

Balance Sheet
Elderly Housing Management
Bacon Congregate Homes

Accrual

Report includes an open period. Entries are not final.

Jul 2024

ASSETS

Cash

Petty Cash

800.00

Cash Operating - Administrative

34,170.46

Cash Operating - Congregate

42,382.21

Total Cash

77,352.67

Accounts Receivable

Tenant Accounts Receivable

1,528.74

Allowance of Doubtful Accounts

950.96

Accounts Receivable Operations

660.17

Total Accounts Receivable

3,139.87

Deferred Charges and Prepaid Expenses

Miscellaneous Prepaid Expense

1,364.79

Prepaid Insurance

13,214.52

Total Deferred Charges and Prepaid Expenses

14,579.31

Restricted Deposits

Tenant Deposits Held in Trust

5,423.16

Escrow Deposits

29,344.95

Replacement Reserve

93,160.67

Total Restricted Deposits

127,928.78

Fixed Assets

Buildings

958,256.73

Furniture And Equipment

475.09

Office Furniture and Equipment

627,432.96

Miscellaneous Fixed Assets

6,749.50

Accumulated Depreciation

(92,415.51)

Total Fixed Assets

1,500,498.77

Other Assets

Total Other Assets

0.00

TOTAL ASSETS

1,723,499.40

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LIABILITIES

Current Liabilities

Accounts Payable - Operations	7,822.30
Accrued Wages Payable	71,156.60
Accrued Compensated Absences	2,244.19

Total Current Liabilities 81,223.09

Trust Deposits and Deferred Credits

Tenant Deposits Held in Trust (Contra)	5,147.00
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Total Trust Deposits and Deferred Credits 5,147.00

Long Term Liabilities

Other Loans and Notes Payable	167,357.00
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Total Long Term Liabilities 167,357.00

TOTAL LIABILITIES 253,727.09

EQUITY ACCOUNTS

Current Year Profit/(Loss)	(32,951.36)
Unrestricted Net Assets/WO Donner Restr.	1,304,962.97
Net Investment in Capital Assets	197,760.70

Total Equity Accounts 1,469,772.31

Total Liability and Equity 1,723,499.40

Database: ELDERLYPROD
 ENTITY: 27BC

**Comparative Income Statement
 Administrative Income Statement
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Thru:	Current Period				Year-To-Date			
	Actual Jul 2024	Budget Jul 2024	Variance		Actual Jul 2024	Budget Jul 2024	Variance	
REVENUE								
Rent Revenue								
Rent Revenue - Base, Net of TAP	29,875.00	29,875.00	0.00	0.00%	29,875.00	29,875.00	0.00	0.00%
Total Rent Revenue	29,875.00	29,875.00	0.00		29,875.00	29,875.00	0.00	
Less: Vacancies								
Vacancy - Apartments	0.00	667.00	667.00	100.00%	0.00	667.00	667.00	100.00%
Total Vacancies	0.00	667.00	667.00	100.00%	0.00	667.00	667.00	100.00%
Net Rental Revenue Less Vacancies	29,875.00	29,208.00	667.00	2.28%	29,875.00	29,208.00	667.00	2.28%
Financial Revenue								
Interest Income	0.31	0.00	0.31	0.00%	0.31	0.00	0.31	0.00%
Revenue from Investments - R&R	14.47	0.00	14.47	0.00%	14.47	0.00	14.47	0.00%
Total Financial Revenue	14.78	0.00	14.78		14.78	0.00	14.78	
Other Revenue								
Total Other Revenue	0.00	0.00	0.00		0.00	0.00	0.00	
Total Revenue	29,889.78	29,208.00	681.78	2.33%	29,889.78	29,208.00	681.78	2.33%

EXPENSES								
Administrative Expenses								
Conventions and Meetings	0.00	75.00	75.00	100.00%	0.00	75.00	75.00	100.00%
Advertising and Marketing	0.00	55.00	55.00	100.00%	0.00	55.00	55.00	100.00%
Office Salaries	1,447.27	1,360.00	(87.27)	-6.42%	1,447.27	1,360.00	(87.27)	-6.42%
Office Supplies/Expense	0.00	337.00	337.00	100.00%	0.00	337.00	337.00	100.00%
Management Fee	571.00	581.00	10.00	1.72%	571.00	581.00	10.00	1.72%
Legal Expense - Project	0.00	500.00	500.00	100.00%	0.00	500.00	500.00	100.00%

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	Thru:	Actual Jul 2024	Budget Jul 2024	Variance	Actual Jul 2024	Budget Jul 2024	Variance		
Audit Expense		0.00	612.00	612.00	100.00%	0.00	612.00	612.00	100.00%
Telephone & Answering Service		495.40	525.00	29.60	5.64%	495.40	525.00	29.60	5.64%
Miscellaneous Administrative Expense		1,142.78	625.00	(517.78)	-82.84%	1,142.78	625.00	(517.78)	-82.84%
Total Administrative Expenses		3,656.45	4,670.00	1,013.55	21.70%	3,656.45	4,670.00	1,013.55	21.70%
Utility Expense									
Electricity		1,758.06	1,900.00	141.94	7.47%	1,758.06	1,900.00	141.94	7.47%
Water		0.00	820.00	820.00	100.00%	0.00	820.00	820.00	100.00%
Gas		0.00	125.00	125.00	100.00%	0.00	125.00	125.00	100.00%
Total Utility Expense		1,758.06	2,845.00	1,086.94	38.21%	1,758.06	2,845.00	1,086.94	38.21%
Operating & Maintenance Expenses									
Janitor and Cleaning Payroll		2,283.15	2,135.00	(148.15)	-6.94%	2,283.15	2,135.00	(148.15)	-6.94%
Janitor and Cleaning Supplies		242.63	375.00	132.37	35.30%	242.63	375.00	132.37	35.30%
Exterminating Contracts		0.00	240.00	240.00	100.00%	0.00	240.00	240.00	100.00%
Garbage and Trash Removal		123.90	421.00	297.10	70.57%	123.90	421.00	297.10	70.57%
Repairs Material		0.00	130.00	130.00	100.00%	0.00	130.00	130.00	100.00%
Repairs Contracts		8,266.00	1,900.00	(6,366.00)	-335.05%	8,266.00	1,900.00	(6,366.00)	-335.05%
Elevator Maintenance Contract		0.00	690.00	690.00	100.00%	0.00	690.00	690.00	100.00%
Heating/Cooling Repairs and Maintenance		0.00	80.00	80.00	100.00%	0.00	80.00	80.00	100.00%
Snow Removal		0.00	737.00	737.00	100.00%	0.00	737.00	737.00	100.00%
Miscellaneous Operating and Maintenance		0.00	100.00	100.00	100.00%	0.00	100.00	100.00	100.00%
Total Operating & Maintenance Expenses		10,915.68	6,808.00	(4,107.68)	-60.34%	10,915.68	6,808.00	(4,107.68)	-60.34%
Taxes & Insurance									
Real Estate Taxes		2,334.36	4,425.00	2,090.64	47.25%	2,334.36	4,425.00	2,090.64	47.25%
Payroll Taxes		290.33	331.00	40.67	12.29%	290.33	331.00	40.67	12.29%
Miscellaneous Taxes, Licenses, Permits		0.00	57.00	57.00	100.00%	0.00	57.00	57.00	100.00%
Property & Liability Insurance		2,202.42	2,870.00	667.58	23.26%	2,202.42	2,870.00	667.58	23.26%
Workers Compensation		187.39	108.00	(79.39)	-73.51%	187.39	108.00	(79.39)	-73.51%
Health Insurance and Other EE Benefits		1,207.75	799.00	(408.75)	-51.16%	1,207.75	799.00	(408.75)	-51.16%
Pension Expense		219.99	211.00	(8.99)	-4.26%	219.99	211.00	(8.99)	-4.26%
Total Taxes & Insurance		6,442.24	8,801.00	2,358.76	26.80%	6,442.24	8,801.00	2,358.76	26.80%

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Thru:	Current Period				Year-To-Date			
	Actual Jul 2024	Budget Jul 2024	Variance		Actual Jul 2024	Budget Jul 2024	Variance	
Total Operating Expenses before Depreciation and Interest	22,772.43	23,124.00	351.57	1.52%	22,772.43	23,124.00	351.57	1.52%
Operating Income/(Loss) before Depreciation and Interest	7,117.35	6,084.00	1,033.35	16.98%	7,117.35	6,084.00	1,033.35	16.98%
Financial Expenditure								
Interest on Mortgage Payable	2,767.25	2,770.00	2.75	0.10%	2,767.25	2,770.00	2.75	0.10%
Total Financial Expenditure	2,767.25	2,770.00	2.75	0.10%	2,767.25	2,770.00	2.75	0.10%
Depreciation Expense								
Total Depreciation Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Profit (Loss) After Depreciation	4,350.10	3,314.00	1,036.10	31.26%	4,350.10	3,314.00	1,036.10	31.26%
Replacement Reserve	3,292.00	3,293.00	1.00	0.03%	3,292.00	3,293.00	1.00	0.03%
Operating Profit (Loss)	1,058.10	21.00	1,037.10	4938.57%	1,058.10	21.00	1,037.10	4938.57%

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Thru:	Current Period				Year-To-Date			
	Actual Jul 2024	Budget Jul 2024	Variance		Actual Jul 2024	Budget Jul 2024	Variance	
Revenue								
Tenant's Contribution	5,418.00	5,418.00	0.00	0.00%	5,418.00	5,418.00	0.00	0.00%
State Grant Income	0.00	47,341.00	(47,341.00)	-100.00%	0.00	47,341.00	(47,341.00)	-100.00%
Total Revenue Congregate Service	5,418.00	52,759.00	(47,341.00)	-89.73%	5,418.00	52,759.00	(47,341.00)	-89.73%
Congregate Core Service Expenses								
House Management								
Bookkeeping	1,271.00	1,277.00	6.00	0.47%	1,271.00	1,277.00	6.00	0.47%
House Manager Salary	4,179.81	4,057.00	(122.81)	-3.03%	4,179.81	4,057.00	(122.81)	-3.03%
Attendants' Salaries	4,092.57	3,860.00	(232.57)	-6.03%	4,092.57	3,860.00	(232.57)	-6.03%
Overtime/Vacation Over.	0.00	424.00	424.00	100.00%	0.00	424.00	424.00	100.00%
Fringe Benefits	4,323.26	5,482.00	1,158.74	21.14%	4,323.26	5,482.00	1,158.74	21.14%
Payroll Taxes	981.16	1,505.00	523.84	34.81%	981.16	1,505.00	523.84	34.81%
Insurance-Workers Comp	1,416.51	356.00	(1,060.51)	-297.90%	1,416.51	356.00	(1,060.51)	-297.90%
Outside Security Service	5,909.97	9,174.00	3,264.03	35.58%	5,909.97	9,174.00	3,264.03	35.58%
Total House Managment	22,174.28	26,135.00	3,960.72	15.15%	22,174.28	26,135.00	3,960.72	15.15%
Housekeeping								
Chore Service Salary	1,730.01	1,821.00	90.99	5.00%	1,730.01	1,821.00	90.99	5.00%
Cleaning Of Common Area	2,314.25	2,217.00	(97.25)	-4.39%	2,314.25	2,217.00	(97.25)	-4.39%
Laundry	0.00	80.00	80.00	100.00%	0.00	80.00	80.00	100.00%
Cleaning Supplies	0.00	212.00	212.00	100.00%	0.00	212.00	212.00	100.00%
Total Housekeeping	4,044.26	4,330.00	285.74	6.60%	4,044.26	4,330.00	285.74	6.60%
Meal Expense								
Food Cost	0.00	375.00	375.00	100.00%	0.00	375.00	375.00	100.00%
Meal Services	8,714.38	14,788.00	6,073.62	41.07%	8,714.38	14,788.00	6,073.62	41.07%
Kitchen Supplies/Utensil	34.59	174.00	139.41	80.12%	34.59	174.00	139.41	80.12%
Utilities	1,271.19	1,375.00	103.81	7.55%	1,271.19	1,375.00	103.81	7.55%
Total Meal Expense	10,020.16	16,712.00	6,691.84	40.04%	10,020.16	16,712.00	6,691.84	40.04%

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Thru:	Current Period				Year-To-Date			
	Actual Jul 2024	Budget Jul 2024	Variance		Actual Jul 2024	Budget Jul 2024	Variance	
Social Service								
Social Service Salary	0.00	3,515.00	3,515.00	100.00%	0.00	3,515.00	3,515.00	100.00%
Supplies	0.00	257.00	257.00	100.00%	0.00	257.00	257.00	100.00%
Total Social Service	0.00	3,772.00	3,772.00	100.00%	0.00	3,772.00	3,772.00	100.00%
Expanded Core Services								
Resident Services Coord.	5,860.50	1,500.00	(4,360.50)	-290.70%	5,860.50	1,500.00	(4,360.50)	-290.70%
Wellness/Preventive Prg	620.26	345.00	(275.26)	-79.79%	620.26	345.00	(275.26)	-79.79%
Emergency Transportation	0.00	42.00	42.00	100.00%	0.00	42.00	42.00	100.00%
Total Expanded Core Service	6,480.76	1,887.00	(4,593.76)	-243.44%	6,480.76	1,887.00	(4,593.76)	-243.44%
Assisted Living								
Total Assisted Living	0.00	0.00	0.00		0.00	0.00	0.00	
Total Expenses	42,719.46	52,836.00	10,116.54	19.15%	42,719.46	52,836.00	10,116.54	19.15%
Net Profit/Loss net amount due from subsidy	(37,301.46)	(77.00)	(37,224.46)	18343.45%	(37,301.46)	(77.00)	(37,224.46)	-48343.45%