

Southview Manor  
Balance Sheet

Preview

July, 2021

Balance

**Assets**

Current Assets

5	UMB General Fund	408,170.50
9	Petty Cash	200.00
20	Allowance for Doubtful Accounts	2,955.05
29	Prepaid Insurance	28,372.06
60	Allow for Obsolete Inventory	48,015.67
169	CFP HUD Rec/Deferred Revenue	(129,317.12)

Total Current Assets

358,396.16

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**

**1,903,115.55**

**Liabilities**

Current Liabilities

300	Tenants Security Deposit	25,400.00
306	Accrued Comp Absences	5,718.29

Total Current Liabilities

31,118.29

Non-Current Liabilities

470	Comp Absences - NonCurrent	998.30
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Total Non-Current Liabilities

998.30

**Total Liabilities**

**32,116.59**

**Net Assets**

600	Capitalized Assets	1,544,719.39
602	Unrestricted Assets	274,357.34
700	Current Year Net Income (Loss)	51,922.23

Total Net Assets

1,870,998.96

**Total Liabilities and Net Assets**

**1,903,115.55**

# Southview Manor

## Board Operating Statement

Preview

July, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	30,419.00	119,187.52
Other Income - Tenant Charges & Fees	467.25	467.25
Income - Other Sources	2,133.91	4,462.78
Transfers from Capital Fund Grants	0.00	111,061.08
HUD Subsidy Earned	37,530.00	168,197.00
<b>Operating Income</b>	<b>70,550.16</b>	<b>403,375.63</b>
<b>Expenses</b>		
Administrative Salaries	5,048.57	20,109.01
Legal Expense	1,137.96	1,137.96
Audit Fee	3,200.00	3,200.00
Office Supplies	690.32	734.28
Computer Support / Repair	2,764.16	2,804.16
Publications	0.00	59.97
Membership Dues and Fees	0.00	632.00
Telephone/DSL Lines	1,218.95	3,544.07
Misc. Admin Expenses	342.78	1,091.77
Admin Contracts	1,394.16	3,347.52
Tenant Screening	27.32	67.96
Copier Lease/Usage	323.74	647.48
Management Fees	6,928.09	27,965.21
Bookkeeping Fees	1,027.50	4,147.50
Asset Management Fees	1,450.00	5,800.00
Tenant Services - Salaries	535.11	1,487.38
Tenant Services - Other incurred service cost	36.78	110.34
Water	3,372.68	5,877.57
Electricity	7,979.57	22,778.86
Other Utilities Expense	4,580.26	8,086.31
Maintenance Labor	4,942.02	20,635.18
Materials	3,734.19	8,770.49
Contract Cost	2,597.50	7,551.79
Contracts - Heating and Cooling	855.60	2,645.66
Elevator Contract	2,256.62	3,138.62
Contracts - Landscape and Grounds	160.00	1,600.00
Contracts - Unit Turnaround	4,132.92	7,605.84
Contracts Electrical	839.10	839.10
Contracts - Plumbing	604.40	2,397.57
Contracts - Extermination	1,428.00	8,461.00
Contracts - Janitorial	4,334.25	8,394.25
Contract Costs - Misc	1,174.50	5,369.52
Trash Removal	2,680.00	5,710.00
Insurance - Prop	3,491.34	13,740.10
Insurance - Liability	381.12	1,499.90
Insurance - Workman's Comp	672.97	2,222.10
Insurance - Other	290.16	896.06
Employee Benefit - Admin	2,547.97	6,034.09
Employee Benefits - Maint	3,068.06	11,542.71
Collection Losses	7,708.99	7,708.99
<b>Operating Expenses</b>	<b>89,957.66</b>	<b>240,392.32</b>
<b>Operating Profit / (Loss)</b>	<b>(19,407.50)</b>	<b>162,983.31</b>

# Southview Manor

## Board Operating Statement / Budget

Preview

July, 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>
<b>Income</b>								
Dwelling Rent	30,419.00	209.79	27,083.33	186.78	119,187.52	205.50	108,333.33	186.78
Other Income - Tenant Charges & Income - Other Sources	467.25	3.22	435.42	3.00	467.25	0.81	1,741.67	3.00
Transfers from Capital Fund Grant	2,133.91	14.72	1,000.00	6.90	4,462.78	7.69	4,000.00	6.90
HUD Subsidy Earned	0.00	0.00	10,000.00	68.97	111,061.08	191.48	40,000.00	68.97
	37,530.00	258.83	28,051.17	193.46	168,197.00	289.99	112,204.67	193.46
<b>Operating Income</b>	<b>70,550.16</b>	<b>486.55</b>	<b>66,569.92</b>	<b>459.10</b>	<b>403,375.63</b>	<b>695.48</b>	<b>266,279.67</b>	<b>459.10</b>
<b>Expenses</b>								
Administrative Salaries	5,048.57	34.82	4,394.17	30.30	20,109.01	34.67	17,576.67	30.30
Legal Expense	1,137.96	7.85	208.33	1.44	1,137.96	1.96	833.33	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	166.67	0.29
Travel	0.00	0.00	83.33	0.57	0.00	0.00	333.33	0.57
Audit Fee	3,200.00	22.07	333.33	2.30	3,200.00	5.52	1,333.33	2.30
Office Supplies	690.32	4.76	166.67	1.15	734.28	1.27	666.67	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	666.67	1.15
Computer Support / Repair	2,764.16	19.06	416.67	2.87	2,804.16	4.83	1,666.67	2.87
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	83.33	0.14
Publications	0.00	0.00	29.17	0.20	59.97	0.10	116.67	0.20
Membership Dues and Fees	0.00	0.00	145.83	1.01	632.00	1.09	583.33	1.01
Telephone/DSL Lines	1,218.95	8.41	625.00	4.31	3,544.07	6.11	2,500.00	4.31
Collection Agent Fees & Court Costs	0.00	0.00	125.00	0.86	0.00	0.00	500.00	0.86
Misc. Admin Expenses	342.78	2.36	375.00	2.59	1,091.77	1.88	1,500.00	2.59
Admin Contracts	1,394.16	9.61	1,125.00	7.76	3,347.52	5.77	4,500.00	7.76
Tenant Screening	27.32	0.19	333.33	2.30	67.96	0.12	1,333.33	2.30
Copier Lease/Usage	323.74	2.23	208.33	1.44	647.48	1.12	833.33	1.44
Management Fees	6,928.09	47.78	6,166.67	42.53	27,965.21	48.22	24,666.67	42.53
Bookkeeping Fees	1,027.50	7.09	1,000.00	6.90	4,147.50	7.15	4,000.00	6.90
Asset Management Fees	1,450.00	10.00	1,541.67	10.63	5,800.00	10.00	6,166.67	10.63
Tenant Services - Salaries	535.11	3.69	125.00	0.86	1,487.38	2.56	500.00	0.86
Tenant Services - Other incurred s	36.78	0.25	375.00	2.59	110.34	0.19	1,500.00	2.59
Water	3,372.68	23.26	2,500.00	17.24	5,877.57	10.13	10,000.00	17.24
Electricity	7,979.57	55.03	11,395.83	78.59	22,778.86	39.27	45,583.33	78.59
Other Utilities Expense	4,580.26	31.59	2,708.33	18.68	8,086.31	13.94	10,833.33	18.68
Maintenance Labor	4,942.02	34.08	5,795.25	39.97	20,635.18	35.58	23,181.00	39.97
Materials	3,734.19	25.75	2,512.50	17.33	8,770.49	15.12	10,050.00	17.33
Contract Cost	2,597.50	17.91	833.33	5.75	7,551.79	13.02	3,333.33	5.75
Contracts - Heating and Cooling	855.60	5.90	2,500.00	17.24	2,645.66	4.56	10,000.00	17.24
Elevator Contract	2,256.62	15.56	1,000.00	6.90	3,138.62	5.41	4,000.00	6.90
Contracts - Landscape and Ground	160.00	1.10	291.67	2.01	1,600.00	2.76	1,166.67	2.01
Contracts - Unit Turnaround	4,132.92	28.50	2,291.67	15.80	7,605.84	13.11	9,166.67	15.80
Contracts Electrical	839.10	5.79	83.33	0.57	839.10	1.45	333.33	0.57
Contracts - Plumbing	604.40	4.17	125.00	0.86	2,397.57	4.13	500.00	0.86
Contracts - Extermination	1,428.00	9.85	1,875.00	12.93	8,461.00	14.59	7,500.00	12.93
Contracts - Janitorial	4,334.25	29.89	1,666.67	11.49	8,394.25	14.47	6,666.67	11.49
Contract Costs - Misc	1,174.50	8.10	2,291.67	15.80	5,369.52	9.26	9,166.67	15.80
Trash Removal	2,680.00	18.48	625.00	4.31	5,710.00	9.84	2,500.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	0.00	0.00	83.33	0.14
Insurance - Prop	3,491.34	24.08	3,333.33	22.99	13,740.10	23.69	13,333.33	22.99
Insurance - Liability	381.12	2.63	0.00	0.00	1,499.90	2.59	0.00	0.00
Insurance - Workman's Comp	672.97	4.64	375.00	2.59	2,222.10	3.83	1,500.00	2.59
Insurance - Other	290.16	2.00	166.67	1.15	896.06	1.54	666.67	1.15
Employee Benefit - Admin	2,547.97	17.57	2,230.92	15.39	6,034.09	10.40	8,923.67	15.39

# Southview Manor

## Board Operating Statement / Budget

Preview

July, 2021

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	<u>Monthly</u> <u>Totals</u>	<u>PUM</u>	<u>Monthly</u> <u>Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
Employee Benefits - Maint	3,068.06	21.16	2,165.00	14.93	11,542.71	19.90	8,660.00	14.93
Collection Losses	7,708.99	53.17	375.00	2.59	7,708.99	13.29	1,500.00	2.59
<b>Operating Expenses</b>	<b>89,957.66</b>	<b>620.40</b>	<b>65,168.67</b>	<b>449.44</b>	<b>240,392.32</b>	<b>414.47</b>	<b>260,674.67</b>	<b>449.44</b>
<b>Operating Profit / (Loss)</b>	<b>(19,407.50)</b>	<b>(133.84)</b>	<b>1,401.25</b>	<b>9.66</b>	<b>162,983.31</b>	<b>281.01</b>	<b>5,605.00</b>	<b>9.66</b>

Report Selections