



INDEPENDENCE
HOUSING AUTHORITY

Southview Manor Financial Statements

For the Period Ending 1/31/2020

For the Board of Commissioners Meeting

February 18, 2020

Southview Manor

Balance Sheet

Preview

January, 2020

Balance

Assets

Current Assets

5	UMB General Fund	291,643.90
9	Petty Cash	200.00
15	Accts Receivable Due from COCC	72,685.72
20	Allowance for Doubtful Accounts	7,618.97
29	Prepaid Insurance	42,588.94
60	Allow for Obsolete Inventory	26,748.45
169	CFP HUD Rec/Deferred Revenue	(74,682.02)

Total Current Assets 366,803.96

Non-Current Assets

170	Leasehold Improvements	411,385.85
171	Land	257,925.00
172	Buildings	5,844,046.38
174	Equipment - Admin	107,494.74
175	Accumulated Depreciation	(5,150,434.00)

Total Fixed Assets 1,470,417.97

Total Assets

1,837,221.93

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,380.00
304	Accts Payable Due to COCC	140,770.51
306	Accrued Comp Absences	3,658.45

Total Current Liabilities 166,808.96

Non-Current Liabilities

470	Comp Absences - NonCurrent	938.61
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Total Non-Current Liabilities 938.61

Total Liabilities

167,747.57

Net Assets

600	Capitalized Assets	1,459,725.16
602	Unrestricted Assets	266,239.98
700	Current Year Net Income (Loss)	(56,490.78)
701	Replacement of Equipment	(9,554.31)
702	Property Contra	9,554.31

Total Net Assets 1,669,474.36

Total Liabilities and Net Assets

1,837,221.93

Southview Manor

Board Operating Statement

Preview

January, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	26,842.00	270,836.00
Excess Utilities	0.00	26.12
Other Income - Tenant Charges & Fees	728.78	4,491.28
Income - Other Sources	1,240.60	11,487.35
Transfers from Capital Fund Grants	5,000.00	90,000.00
Other Income - Waived PILOT	0.00	3,942.72
Loss or Gain on Equipment	0.00	1,138.50
HUD Subsidy Earned	26,174.54	269,544.88
Operating Income	59,985.92	651,466.85
Expenses		
Administrative Salaries	3,601.22	42,565.72
Legal Expense	452.25	2,156.00
Travel	9.00	144.68
Audit Fee	50.00	1,770.00
Sundry	0.00	1,517.03
Office Supplies	145.01	1,724.84
Expendable Office Equipment	0.00	2,094.14
Computer Support / Repair	4,965.33	10,372.05
Publications	0.00	348.00
Telephone Cost	197.50	1,565.00
Telephone/DSL Lines	622.15	5,438.33
Misc. Admin Expenses	13.65	1,485.31
Admin Contracts	236.25	12,950.86
Tenant Screening	0.00	875.10
Copier Lease/Usage	183.40	1,925.34
Management Fees	6,631.66	60,872.70
Bookkeeping Fees	1,005.00	10,252.50
Asset Management Fees	1,420.00	20,980.13
Tenant Services - Salaries	215.70	1,149.15
Tenant Services - Relocation Costs	0.00	19.81
Tenant Services - Other incurred service cost	351.24	4,349.69
Water	3,427.21	21,412.45
Electricity	12,990.42	94,350.69
Other Utilities Expense	4,008.56	23,886.01
Maintenance Labor	6,200.53	49,645.34
Materials	3,359.31	20,313.32
Contract Cost	978.15	7,621.52
HVAC Service	6,638.33	24,348.90
Elevator Contract	11,239.32	11,779.32
Contracts - Landscape and Grounds	0.00	3,360.00
Contracts - Unit Turnaround	776.73	22,570.94
Contracts Electrical	0.00	827.50
Contracts - Plumbing	0.00	1,443.75
Contracts - Extermination	192.00	20,121.80
Contracts - Janitorial	2,375.83	17,216.21
Contract Costs - Misc	3,653.32	25,543.09
Trash Removal	1,565.00	6,325.00
Vehicle Maintenance	0.00	64.56
Appliance/equipment Maint & Repair	0.00	768.46
Insurance	0.00	106.06
Insurance - Prop	3,313.20	32,611.79
Insurance - Liability	555.17	2,830.55
Insurance - Workman's Comp	371.06	3,459.45
Insurance - Other	176.28	1,559.02

Southview Manor
Board Operating Statement

Preview

January, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Payments in Lieu of Taxes	0.00	3,942.72
Employee Benefit - Admin	4,643.73	17,992.59
Employee Benefits - Maint	1,438.11	14,978.54
Collection Losses	928.25	4,321.67
Operating Expenses	88,929.87	617,957.63
Operating Profit / (Loss)	(28,943.95)	33,509.22
Non-Operating Expenses		
Replacement of Equipment	0.00	9,554.31
Total Operating Funds Available	(28,943.95)	23,954.91
Retained Earnings		23,954.91

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

January, 2020

	<u>Monthly Totals</u>	<u>PUM</u>	<u>Monthly Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
Income								
Dwelling Rent	26,842.00	185.12	27,083.33	186.78	270,836.00	186.78	270,833.33	186.78
Excess Utilities	0.00	0.00	0.00	0.00	26.12	0.02	0.00	0.00
Other Income - Tenant Charges & Income - Other Sources	728.78	5.03	250.00	1.72	4,491.28	3.10	2,500.00	1.72
Transfers from Capital Fund Grants	1,240.60	8.56	708.33	4.89	11,487.35	7.92	7,083.33	4.89
Other Income - Waived PILOT	5,000.00	34.48	8,333.33	57.47	90,000.00	62.07	83,333.33	57.47
Loss or Gain on Equipment	0.00	0.00	1,949.92	13.45	3,942.72	2.72	19,499.17	13.45
HUD Subsidy Earned	0.00	0.00	0.00	0.00	1,138.50	0.79	0.00	0.00
	26,174.54	180.51	26,000.00	179.31	269,544.88	185.89	260,000.00	179.31
Operating Income	59,985.92	413.70	64,324.91	443.62	651,466.85	449.29	643,249.16	443.62
Expenses								
Administrative Salaries	3,601.22	24.84	5,836.67	40.25	42,565.72	29.36	58,366.67	40.25
Legal Expense	452.25	3.12	166.67	1.15	2,156.00	1.49	1,666.67	1.15
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	416.67	0.29
Travel	9.00	0.06	41.67	0.29	144.68	0.10	416.67	0.29
Audit Fee	50.00	0.34	250.00	1.72	1,770.00	1.22	2,500.00	1.72
Sundry	0.00	0.00	0.00	0.00	1,517.03	1.05	0.00	0.00
Office Supplies	145.01	1.00	208.33	1.44	1,724.84	1.19	2,083.33	1.44
Expendable Office Equipment	0.00	0.00	416.67	2.87	2,094.14	1.44	4,166.67	2.87
Computer Support / Repair	4,965.33	34.24	125.00	0.86	10,372.05	7.15	1,250.00	0.86
Advertising	0.00	0.00	62.50	0.43	0.00	0.00	625.00	0.43
Publications	0.00	0.00	12.50	0.09	348.00	0.24	125.00	0.09
Telephone Cost	197.50	1.36	104.17	0.72	1,565.00	1.08	1,041.67	0.72
Telephone/DSL Lines	622.15	4.29	500.00	3.45	5,438.33	3.75	5,000.00	3.45
Misc. Admin Expenses	13.65	0.09	183.33	1.26	1,485.31	1.02	1,833.33	1.26
Admin Contracts	236.25	1.63	1,000.00	6.90	12,950.86	8.93	10,000.00	6.90
Tenant Screening	0.00	0.00	500.00	3.45	875.10	0.60	5,000.00	3.45
Copier Lease/Usage	183.40	1.26	145.83	1.01	1,925.34	1.33	1,458.33	1.01
Management Fees	6,631.66	45.74	6,250.00	43.10	60,872.70	41.98	62,500.00	43.10
Bookkeeping Fees	1,005.00	6.93	916.67	6.32	10,252.50	7.07	9,166.67	6.32
Asset Management Fees	1,420.00	9.79	1,420.00	9.79	20,980.13	14.47	14,200.00	9.79
Tenant Services - Salaries	215.70	1.49	0.00	0.00	1,149.15	0.79	0.00	0.00
Tenant Services - Relocation Costs	0.00	0.00	0.00	0.00	19.81	0.01	0.00	0.00
Tenant Services - Other incurred expenses	351.24	2.42	300.00	2.07	4,349.69	3.00	3,000.00	2.07
Water	3,427.21	23.64	2,208.33	15.23	21,412.45	14.77	22,083.33	15.23
Electricity	12,990.42	89.59	13,168.75	90.82	94,350.69	65.07	131,687.50	90.82
Other Utilities Expense	4,008.56	27.65	1,750.00	12.07	23,886.01	16.47	17,500.00	12.07
Maintenance Labor	6,200.53	42.76	5,973.75	41.20	49,645.34	34.24	59,737.50	41.20
Materials	3,359.31	23.17	2,916.67	20.11	20,313.32	14.01	29,166.67	20.11
Contract Cost	978.15	6.75	8,333.33	57.47	7,621.52	5.26	83,333.33	57.47
HVAC Service	6,638.33	45.78	0.00	0.00	24,348.90	16.79	0.00	0.00
Elevator Contract	11,239.32	77.51	0.00	0.00	11,779.32	8.12	0.00	0.00
Contracts - Landscape and Grounds	0.00	0.00	0.00	0.00	3,360.00	2.32	0.00	0.00
Contracts - Unit Turnaround	776.73	5.36	0.00	0.00	22,570.94	15.57	0.00	0.00
Contracts Electrical	0.00	0.00	0.00	0.00	827.50	0.57	0.00	0.00
Contracts - Plumbing	0.00	0.00	0.00	0.00	1,443.75	1.00	0.00	0.00
Contracts - Extermination	192.00	1.32	0.00	0.00	20,121.80	13.88	0.00	0.00
Contracts - Janitorial	2,375.83	16.39	0.00	0.00	17,216.21	11.87	0.00	0.00
Contract Costs - Misc	3,653.32	25.20	0.00	0.00	25,543.09	17.62	0.00	0.00
Trash Removal	1,565.00	10.79	600.00	4.14	6,325.00	4.36	6,000.00	4.14
Vehicle Maintenance	0.00	0.00	0.00	0.00	64.56	0.04	0.00	0.00
Appliance/equipment Maint & Rep	0.00	0.00	0.00	0.00	768.46	0.53	0.00	0.00

Southview Manor

Board Operating Statement / Budget

Preview

January, 2020

	<u>Monthly Totals</u>	<u>PUM</u>	<u>Monthly Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
Insurance	0.00	0.00	3,691.67	25.46	106.06	0.07	36,916.67	25.46
Insurance - Prop	3,313.20	22.85	0.00	0.00	32,611.79	22.49	0.00	0.00
Insurance - Liability	555.17	3.83	0.00	0.00	2,830.55	1.95	0.00	0.00
Insurance - Workman's Comp	371.06	2.56	0.00	0.00	3,459.45	2.39	0.00	0.00
Insurance - Other	176.28	1.22	0.00	0.00	1,559.02	1.08	0.00	0.00
Payments in Lieu of Taxes	0.00	0.00	1,750.00	12.07	3,942.72	2.72	17,500.00	12.07
Employee Benefit - Admin	4,643.73	32.03	2,418.83	16.68	17,992.59	12.41	24,188.33	16.68
Employee Benefits - Maint	1,438.11	9.92	2,144.83	14.79	14,978.54	10.33	21,448.33	14.79
Collection Losses	928.25	6.40	291.67	2.01	4,321.67	2.98	2,916.67	2.01
Operating Expenses	88,929.87	613.31	63,729.51	439.51	617,957.63	426.18	637,295.01	439.51
Operating Profit / (Loss)	(28,943.95)	(199.61)	595.40	4.11	33,509.22	23.11	5,954.15	4.11
Non-Operating Expenses								
Extraordinary Maintenance - Cont	0.00	0.00	416.67	2.87	0.00	0.00	4,166.67	2.87
Replacement of Equipment	0.00	0.00	0.00	0.00	9,554.31	6.59	0.00	0.00
Total Operating Funds Available	(28,943.95)	(199.61)	178.73	1.23	23,954.91	16.52	1,787.48	1.23
Retained Earnings					23,954.91	16.52	1,787.48	1.23
Report Selections								