

Southview Manor Balance Sheet

Preview

June, 2021

Balance

Assets

Current Assets

5	UMB General Fund	325,301.25
9	Petty Cash	200.00
15	Accts Receivable Due from COCC	149,935.72
20	Allowance for Doubtful Accounts	20,151.16
29	Prepaid Insurance	33,207.65
60	Allow for Obsolete Inventory	48,015.67
169	CFP HUD Rec/Deferred Revenue	(130,983.78)

Total Current Assets 445,827.67

Non-Current Assets

170	Leasehold Improvements	414,279.82
171	Land	257,925.00
172	Buildings	6,262,431.83
174	Equipment - Admin	66,932.74
175	Accumulated Depreciation	(5,456,850.00)

Total Fixed Assets 1,544,719.39

Total Assets

1,990,547.06

Liabilities

Current Liabilities

300	Tenants Security Deposit	25,100.00
304	Accts Payable Due to COCC	68,324.01
306	Accrued Comp Absences	5,718.29

Total Current Liabilities 99,142.30

Non-Current Liabilities

470	Comp Absences - NonCurrent	998.30
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Total Non-Current Liabilities 998.30

Total Liabilities

100,140.60

Net Assets

600	Capitalized Assets	1,544,719.39
602	Unrestricted Assets	274,357.34
700	Current Year Net Income (Loss)	71,329.73

Total Net Assets 1,890,406.46

Total Liabilities and Net Assets

1,990,547.06

Southview Manor

Board Operating Statement

Preview

June, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	30,299.52	88,768.52
Income - Other Sources	0.00	2,328.87
Transfers from Capital Fund Grants	95,000.00	111,061.08
HUD Subsidy Earned	47,829.00	130,667.00
Operating Income	173,128.52	332,825.47
Expenses		
Administrative Salaries	5,051.87	15,060.44
Office Supplies	0.00	43.96
Computer Support / Repair	40.00	40.00
Publications	59.97	59.97
Membership Dues and Fees	632.00	632.00
Telephone/DSL Lines	890.32	2,325.12
Misc. Admin Expenses	332.16	748.99
Admin Contracts	215.00	1,953.36
Tenant Screening	25.65	40.64
Copier Lease/Usage	0.00	323.74
Management Fees	7,029.23	21,037.12
Bookkeeping Fees	1,042.50	3,120.00
Asset Management Fees	1,450.00	4,350.00
Tenant Services - Salaries	418.19	952.27
Tenant Services - Other incurred service cost	36.78	73.56
Water	1,552.57	2,504.89
Electricity	7,073.75	14,799.29
Other Utilities Expense	2,113.28	3,506.05
Maintenance Labor	3,957.25	15,693.16
Materials	2,612.20	5,036.30
Contract Cost	2,581.89	4,954.29
Contracts - Heating and Cooling	826.16	1,790.06
Elevator Contract	882.00	882.00
Contracts - Landscape and Grounds	480.00	1,440.00
Contracts - Unit Turnaround	769.48	3,472.92
Contracts - Plumbing	704.80	1,793.17
Contracts - Extermination	4,458.00	7,033.00
Contracts - Janitorial	2,005.00	4,060.00
Contract Costs - Misc	816.86	4,195.02
Trash Removal	350.00	3,030.00
Insurance - Prop	3,378.71	10,248.76
Insurance - Liability	368.83	1,118.78
Insurance - Workman's Comp	510.70	1,549.13
Insurance - Other	218.38	605.90
Employee Benefit - Admin	1,912.96	3,486.12
Employee Benefits - Maint	4,232.96	8,474.65
Operating Expenses	59,029.45	150,434.66
Operating Profit / (Loss)	114,099.07	182,390.81

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

June, 2021

	<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	30,299.52	208.96	27,083.33	186.78	88,768.52	204.07	81,250.00	186.78
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	435.42	3.00	0.00	0.00	1,306.25	3.00
Transfers from Capital Fund Grants	95,000.00	655.17	10,000.00	68.97	111,061.08	255.31	30,000.00	68.97
HUD Subsidy Earned	47,829.00	329.86	28,051.17	193.46	130,667.00	300.38	84,153.50	193.46
Operating Income	173,128.52	1,193.99	66,569.92	459.10	332,825.47	765.12	199,709.75	459.10
Expenses								
Administrative Salaries	5,051.87	34.84	4,394.17	30.30	15,060.44	34.62	13,182.50	30.30
Legal Expense	0.00	0.00	208.33	1.44	0.00	0.00	625.00	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	125.00	0.29
Travel	0.00	0.00	83.33	0.57	0.00	0.00	250.00	0.57
Audit Fee	0.00	0.00	333.33	2.30	0.00	0.00	1,000.00	2.30
Office Supplies	0.00	0.00	166.67	1.15	43.96	0.10	500.00	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	500.00	1.15
Computer Support / Repair	40.00	0.28	416.67	2.87	40.00	0.09	1,250.00	2.87
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	62.50	0.14
Publications	59.97	0.41	29.17	0.20	59.97	0.14	87.50	0.20
Membership Dues and Fees	632.00	4.36	145.83	1.01	632.00	1.45	437.50	1.01
Telephone/DSL Lines	890.32	6.14	625.00	4.31	2,325.12	5.35	1,875.00	4.31
Collection Agent Fees & Court Costs	0.00	0.00	125.00	0.86	0.00	0.00	375.00	0.86
Misc. Admin Expenses	332.16	2.29	375.00	2.59	748.99	1.72	1,125.00	2.59
Admin Contracts	215.00	1.48	1,125.00	7.76	1,953.36	4.49	3,375.00	7.76
Tenant Screening	25.65	0.18	333.33	2.30	40.64	0.09	1,000.00	2.30
Copier Lease/Usage	0.00	0.00	208.33	1.44	323.74	0.74	625.00	1.44
Management Fees	7,029.23	48.48	6,166.67	42.53	21,037.12	48.36	18,500.00	42.53
Bookkeeping Fees	1,042.50	7.19	1,000.00	6.90	3,120.00	7.17	3,000.00	6.90
Asset Management Fees	1,450.00	10.00	1,541.67	10.63	4,350.00	10.00	4,625.00	10.63
Tenant Services - Salaries	418.19	2.88	125.00	0.86	952.27	2.19	375.00	0.86
Tenant Services - Other incurred	36.78	0.25	375.00	2.59	73.56	0.17	1,125.00	2.59
Water	1,552.57	10.71	2,500.00	17.24	2,504.89	5.76	7,500.00	17.24
Electricity	7,073.75	48.78	11,395.83	78.59	14,799.29	34.02	34,187.50	78.59
Other Utilities Expense	2,113.28	14.57	2,708.33	18.68	3,506.05	8.06	8,125.00	18.68
Maintenance Labor	3,957.25	27.29	5,795.25	39.97	15,693.16	36.08	17,385.75	39.97
Materials	2,612.20	18.02	2,512.50	17.33	5,036.30	11.58	7,537.50	17.33
Contract Cost	2,581.89	17.81	833.33	5.75	4,954.29	11.39	2,500.00	5.75
Contracts - Heating and Cooling	826.16	5.70	2,500.00	17.24	1,790.06	4.12	7,500.00	17.24
Elevator Contract	882.00	6.08	1,000.00	6.90	882.00	2.03	3,000.00	6.90
Contracts - Landscape and Grounds	480.00	3.31	291.67	2.01	1,440.00	3.31	875.00	2.01
Contracts - Unit Turnaround	769.48	5.31	2,291.67	15.80	3,472.92	7.98	6,875.00	15.80
Contracts Electrical	0.00	0.00	83.33	0.57	0.00	0.00	250.00	0.57
Contracts - Plumbing	704.80	4.86	125.00	0.86	1,793.17	4.12	375.00	0.86
Contracts - Extermination	4,458.00	30.74	1,875.00	12.93	7,033.00	16.17	5,625.00	12.93
Contracts - Janitorial	2,005.00	13.83	1,666.67	11.49	4,060.00	9.33	5,000.00	11.49
Contract Costs - Misc	816.86	5.63	2,291.67	15.80	4,195.02	9.64	6,875.00	15.80
Trash Removal	350.00	2.41	625.00	4.31	3,030.00	6.97	1,875.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	0.00	0.00	62.50	0.14
Insurance - Prop	3,378.71	23.30	3,333.33	22.99	10,248.76	23.56	10,000.00	22.99
Insurance - Liability	368.83	2.54	0.00	0.00	1,118.78	2.57	0.00	0.00
Insurance - Workman's Comp	510.70	3.52	375.00	2.59	1,549.13	3.56	1,125.00	2.59
Insurance - Other	218.38	1.51	166.67	1.15	605.90	1.39	500.00	1.15
Employee Benefit - Admin	1,912.96	13.19	2,230.92	15.39	3,486.12	8.01	6,692.75	15.39

