
3180.3900.0000.3180.000	Retained Earnings	1,761,544.89
Unrestricted		7,926,153.79
3180.3100.0000.3180.000	Temporarily Restricted Net Assets	0.00
Temporarily Restricted		0.00
Current Year Change in Net Assets		-72,760.76
Total Net Assets		7,853,393.03
Total Liabilities and Net Assets		11,693,299.57

West Village

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Tenant Rent	\$13,496.00	\$14,269.94	(\$773.94)	3 vacant units in February and 4 in January.	\$26,928.00	\$28,539.88	(\$1,611.88)	-5%	-6%
Rental Subsidies	\$26,004.00	\$25,427.90	\$576.10		\$52,647.00	\$50,855.80	\$1,791.20	2%	4%
Vacancy Allowance	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Bad Debt	(\$797.00)	(\$313.33)	(\$483.67)	Variance is mainly because of the write-off of uncollectible rent and move-out charges in January for former tenants in units 104 and 301 totaling \$1,981.	(\$2,454.50)	(\$666.66)	(\$1,787.84)	139%	268%
Total Rental Revenue	\$38,703.00	\$39,364.51	(\$661.51)		\$77,120.50	\$78,729.02	(\$1,608.52)	-2%	-2%
ODSA Revenue	\$10,017.76	\$8,833.30	\$1,184.46	Variance is because the budget is spread out evenly over 12 months and the property received proceeds from the ODSA through February, to help cover front desk service costs, which were greater than what was budgeted.	\$20,711.45	\$17,666.60	\$3,044.85	13%	17%
Interest Income	\$495.59	\$491.67	\$3.92		\$1,024.97	\$983.33	\$41.64	1%	4%
Utility Income	\$200.00	\$125.00	\$75.00		\$380.00	\$250.00	\$130.00	60%	52%
Work Orders	\$218.00	\$0.00	\$218.00	Move-out charges in January for former tenants in units 104 and 301.	\$1,599.50	\$0.00	\$1,599.50	#DIV/0!	#DIV/0!
Donations	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Income	\$0.00	\$1,113.33	(\$1,113.33)	The January and YTD variances are because no grant funds were received from United Way or OMHAS to reimburse for front desk services. \$412 and \$463 per month are budgeted to be received from the United Way and OMHAS grants, respectively. Also contributing to the variance is the timing of when the following funds are received: United Way funds to reimburse front desk payroll, laundry machine proceeds, and lodging kit reimbursements.	\$286.66	\$2,226.66	(\$1,940.00)	-100%	-87%
Total Income	\$49,634.35	\$49,927.81	(\$293.46)		\$101,123.08	\$99,855.61	\$1,267.47	-1%	1%
Personnel Expenses									
Salaries	\$12,604.94	\$11,743.90	(\$861.04)		\$25,434.51	\$23,487.80	(\$1,946.71)	-7%	-8%
Benefits	\$3,685.62	\$1,619.57	(\$2,066.05)		\$6,051.11	\$3,239.14	(\$2,811.97)	-128%	-87%
Total Personnel Expense	\$16,290.56	\$13,363.47	(\$2,927.09)		\$31,485.62	\$26,726.94	(\$4,758.68)	-22%	-18%
Admin Expenses									
Legal	\$25.00	\$125.00	\$100.00		\$150.00	\$250.00	\$100.00	80%	40%
Audit Fees	\$732.58	\$593.75	(\$138.83)		\$1,465.16	\$1,187.50	(\$277.66)	-23%	-23%
Contract Services	\$837.83	\$866.66	\$28.83		\$1,209.03	\$1,733.32	\$524.29	3%	30%
Office Supplies	\$14.00	\$91.67	\$77.67		\$151.49	\$183.34	\$31.85	85%	17%
Copier/Computer Expense	\$243.99	\$439.66	\$195.67		\$941.26	\$879.32	(\$61.94)	45%	-7%
Mileage	\$109.77	\$88.33	(\$21.44)		\$133.92	\$116.66	(\$17.26)	-88%	-15%
Dues and Subscriptions	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Training	\$0.00	\$66.67	\$66.67		\$0.00	\$133.34	\$133.34	100%	100%
Building Functions	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%

West Village

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Bank Fees	\$144.00	\$83.33	(\$60.67)		\$283.42	\$166.66	(\$116.76)	-73%	-70%
Total Admin Expenses	\$2,107.17	\$2,425.07	\$317.90		\$4,334.28	\$4,850.14	\$515.86	13%	11%
Property Expenses									
Security	\$7,153.43	\$7,999.97	\$846.54		\$14,330.78	\$15,999.94	\$1,669.16	11%	10%
Management Fees	\$2,765.00	\$2,783.32	\$18.32		\$5,570.25	\$5,566.64	(\$3.61)	1%	0%
Partnership/Admin Fees	\$416.67	\$416.67	\$0.00		\$833.34	\$833.33	(\$0.01)	0%	0%
Compliance Fees	\$175.00	\$175.00	\$0.00		\$350.00	\$350.00	\$0.00	0%	0%
Gas	\$218.94	\$289.80	\$70.86		\$458.20	\$655.60	\$197.40	24%	30%
Electricity	\$5,758.12	\$7,356.00	\$1,597.88	Warmer than expected winter is contributing to	\$12,645.61	\$14,099.00	\$1,453.39	22%	10%
Water & Sewer	\$3,243.14	\$2,124.99	(\$1,118.15)	Usage is greater than anticipated.	\$6,659.44	\$4,249.98	(\$2,409.46)	-53%	-57%
Cable	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Telephone	\$1,522.23	\$1,583.32	\$61.09		\$3,314.03	\$3,166.64	(\$147.39)	4%	-5%
Trash Removal	\$200.80	\$366.66	\$165.86		\$889.10	\$733.33	\$144.23	45%	20%
Snow Removal	\$518.20	\$520.00	\$1.80		\$1,036.40	\$1,040.00	\$3.60	0%	0%
Landscaping	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Safety Systems	\$150.00	\$408.33	\$258.33		\$150.00	\$816.66	\$666.66	63%	82%
Elevator	\$246.73	\$441.67	\$194.94		\$493.46	\$883.34	\$389.88	44%	44%
HVAC	\$316.67	\$1,650.00	\$1,333.33		\$633.34	\$3,299.99	\$2,666.65	81%	81%
Repairs and Maintenance	\$29.95	\$541.66	\$511.71	Paid \$1,865 to Tri-D Plumbing for pipe repairs in the boiler room.	\$1,895.44	\$1,083.32	(\$812.12)	94%	-75%
Maintenance Supplies	\$1,203.90	\$716.67	(\$487.23)		\$1,203.90	\$1,433.34	\$229.44	-68%	16%
Custodial Supplies	\$194.26	\$158.33	(\$35.93)		\$247.30	\$316.66	\$69.36	-23%	22%
Cleaning	\$0.00	\$125.00	\$125.00		\$0.00	\$250.00	\$250.00	100%	100%
Furniture/Decorating	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Pest Control	\$0.00	\$91.67	\$91.67		\$0.00	\$183.34	\$183.34	100%	100%
Appliances	\$0.00	\$166.67	\$166.67		\$0.00	\$333.34	\$333.34	100%	100%
Uniforms	\$6.00	\$25.00	\$19.00		\$10.80	\$50.00	\$39.20	76%	78%
Insurance	\$2,424.58	\$3,003.39	\$578.81		\$4,849.16	\$6,006.78	\$1,157.62	19%	19%
Ground Lease									
Taxes & Assessments	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Property Expense	\$0.00	\$366.66	\$366.66		\$0.00	\$733.33	\$733.33	100%	100%
Total Property Expense	\$26,543.62	\$31,360.78	\$4,817.16		\$55,270.55	\$62,184.56	\$6,914.01	15%	11%
Total Expenses	\$44,941.35	\$47,149.32	\$2,207.97		\$91,090.45	\$93,761.64	\$2,671.19	5%	3%
Net Income from Operations	\$4,693.00	\$2,778.49	\$1,914.51		\$10,032.63	\$6,093.97	\$3,938.66	69%	65%
Capital Reserve	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Interest	\$0.00	\$5,233.31	\$5,233.31	HDAP loan entries are received from CHN on a quarterly basis to be recorded. Also, receive Year End loan adjustments from the auditors. The total annual budgeted interest expense is \$62,800 divided evenly over 12 months.	\$0.00	\$10,466.62	\$10,466.62	100%	100%

West Village

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Depreciation	\$41,397.02	\$41,396.85	(\$0.17)		\$82,793.39	\$82,793.70	\$0.31	0%	0%
Net Income	(\$36,704.02)	(\$43,851.67)	\$7,147.65		(\$72,760.76)	(\$87,166.35)	\$14,405.59	-16%	-17%

Inez Killingsworth Pointe

Report Ending Date: 02/29/2020

Fund: 3190

Assets

Current Assets

Cash and Equivalents

3190.1110.0128.3190.000	Inez Killingsworth Pointe - Operating	113,237.67
3190.1111.0128.3190.000	Inez Killingsworth Pointe - Petty Cash	0.00

Operating

3190.1140.0128.3190.000	Inez Killingsworth Pointe - SD	39,640.32
3190.1150.0128.3190.000	Inez Killingsworth Pointe - Operating Reserve	222,809.21
3190.1111.1111.3190.000	Cash on Hand Account	0.00
3190.1160.0128.3190.000	Inez Killingsworth Pointe - Replacement Reserve	48,439.61
3190.1170.0128.3190.000	Inez Killingsworth Pointe - Asset Mgmt Reserve	69,823.65
3190.1170.0129.3190.000	Inez Killingsworth Pointe - Development	0.00
3190.1172.0000.3190.000	Cash - Chase Tax Equity Account	0.00

Restricted

380,712.79

Custodial Cash - Grants

Total Cash and Equivalents

493,950.46

Receivables

3190.1210.0000.3190.000	A/R Grant Revenue	0.00
3190.1210.0100.3190.000	A/R Contract Revenue	0.00

Grants and Contracts

3190.1200.0000.3190.000	A/R Tenant Rent	10,723.37
3190.1200.0100.3190.000	A/R Section 8 Rent	0.00
3190.1200.0110.3190.000	A/R Shelter Plus Care Rent	0.00
3190.1200.0120.3190.000	A/R CMHA/HAP Rent	0.00
3190.1200.0130.3190.000	A/R H-TBRA Rent	0.00
3190.1200.0140.3190.000	A/R HUD Rent	0.00
3190.1200.0141.3190.000	A/R Rental Assistance	-863.00
3190.1220.0000.3190.000	A/R Other	0.00

Other

3190.1200.0150.3190.000	Allowance for Doubtful Accounts	9,860.37
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Allowance for Doubtful Accounts

3190.1800.0000.3190.000	Prepaid Insurance	-4,090.08
3190.1800.0100.3190.000	Prepaid Postage	2,725.19
3190.1800.0200.3190.000	Prepaid Other	0.00

Prepaid Expenses

6,083.03

Total Current Assets

8,808.22

Inez Killingsworth Pointe

Report Ending Date: 02/29/2020

Fund: 3190

Property and Equipment

3190.1500.0000.3190.000	Land	362,414.00
Land & Improvements		362,414.00
3190.1510.0100.3190.000	Site Improvements	664,329.82
3190.1510.0000.3190.000	Buildings	10,678,053.68
3190.1520.0000.3190.000	Building Improvements	0.00
Buildings & Improvements		11,342,383.50
3190.1530.0000.3190.000	Furniture, Fixtures & Equipment	331,128.24
3190.1540.0000.3190.000	Information/Computer Systems	0.00
Furniture & Equipment		331,128.24
Vehicles		
3190.1560.1510.3190.000	A/D Buildings	-873,659.03
3190.1560.1511.3190.000	A/D Site Improvements	-99,649.47
3190.1560.1520.3190.000	A/D Building Improvements	0.00
3190.1560.1530.3190.000	A/D Furniture, Fixtures & Equipment	-149,007.73
3190.1560.1540.3190.000	A/D Information/Computer Systems	0.00
Accumulated Depreciation		-1,122,316.23
3190.1580.0000.3190.000	Construction in Process	0.00
3190.1580.1500.3190.000	Survey Costs	0.00
3190.1580.3100.3190.000	Legal (Not Syndication)	0.00
Construction in Progress		0.00
3190.1600.0000.3190.000	Organization Costs	0.00
3190.1600.0010.3190.000	Organization Costs Amortized	0.00
3190.1610.0010.3190.000	Finance / Loan Fees Amortized	-18,165.12
3190.1610.0100.3190.000	Finance/Loan Costs	119,803.00
3190.1620.0000.3190.000	Tax Credit Recievable	0.00
Finance/Loan Fees, Net Amortization		101,637.88
Net Property and Equipment		11,015,247.39

Other Assets

Notes Receivable - LIHTCs

Deferred Fees, Net

Security Deposits

Inventory

Total Other Assets

Inez Killingsworth Pointe

Report Ending Date: 02/29/2020

Fund: 3190

3190.1900.0000.3190.000	Intercompany	0.00
3190.1900.1930.3190.000	Intercompany - 1930	0.00
3190.1900.1931.3190.000	Intercompany - 1931	0.00
Intercompany, net		0.00

Total Assets	11,523,776.36
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Liabilities and Net Assets

Current Liabilities

Accounts Payable	5,227.40
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3190.2000.0100.3190.000 Line of Credit Payable	0.00
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3190.2000.0000.3190.000 Accounts Payable	-5,227.40
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Line of Credit	0.00
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Custodial Cash - HAP

3190.2100.0000.3190.000 Accrued Payroll	0.00
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3190.2100.0100.3190.000 Accrued Payroll Taxes	0.00
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3190.2100.0110.3190.000 Accrued Workermen's Compensation	0.00
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3190.2100.0120.3190.000 Accrued Benefits	0.00
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3190.2100.0130.3190.000 Accrued Vacation	-4,149.63
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3190.2100.0140.3190.000 403(b) Forfeitures	0.00
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3190.2100.0150.3190.000 403(b) Clearing	0.00
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3190.2200.0000.3190.000 Accrued Other	-2,834.07
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3190.2200.0100.3190.000 Accrued Audit Fees	-7,990.00
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3190.2200.0110.3190.000 Accrued Real Estate Taxes	-5,718.37
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3190.2200.0120.3190.000 Accrued Interest	-43,586.39
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3190.2200.0130.3190.000 Accrued Fees	-46,008.42
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3190.2200.0140.3190.000 Deferred Development Fees	-460,977.28
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Accrued Expenses	571,264.16
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3190.2300.0000.3190.000 Deferred Revenue	0.00
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Deferred Revenue	0.00
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3190.2500.0000.3190.000 Prepaid Tenant Rent	0.00
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3190.2500.0100.3190.000 Security Deposits	-41,819.00
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Resident Security Deposits	41,819.00
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Total Current Liabilities	618,310.56
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Long Term Liabilities

3190.2400.0000.3190.000 Mortgage Payable	0.00
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Inez Killingsworth Pointe

Report Ending Date: 02/29/2020

Fund: 3190

3190.2400.0120.3190.000	Notes Payable - County	-450,000.00
3190.2400.0130.3190.000	Notes Payable - Bridge Loan	0.00
3190.2400.0140.3190.000	Notes Payable - City	-1,200,000.00
3190.2400.0150.3190.000	Notes Payable - HDAP	0.00
3190.2400.0160.3190.000	Notes Payable - OHMAS	0.00
3190.2400.0180.3190.000	Notes Payable - Limited Partner	0.00
3190.2400.0190.3190.000	Notes Payable - General Partner	0.00
3190.2400.0200.3190.000	Construction Loan Payable	0.00
3190.2400.0210.3190.000	Note Payable - OHFA	-1,364,568.00
Notes Payable		3,014,568.00
3190.2600.0000.3190.000	Capital Reserve	0.00
Other Liabilities		
Total Long Term Liabilities		3,014,568.00
Total Liabilities		3,632,878.56
Net Assets		
3190.3000.0000.3190.000	Unrestricted Net Assets	0.00
3190.3200.0000.3190.000	Partner's Equity - Limited Partner	-9,611,073.00
3190.3200.0100.3190.000	Partner's Equity - LP Contribution Receivable	1,531,352.00
3190.3300.0000.3190.000	Partner's Equity - General Partner	-1,150,100.00
3190.3300.0100.3190.000	Partner's Equity - GP Contribution Receivable	0.00
3190.3400.0000.3190.000	Syndication Costs	55,000.00
3190.3900.0000.3190.000	Retained Earnings	1,202,551.71
Unrestricted		7,972,269.29
3190.3100.0000.3190.000	Temporarily Restricted Net Assets	0.00
Temporarily Restricted		0.00
Current Year Change in Net Assets		-81,371.49
Total Net Assets		7,890,897.80
Total Liabilities and Net Assets		11,523,776.36

Inez Killingsworth Poite

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Tenant Rent	\$8,283.00	\$8,382.97	(\$103.97)	4 vacant units in February, 7 vacant units in January.	\$18,672.00	\$16,777.94	\$1,894.06	-1%	11%
Rental Subsidies	\$31,541.20	\$33,379.87	(\$1,838.67)		\$65,324.20	\$66,759.74	(\$1,435.54)	-4%	-2%
Vacancy Allowance	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Bad Debt	(\$906.00)	(\$591.65)	(\$314.34)	Current month & YTD variance due to write-off of outstanding rent or end of participation charges for tenants who moved out of the building. Also allowance for TAR > 90 days.	(\$2,116.00)	(\$1,183.32)	(\$932.68)	53%	79%
Total Rental Revenue	\$38,920.20	\$41,177.18	(\$2,256.98)		\$81,880.20	\$82,354.36	(\$474.16)	-5%	-1%
ODSA Revenue	\$10,509.00	\$8,833.30	\$1,675.70	Current month & YTD variance due to grant reimbursement being budgeted evenly over the year and timing of grant reimbursement for front desk expenditures.	\$21,386.60	\$17,666.60	\$3,720.00	19%	21%
Interest Income	\$94.39	\$41.67	\$52.72		\$194.63	\$83.34	\$111.29	127%	134%
Utility Income	\$20.00	\$33.33	(\$13.33)		\$40.00	\$66.66	(\$26.66)	-40%	-40%
Work Orders	\$2,032.00	\$0.00	\$2,032.00	End of participation charges.	\$2,577.00	\$0.00	\$2,577.00	#DIV/0!	#DIV/0!
Donations	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Income	\$0.00	\$1,002.50	(\$1,002.50)	Current month & YTD variances are due to how grant from United Way is budgeted monthly & timing of grant reimbursement for front desk expenditures & timing of lodging kids reimbursements	\$131.91	\$2,005.00	(\$1,871.09)	-100%	-93%
Total Income	\$51,575.59	\$51,087.98	\$487.61		\$106,212.34	\$102,175.96	\$4,036.38	1%	4%
Personnel Expenses									
Salaries	\$10,106.91	\$11,198.75	\$1,091.84	Current month & YTD variance is due to expense running lower than monthly budget	\$21,094.25	\$22,397.50	\$1,303.25	10%	6%
Benefits	\$3,013.85	\$2,832.72	(\$181.13)		\$6,085.86	\$5,665.44	(\$420.42)	-6%	-7%
Total Personnel Expense	\$13,120.76	\$14,031.47	\$910.71		\$27,180.11	\$28,062.94	\$882.83	6%	3%
Admin Expenses									
Legal	\$0.00	\$41.67	\$41.67		\$0.00	\$83.34	\$83.34	100%	100%
Audit Fees	\$625.00	\$593.75	(\$31.25)		\$1,250.00	\$1,187.50	(\$62.50)	-5%	-5%
Contract Services	\$5,577.26	\$1,216.66	(\$4,310.60)	Current & YTD variances due to fees paid for a maintenance & custodian to Area Temps \$4,842.53 & Robert Half \$592.03 in February, Area Temps \$2,173.29 & Robert Half \$683.08 in January	\$8,151.31	\$2,433.32	(\$5,717.99)	-354%	-235%
Office Supplies	\$139.49	\$66.67	(\$72.82)		\$150.99	\$133.34	(\$17.65)	-109%	-13%
Copy/Computer Expense	\$229.06	\$254.16	\$25.10	Current month & YTD variances due to Copier fees to Blue Technology \$18.72, Delage Landen \$115.00 & Computer software fees to MRI Software \$345.15 paid in January	\$707.93	\$508.32	(\$199.61)	10%	-39%
Mileage	\$141.44	\$175.00	\$33.56		\$300.64	\$350.00	\$49.36	19%	14%
Dues and Subscriptions	\$0.00	\$25.00	\$25.00		\$0.00	\$50.00	\$50.00	100%	100%
Training	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Building Functions	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Bank Fees	\$186.98	\$133.33	(\$53.65)		\$383.10	\$266.66	(\$116.44)	-40%	-44%
Total Admin Expenses	\$6,849.23	\$2,606.24	(\$4,242.99)		\$10,943.97	\$5,212.48	(\$5,731.49)	-163%	-110%
Property Expenses									
Security	\$7,151.44	\$7,916.64	\$765.20	Current month variance Atlantis expenses trending higher than budget	\$14,442.74	\$15,833.27	\$1,490.53	10%	9%
Management Fees	\$2,833.82	\$2,924.99	\$91.17		\$5,925.72	\$5,849.98	(\$75.74)	3%	-1%
Partnership/Admin Fees	\$416.67	\$416.67	\$0.00		\$833.34	\$833.33	(\$0.01)	0%	0%
Compliance Fees	\$175.00	\$175.00	\$0.00		\$350.00	\$350.00	\$0.00	0%	0%
Gas	\$363.66	\$449.19	\$85.53		\$777.11	\$1,016.18	\$239.07	19%	43%

Inez Killingsworth Pointe

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Electricity	\$7,573.57	\$8,868.00	\$1,294.43	Current month & YTD variance is due to expense running lower than monthly budget	\$14,839.44	\$16,997.00	\$2,157.56	15%	13%
Water & Sewer	\$2,226.00	\$2,191.66	(\$34.34)		\$4,511.85	\$4,383.32	(\$128.53)	-2%	-3%
Cable	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Telephone	\$1,870.50	\$1,958.32	\$87.82		\$3,751.81	\$3,916.64	\$164.83	4%	4%
Trash Removal	\$288.62	\$316.66	\$28.04		\$577.24	\$633.33	\$56.09	9%	9%
Snow Removal	\$0.00	\$600.00	\$600.00	Current month & YTD variance is due to expense running lower than monthly budget	\$500.00	\$1,200.00	\$700.00	100%	58%
Landscaping	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Safety Systems	\$580.33	\$683.33	\$103.00	Current month & YTD variance is due to fees paid to Peladin Protective Systems \$199.26 reboot camera in January. Monthly accrual of Peladin Invoices for 1st half fire alarm inspection & annual sprinkler inspection	\$1,068.25	\$1,366.66	\$298.41	15%	22%
Elevator	\$201.21	\$433.34	\$232.13		\$402.43	\$866.68	\$464.25	54%	54%
HVAC	\$339.00	\$708.33	\$169.33		\$1,694.90	\$1,416.66	(\$278.24)	24%	-20%
Repairs and Maintenance	\$0.00	\$258.33	\$258.33	Current month & YTD variance due to fees paid to Supreme Window \$395.00 for vinyl ash reglaze double pane, Obor Door & Gate \$797.00 & \$113.00 for gate not closing or open and Cleveland Door \$351.14 replace bottom & top pivot cast ext entrance in January.	\$1,656.14	\$516.66	(\$1,139.48)	100%	-221%
Maintenance Supplies	\$827.40	\$541.67	(\$285.73)		\$974.29	\$1,083.34	\$109.05	-53%	10%
Custodial Supplies	\$0.00	\$66.67	\$66.67		\$189.32	\$133.34	(\$55.98)	100%	-42%
Cleaning	\$0.00	\$125.00	\$125.00		\$0.00	\$250.00	\$250.00	100%	100%
Furniture/Decorating	\$2,251.82	\$75.00	(\$2,176.82)	Current month & YTD variance is due to fees paid to Seuder Manufacturing \$2,251.82 for replacement of seat & back cushions in February	\$2,251.82	\$150.00	(\$2,101.82)	-2902%	-1401%
Pest Control	\$0.00	\$125.00	\$125.00		\$0.00	\$250.00	\$250.00	100%	100%
Appliances	\$0.00	\$166.67	\$166.67		\$0.00	\$333.34	\$333.34	100%	100%
Uniforms	\$0.00	\$25.00	\$25.00		\$0.00	\$50.00	\$50.00	100%	100%
Insurance	\$2,725.18	\$3,003.39	\$278.21		\$5,450.37	\$6,006.78	\$556.41	9%	9%
Ground Lease									
Taxes & Assessments	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Property Expense	\$36.72	\$366.66	\$329.94	Current month & YTD variance is due to expense running lower than monthly budget	\$36.72	\$733.33	\$696.61	90%	95%
Total Property Expense	\$30,060.94	\$32,395.52	\$2,334.58		\$59,933.49	\$64,165.84	\$4,232.35	7%	7%
Total Expenses	\$50,030.93	\$49,033.23	(\$997.70)		\$98,057.57	\$97,445.26	(\$612.31)	-2%	-1%
Net Income from Operations	\$1,544.66	\$2,054.75	(\$510.09)		\$8,154.77	\$4,730.70	(\$3,424.07)	-25%	72%
Capital Reserve	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Interest	\$2,364.64	\$2,091.66	(\$272.98)	Current month & YTD variance is due to expense running higher than monthly budget. Budgeted is based on 2019 monthly interest of \$2,091.20 vs 2020 monthly interest of \$2,558.57	\$5,117.14	\$4,183.32	(\$933.82)	-10%	-22%
Depreciation	\$42,232.86	\$42,233.76	\$0.90		\$84,409.12	\$84,467.52	\$58.40	0%	0%
Net Income	(\$42,992.84)	(\$42,270.67)	(\$722.17)		(\$81,371.49)	(\$81,920.14)	\$548.65	2%	-3%

Greenbridge Commons II

Report Ending Date: 02/29/2020

Fund: 3200

Assets

Current Assets

Cash and Equivalents

3200.1110.0128.3200.000	Greenbridge Commons II - Operating	145,407.78
Operating		145,407.78
3200.1140.0128.3200.000	Greenbridge Commons II - SD	35,135.00
3200.1150.0128.3200.000	Greenbridge Commons II - Operating Reserve	200,527.77
3200.1111.1111.3200.000	Cash on Hand Account	0.00
3200.1160.0128.3200.000	Greenbridge Commons II - Replacement Reserve	25,337.54
3200.1170.0128.3200.000	Greenbridge Commons II - Asset Mgmt Reserve	96,253.33
3200.1170.0129.3200.000	Greenbridge Commons II - Development	2,295.09
3200.1172.0000.3200.000	Cash - Chase Tax Equity Account	-0.05

Restricted

359,548.68

Custodial Cash - Grants

Total Cash and Equivalents

504,956.46

Receivables

3200.1210.0000.3200.000	A/R Grant Revenue	0.00
3200.1210.0100.3200.000	A/R Contract Revenue	0.00

Grants and Contracts

0.00

3200.1200.0000.3200.000	A/R Tenant Rent	6,739.09
3200.1200.0100.3200.000	A/R Section 8 Rent	0.00
3200.1200.0110.3200.000	A/R Shelter Plus Care Rent	0.00
3200.1200.0120.3200.000	A/R CMHA/HAP Rent	0.00
3200.1200.0130.3200.000	A/R H-TBRA Rent	0.00
3200.1200.0140.3200.000	A/R HUD Rent	0.00
3200.1200.0141.3200.000	A/R Rental Assistance	0.00
3200.1220.0000.3200.000	A/R Other	0.00

Other

6,739.09

3200.1200.0150.3200.000	Allowance for Doubtful Accounts	-934.31
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Allowance for Doubtful Accounts

-934.31

3200.1800.0000.3200.000	Prepaid Insurance	2,333.86
3200.1800.0100.3200.000	Prepaid Postage	0.00
3200.1800.0200.3200.000	Prepaid Other	2,254.57
3200.1800.0500.3200.000	Prepaid Loan Fees	10,439.96
3200.1800.0600.3200.000	Prepaid Ground Lease	463,256.66

Prepaid Expenses

478,285.05

Greenbridge Commons II

Report Ending Date: 02/29/2020

Fund: 3200

Total Current Assets		989,046.29
Property and Equipment		
3200.1500.0000.3200.000	Land	192,209.00
Land & Improvements		192,209.00
3200.1510.0100.3200.000	Site Improvements	414,894.00
3200.1510.0000.3200.000	Buildings	9,888,471.92
3200.1520.0000.3200.000	Building Improvements	0.00
Buildings & Improvements		10,303,365.92
3200.1530.0000.3200.000	Furniture, Fixtures & Equipment	293,489.33
3200.1540.0000.3200.000	Information/Computer Systems	0.00
Furniture & Equipment		293,489.33
Vehicles		
3200.1560.1510.3200.000	A/D Buildings	-464,208.82
3200.1560.1511.3200.000	A/D Site Improvements	-38,953.93
3200.1560.1520.3200.000	A/D Building Improvements	0.00
3200.1560.1530.3200.000	A/D Furniture, Fixtures & Equipment	-70,671.46
3200.1560.1540.3200.000	A/D Information/Computer Systems	-11,994.71
Accumulated Depreciation		-585,828.92
3200.1580.0000.3200.000	Construction in Process	0.00
3200.1580.1500.3200.000	Survey Costs	0.00
3200.1580.3100.3200.000	Legal (Not Syndication)	0.00
Construction in Progress		0.00
3200.1600.0000.3200.000	Organization Costs	108,251.00
3200.1600.0010.3200.000	Organization Costs Amortized	-10,163.50
3200.1610.0010.3200.000	Finance / Loan Fees Amortized	-20,628.95
3200.1610.0100.3200.000	Finance/Loan Costs	39,502.00
3200.1620.0000.3200.000	Tax Credit Recievable	0.00
Finance/Loan Fees, Net Amortization		116,960.55
Net Property and Equipment		10,320,195.88
Other Assets		
Notes Receivable - LIHTCs		
Deferred Fees, Net		
Security Deposits		
Inventory		
Total Other Assets		

Greenbridge Commons II

Report Ending Date: 02/29/2020

Fund: 3200

3200.1900.0000.3200.000	Intercompany	0.00
3200.1900.1930.3200.000	Intercompany - 1930	0.00
3200.1900.1931.3200.000	Intercompany - 1931	0.00
Intercompany, net		0.00

Total Assets	11,309,242.17
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Liabilities and Net Assets

Current Liabilities

Accounts Payable	1,584.12
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3200.2000.0100.3200.000	Line of Credit Payable	0.00
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3200.2000.0000.3200.000	Accounts Payable	-1,584.12
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Line of Credit	0.00
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Custodial Cash - HAP

3200.2100.0000.3200.000	Accrued Payroll	0.00
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3200.2100.0100.3200.000	Accrued Payroll Taxes	0.00
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3200.2100.0110.3200.000	Accrued Workermen's Compensation	0.00
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3200.2100.0120.3200.000	Accrued Benefits	0.00
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3200.2100.0130.3200.000	Accrued Vacation	-6,075.49
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3200.2100.0140.3200.000	403(b) Forfeitures	0.00
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3200.2100.0150.3200.000	403(b) Clearing	0.00
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3200.2200.0000.3200.000	Accrued Other	-73,094.58
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3200.2200.0100.3200.000	Accrued Audit Fees	-7,540.00
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3200.2200.0110.3200.000	Accrued Real Estate Taxes	0.00
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3200.2200.0120.3200.000	Accrued Interest	-33,779.97
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3200.2200.0130.3200.000	Accrued Fees	-7,416.67
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3200.2200.0140.3200.000	Deferred Development Fees	-603,244.00
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Accrued Expenses	731,150.71
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3200.2300.0000.3200.000	Deferred Revenue	0.00
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Deferred Revenue	0.00
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3200.2500.0000.3200.000	Prepaid Tenant Rent	0.00
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3200.2500.0100.3200.000	Security Deposits	-35,850.00
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Resident Security Deposits	35,850.00
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Total Current Liabilities	768,584.83
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Long Term Liabilities

Greenbridge Commons II

Report Ending Date: 02/29/2020

Fund: 3200

3200.2400.0000.3200.000	Mortgage Payable	0.00
3200.2400.0120.3200.000	Notes Payable - County	-444,312.00
3200.2400.0130.3200.000	Notes Payable - Bridge Loan	0.00
3200.2400.0140.3200.000	Notes Payable - City	-1,184,832.00
3200.2400.0150.3200.000	Notes Payable - HDAP	0.00
3200.2400.0160.3200.000	Notes Payable - OHMAS	-500,000.00
3200.2400.0180.3200.000	Notes Payable - Limited Partner	0.00
3200.2400.0190.3200.000	Notes Payable - General Partner	0.00
3200.2400.0200.3200.000	Construction Loan Payable	0.00
3200.2400.0210.3200.000	Note Payable - OHFA	-1,500,000.00
Notes Payable		3,629,144.00
3200.2600.0000.3200.000	Capital Reserve	0.00
Other Liabilities		
Total Long Term Liabilities		3,629,144.00
Total Liabilities		4,397,728.83
Net Assets		
3200.3000.0000.3200.000	Unrestricted Net Assets	696,518.87
3200.3200.0000.3200.000	Partner's Equity - Limited Partner	-8,518,557.00
3200.3200.0100.3200.000	Partner's Equity - LP Contribution Receivable	1,941,723.00
3200.3300.0000.3200.000	Partner's Equity - General Partner	-1,150,100.00
3200.3300.0100.3200.000	Partner's Equity - GP Contribution Receivable	0.00
3200.3400.0000.3200.000	Syndication Costs	55,000.00
3200.3500.0000.3200.000	Partner's Equity - Special Limited Partner	-100.00
3200.3900.0000.3200.000	Retained Earnings	0.00
Unrestricted		6,975,515.13
3200.3100.0000.3200.000	Temporarily Restricted Net Assets	0.00
Temporarily Restricted		0.00
Current Year Change in Net Assets		-64,001.79
Total Net Assets		6,911,513.34
Total Liabilities and Net Assets		11,309,242.17

Greenbridge Commons II

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Tenant Rent	\$5,786.00	\$2,349.99	\$3,436.01	1 vacant unit in February & January.	\$11,749.00	\$4,699.98	\$7,049.02	146%	130%
Rental Subsidies	\$45,497.00	\$37,537.35	\$7,959.65	Current month & YTD variance is due to revenue running higher than monthly budget	\$72,181.00	\$75,074.70	(\$2,893.70)	21%	-4%
Vacancy Allowance	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Bld Debt	(\$40,000)	(\$533.33)	\$493.33	Current month & YTD variance due to write-off of outstanding rent or end of participation charges for tenants who moved out of the building. Also allowance for YAR > 90 days.	\$869.00	(\$1,066.66)	\$1,935.66	-92%	-181%
Total Rental Revenue	\$51,243.00	\$39,354.01	\$11,888.99		\$84,799.00	\$78,708.02	\$6,090.98	30%	8%
ODSA Revenue	\$4,516.24	\$4,708.31	(\$192.07)	Current month & YTD variance due to grant reimbursement being budgeted evenly over the year and timing of grant reimbursement for front desk expenditures.	\$8,476.94	\$9,416.62	(\$939.68)	-4%	-10%
Interest Income	\$1,209.49	\$1,149.99	\$59.50		\$2,424.51	\$2,299.99	\$124.52	5%	5%
Utility Income	\$170.00	\$133.33	\$36.67		\$280.00	\$266.66	\$13.34	28%	5%
Work Orders	\$937.64	\$0.00	\$937.64	End of participation charges.	\$977.64	\$0.00	\$977.64	#DIV/0!	#DIV/0!
Donations	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Other Income	\$0.00	\$504.17	(\$504.17)	Current month & YTD variances are due to how grant from United Way is budgeted monthly & timing of grant reimbursement for front desk expenditures & timing of lodging kds reimbursements	\$142.17	\$1,008.34	(\$866.17)	-100%	-86%
Total Income	\$58,076.37	\$45,849.81	\$12,226.56		\$97,100.26	\$91,699.63	\$5,400.63	27%	6%
Personnel Expenses									
Salaries	\$6,764.58	\$9,025.21	\$2,260.63	Current month & YTD variance is due to expense running lower than monthly budget	\$15,715.62	\$18,050.42	\$2,334.80	25%	13%
Benefits	\$2,453.35	\$3,046.43	\$1,293.08	Current month & YTD variance is due to expense running lower than monthly budget	\$5,022.78	\$7,692.87	\$2,669.89	36%	35%
Total Personnel Expense	\$9,217.93	\$12,071.64	\$3,653.71		\$20,738.40	\$25,743.29	\$5,004.69	28%	19%
Admin Expenses									
Legal	\$0.00	\$125.00	\$125.00		\$0.00	\$270.00	\$270.00	100%	100%
Audit Fees	\$625.00	\$593.75	(\$31.25)		\$1,250.00	\$1,187.50	(\$62.50)	-5%	-5%
Contract Services	\$2,564.34	\$150.00	(\$2,414.34)	Current & YTD variance due to fees paid for a maintenance & custodian to Area Temps \$1,748.09 & Robert Half \$761.04 in February, Area Temps \$1,068.30 & Robert Half \$464.00 in January	\$4,128.85	\$300.00	(\$3,828.85)	-1610%	-1276%
Office Supplies	\$148.37	\$66.66	(\$81.71)		\$138.87	\$133.32	(\$5.55)	-123%	-19%
Copier/Computer Expense	\$167.79	\$220.83	\$53.04	Current month & YTD variances due to Copier fees to American Copier \$28.87, DeLago Lenden \$85.10 & Computer software fees to MRI Software \$172.57 paid in January	\$454.33	\$441.66	(\$12.67)	24%	-3%
Mileage	\$45.91	\$33.33	(\$12.58)		\$64.88	\$66.66	\$1.78	-38%	3%
Dues and Subscriptions	\$0.00	\$25.00	\$25.00		\$0.00	\$50.00	\$50.00	100%	100%
Training	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Building Functions	\$0.00	\$50.00	\$50.00		\$0.00	\$100.00	\$100.00	100%	100%
Bank Fees	\$36.14	\$25.00	(\$11.14)		\$108.40	\$50.00	(\$58.40)	-125%	-117%
Total Admin Expenses	\$3,607.55	\$1,339.57	(\$2,267.98)		\$6,165.33	\$2,679.14	(\$3,486.19)	-169%	-130%
Property Expenses									
Security	\$2,108.18	\$1,866.66	(\$241.52)	Current month & YTD variance Atlantis expenses trending higher than budget	\$4,273.19	\$3,733.32	(\$539.87)	-13%	-14%

Greenbridge Commons II

February, 2020

	Current Month	Current Month Budget	Monthly Budget Variance	Explanation (10%)	Year To Date	YTD Budget	YTD Budget Variance	Monthly % Var	Annual % Var
Management Fees	\$3,635.31	\$2,792.99	(\$835.32)	Current & YTD variance due to Tenant Rent & Rental Subsidies revenue higher than budget. Tenant Rent 16% higher than prior YTD & Rental Subsidies 3% higher than prior YTD. Budget assumes combined average monthly revenue of \$40K at 7% mgmt fee	\$5,875.10	\$5,599.98	(\$275.12)	-30%	-5%
Partnership/Admin Fees	\$1,000.00	\$500.00	(\$500.00)	Current month variance due to expense for Asset Mgmt fee for Jan & Feb	\$1,000.00	\$1,000.00	\$0.00	-100%	0%
Compliance Fees	\$416.67	\$416.67	\$0.00		\$833.34	\$833.33	(\$0.01)	0%	0%
Gas	\$285.76	\$521.64	\$235.88		\$630.35	\$1,180.08	\$549.73	45%	47%
Electricity	\$5,795.28	\$5,508.00	(\$287.28)		\$10,829.47	\$10,557.00	(\$272.47)	-5%	-3%
Water & Sewer	\$4,797.11	\$3,333.32	(\$1,463.79)	Current month & YTD variance are due to water & sewer expense accrual based on OB-1 water & sewer actual bills. EDEN is working with the City of Cleveland to resolve the meter issue.	\$19,890.41	\$6,666.64	(\$13,223.77)	-44%	-198%
Cable	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Telephone	\$747.64	\$741.66	(\$5.98)		\$1,589.23	\$1,483.32	(\$105.91)	-1%	-7%
Trash Removal	\$0.00	\$66.67	\$66.67		\$0.00	\$133.34	\$133.34	100%	100%
Snow Removal	\$0.00	\$220.00	\$220.00		\$460.00	\$440.00	(\$20.00)	100%	-5%
Landscaping	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Safety Systems	\$150.00	\$100.00	(\$50.00)	Current & YTD variance due to fees paid to Calcom Inc \$94.76 for CCTV camera #3 down in wind storm in January	\$244.76	\$200.00	(\$44.76)	-50%	-22%
Elevator	\$195.70	\$391.67	\$195.97		\$587.10	\$783.34	\$196.24	50%	25%
HVAC	\$1,416.67	\$1,474.99	\$58.32		\$3,039.34	\$2,949.98	(\$89.36)	4%	-3%
Capital & Maint. Maintenance	\$0.00	\$258.33	\$258.33		\$0.00	\$516.66	\$516.66	100%	100%
Management Supplies	\$893.18	\$541.67	(\$351.51)		\$871.54	\$1,083.34	\$211.80	-48%	20%
Custodial Supplies	\$273.40	\$58.33	(\$215.07)		\$330.67	\$116.66	(\$214.01)	-36%	-26%
Advertising	\$0.00	\$125.00	\$125.00		\$0.00	\$250.00	\$250.00	100%	100%
Equipment/Decorating	\$0.00	\$46.14	\$46.14		\$0.00	\$92.28	\$92.28	100%	100%
Insurance	\$1,620.00	\$833.33	(\$786.67)		\$1,000.00	\$166.66	\$666.66	-20%	40%
Legal	\$0.00	\$153.33	\$153.33		\$0.00	\$307.60	\$307.60	100%	100%
Office	\$9.12	\$22.29	\$15.86		\$17.92	\$50.00	\$32.08	64%	64%
Reserve	\$3,333.85	\$2,730.35	\$599.50	Current month & YTD variance is due to expense running lower than monthly budget	\$4,667.71	\$3,460.70	\$792.99	15%	15%
Ground Lease	\$1,279.00	\$0.00	(\$1,279.00)	Rent expense for ground lease from Greenbridge Commons was not budgeted for.	\$2,558.00	\$0.00	(\$2,558.00)	#DIV/0!	#DIV/0!
Taxes & Assessments	\$0.00	\$25.00	\$25.00		\$0.00	\$50.00	\$50.00	100%	100%
Other Property Expense	\$0.00	\$333.33	\$333.33	Current month & YTD variance is due to expense running lower than monthly budget	\$0.00	\$666.66	\$666.66	100%	100%
Total Property Expense	\$25,346.97	\$22,321.55	(\$3,025.42)		\$57,848.13	\$44,320.89	(\$13,527.24)	-14%	-31%
Total Expenses	\$38,172.45	\$36,532.76	(\$1,639.69)		\$84,752.06	\$72,743.32	(\$12,008.74)	-4%	-17%
Net income from Operations	\$19,903.92	\$9,317.05	\$10,586.87		\$12,348.20	\$18,956.31	(\$6,608.11)	114%	-35%
Capital Reserve	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	#DIV/0!	#DIV/0!
Interest	\$2,812.50	\$2,816.65	\$4.15		\$5,625.00	\$5,633.31	\$8.31	0%	0%
Depreciation	\$35,362.50	\$0.00	(\$35,362.50)		\$70,724.99	\$0.00	(\$70,724.99)	#DIV/0!	#DIV/0!
Net income	(\$18,271.08)	\$6,500.40	(\$24,771.48)		(\$64,001.79)	\$13,323.00	(\$77,324.79)	-381%	-580%