

**Gruber Mills Inc.**  
**Profit & Loss Budget vs. Actual**  
 October 2014 through September 2015

	Oct '14 - Sep 15	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
5120 · Rent - Tenants	226,206.00	228,000.00	-1,794.00	99.2%
5121 · Rent - Tenant Assistance Pmts	300,542.00	306,360.00	-5,818.00	98.1%
5140 · Rent - Office Space	3,000.00	3,000.00	0.00	100.0%
5190 · Miscellaneous Rent Revenue	420.00			
5410 · Financial Revenue - Proj. Oper.	35.27			
5440 · Rev-PFXXXX0208 Repl Resv	617.16			
5910 · Laundry/Vending Revenue	6,929.25	3,000.00	3,929.25	231.0%
5920 · Tenant Charges	655.28			
5990 · Misc Revenue	10.00			
<b>Total Income</b>	<b>538,414.96</b>	<b>540,360.00</b>	<b>-1,945.04</b>	<b>99.6%</b>
<b>Expense</b>				
6203 · Conventions & Meetings	0.00	50.00	-50.00	0.0%
6210 · Advertising & Marketing	0.00	98.00	-98.00	0.0%
6250 · Other Renting Exp (Rent-Up)	895.16	93.00	802.16	962.5%
6310 · Office Salaries	47,603.49	50,682.00	-3,078.51	93.9%
6311 · Office Expense	10,826.44	14,725.00	-3,898.56	73.5%
6320 · Management Fee	36,270.00	36,270.00	0.00	100.0%
6330 · Supt - Ex.Dir.	18,564.00	10,920.00	7,644.00	170.0%
6340 · Legal Expense - Project	1,662.50	150.00	1,512.50	1,108.3%
6350 · Audit Expense	12,700.00	12,500.00	200.00	101.6%
6390 · Misc Admin Exp	2,628.98	4,280.00	-1,651.02	61.4%
6420 · Fuel Oil /Coal / Propane	0.00	840.00	-840.00	0.0%
6450 · Electricity	57,229.48	52,650.00	4,579.48	108.7%
6451 · Water	16,670.71	11,700.00	4,970.71	142.5%
6452 · Gas	11,728.10	15,125.00	-3,396.90	77.5%
6453 · Sewer	26,995.20	25,250.00	1,745.20	106.9%
6510 · Maintenance Payroll	52,979.10	55,617.00	-2,637.90	95.3%
6515 · Maintenance Supplies	27,336.51	20,225.00	7,111.51	135.2%
6520 · Contracts	104,493.78	40,795.00	63,698.78	256.1%
6525 · Garbage & Trash Removal	5,590.85	6,800.00	-1,209.15	82.2%
6530 · Security Payroll / Contract	391.00			
6546 · Heating/Cooling Repair & Maint.	10,123.91	5,000.00	5,123.91	202.5%
6548 · Snow Removal	2,075.42			
6570 · Vehicle/Maint Equip Oper/Repair	5,158.16	3,300.00	1,858.16	156.3%
6710 · Real Estate Taxes-In Lieu of	21,294.84	21,295.00	-0.16	100.0%
6711 · Payroll Taxes	11,924.68	12,022.00	-97.32	99.2%
6720 · Property & Liability (Hazard)	23,801.94	23,921.00	-119.06	99.5%
6722 · Workers Comp	2,909.99	3,724.00	-814.01	78.1%
6723 · Health Ins-Benefits	27,845.00	38,153.00	-10,308.00	73.0%
6790 · Misc. Taxes, Lic., Permits, Ins	2,085.00	1,670.00	415.00	124.9%
6900 · Service Coordinator	20,128.25	20,230.00	-101.75	99.5%
<b>Total Expense</b>	<b>561,912.49</b>	<b>488,085.00</b>	<b>73,827.49</b>	<b>115.1%</b>
<b>Net Ordinary Income</b>	<b>-23,497.53</b>	<b>52,275.00</b>	<b>-75,772.53</b>	<b>-44.9%</b>
<b>Net Income</b>	<b>-23,497.53</b>	<b>52,275.00</b>	<b>-75,772.53</b>	<b>-44.9%</b>

**Gruber Mills Inc.**  
**Balance Sheet**  
 As of September 30, 2015

	Sep 30, 15
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1120 · PF-XXXX8162 - Cash Oper Ck	181.65
1191 · PF- XXXX8325 -Tenants Sec.Dep	22,626.51
1320 · PF-XXXX0208 Repl. Resv	199,605.95
<b>Total Checking/Savings</b>	222,414.11
<b>Other Current Assets</b>	
1200 · Prepaid Expenses	20,506.98
1273 · Due to/from Petra CH	311.26
<b>Total Other Current Assets</b>	20,818.24
<b>Total Current Assets</b>	243,232.35
<b>Fixed Assets</b>	
1471 · Accum Depr - Maint. Equipment	-443.94
1470 · Maintenance Equip.	1,902.61
1410 · Land	583,779.00
1420 · Buildings	8,641,332.50
1421 · Accum. Depr. - Building	-1,577,886.79
1465 · Office Furniture & Equipment	65,376.23
1466 · Accum. Depr. Equipment	-42,211.04
<b>Total Fixed Assets</b>	7,671,848.57
<b>Other Assets</b>	
1520 · Organization Costs	42,368.00
1521 · Accum. Amort.-Org.Costs	-8,385.33
<b>Total Other Assets</b>	33,982.67
<b>TOTAL ASSETS</b>	7,949,063.59
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2110 · Accounts Payable - Operations	62,795.38
<b>Total Accounts Payable</b>	62,795.38
<b>Other Current Liabilities</b>	
2112 · Accrued Expenses	17,685.08
2191 · Tenants Security Deposits	22,626.51
<b>Total Other Current Liabilities</b>	40,311.59
<b>Total Current Liabilities</b>	103,106.97
<b>Total Liabilities</b>	103,106.97
<b>Equity</b>	
3132 · Temp Restricted	
Capital Advance from CCHCD	597,827.00
Capital Advance from HUD	8,148,600.00
<b>Total 3132 · Temp Restricted</b>	8,746,427.00
3131 · Unrestricted Net Assets	-876,972.85
Net Income	-23,497.53
<b>Total Equity</b>	7,845,956.62
<b>TOTAL LIABILITIES &amp; EQUITY</b>	7,949,063.59