



INDEPENDENCE
HOUSING AUTHORITY

Southview Manor Financial Statements
For the Period Ending 4/30/2020

For the Board of Commissioners Meeting
June 23, 2020

Southview Manor
Balance Sheet

April, 2020

Balance

Assets

Current Assets

5	UMB General Fund	238,018.24
9	Petty Cash	200.00
20	Allowance for Doubtful Accounts	12,974.00
29	Prepaid Insurance	34,565.49
60	Allow for Obsolete Inventory	34,349.15
169	CFP HUD Rec/Deferred Revenue	(2,075.00)

Total Current Assets 318,031.88

Non-Current Assets

170	Leasehold Improvements	411,385.85
171	Land	257,925.00
172	Buildings	6,040,839.89
174	Equipment - Admin	66,932.74
175	Accumulated Depreciation	(5,243,549.00)

Total Fixed Assets 1,533,534.48

Total Assets **1,851,566.36**

Liabilities

Current Liabilities

300	Tenants Security Deposit	23,080.00
305	Accrued Utilities	16,051.06
306	Accrued Comp Absences	8,709.07
307	Pilot - Accrued	1,984.20
311	Accrued Payroll & Payroll Taxes	5,220.28

Total Current Liabilities 55,044.61

Non-Current Liabilities

470	Comp Absences - NonCurrent	375.73
-----	----------------------------	--------

Total Non-Current Liabilities 375.73

Total Liabilities **55,420.34**

Net Assets

600	Capitalized Assets	1,533,534.48
602	Unrestricted Assets	262,611.54

Total Net Assets 1,796,146.02

Total Liabilities and Net Assets **1,851,566.36**

Southview Manor Board Operating Statement

Preview

April, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	27,736.00	27,736.00
Other Income - Tenant Charges & Fees	442.25	442.25
Income - Other Sources	910.27	910.27
HUD Subsidy Earned	24,000.00	24,000.00
Operating Income	53,088.52	53,088.52
Expenses		
Administrative Salaries	6,027.33	6,027.33
Sundry	109.26	109.26
Office Supplies	183.95	183.95
Computer Support / Repair	2,323.71	2,323.71
Telephone/DSL Lines	556.81	556.81
Admin Contracts	236.25	236.25
Copier Lease/Usage	183.40	183.40
Management Fees	6,978.66	6,978.66
Bookkeeping Fees	1,035.00	1,035.00
Asset Management Fees	1,420.00	1,420.00
Tenant Services - Salaries	132.30	132.30
Maintenance Labor	6,153.84	6,153.84
Materials	1,918.48	1,918.48
Contract Cost	218.77	218.77
Contracts - Heating and Cooling	5,368.39	5,368.39
Contracts - Landscape and Grounds	160.00	160.00
Contracts - Unit Turnaround	1,623.96	1,623.96
Contracts - Extermination	567.00	567.00
Trash Removal	435.00	435.00
Vehicle Maintenance	404.72	404.72
Insurance - Prop	3,206.32	3,206.32
Insurance - Liability	343.71	343.71
Insurance - Workman's Comp	359.09	359.09
Insurance - Other	170.59	170.59
Employee Benefit - Admin	2,838.26	2,838.26
Employee Benefits - Maint	176.89	176.89
Operating Expenses	43,131.69	43,131.69
Operating Profit / (Loss)	9,956.83	9,956.83
Retained Earnings		9,956.83

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

April, 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	27,736.00	191.28	27,083.33	186.78	27,736.00	191.28	27,083.33	186.78
Other Income - Tenant Charges &	442.25	3.05	435.42	3.00	442.25	3.05	435.42	3.00
Income - Other Sources	910.27	6.28	1,000.00	6.90	910.27	6.28	1,000.00	6.90
Transfers from Capital Fund Grant	0.00	0.00	10,000.00	68.97	0.00	0.00	10,000.00	68.97
HUD Subsidy Earned	24,000.00	165.52	0.00	0.00	24,000.00	165.52	0.00	0.00
Operating Income	53,088.52	366.13	38,518.75	265.65	53,088.52	366.13	38,518.75	265.65
Expenses								
Administrative Salaries	6,027.33	41.57	4,394.17	30.30	6,027.33	41.57	4,394.17	30.30
Legal Expense	0.00	0.00	208.33	1.44	0.00	0.00	208.33	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	41.67	0.29
Travel	0.00	0.00	83.34	0.57	0.00	0.00	83.34	0.57
Audit Fee	0.00	0.00	333.33	2.30	0.00	0.00	333.33	2.30
Sundry	109.26	0.75	166.67	1.15	109.26	0.75	166.67	1.15
Office Supplies	183.95	1.27	166.67	1.15	183.95	1.27	166.67	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	166.67	1.15
Computer Support / Repair	2,323.71	16.03	416.67	2.87	2,323.71	16.03	416.67	2.87
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	20.83	0.14
Publications	0.00	0.00	29.17	0.20	0.00	0.00	29.17	0.20
Telephone Cost	0.00	0.00	145.83	1.01	0.00	0.00	145.83	1.01
Telephone/DSL Lines	556.81	3.84	625.00	4.31	556.81	3.84	625.00	4.31
Collection Agent Fees & Court Cos	0.00	0.00	125.00	0.86	0.00	0.00	125.00	0.86
Misc. Admin Expenses	0.00	0.00	208.33	1.44	0.00	0.00	208.33	1.44
Admin Contracts	236.25	1.63	1,125.00	7.76	236.25	1.63	1,125.00	7.76
Tenant Screening	0.00	0.00	333.33	2.30	0.00	0.00	333.33	2.30
Copier Lease/Usage	183.40	1.26	175.00	1.21	183.40	1.26	175.00	1.21
Management Fees	6,978.66	48.13	6,166.67	42.53	6,978.66	48.13	6,166.67	42.53
Bookkeeping Fees	1,035.00	7.14	1,000.00	6.90	1,035.00	7.14	1,000.00	6.90
Asset Management Fees	1,420.00	9.79	1,541.67	10.63	1,420.00	9.79	1,541.67	10.63
Tenant Services - Salaries	132.30	0.91	125.00	0.86	132.30	0.91	125.00	0.86
Tenant Services - Other incurred s	0.00	0.00	375.00	2.59	0.00	0.00	375.00	2.59
Water	0.00	0.00	2,500.00	17.24	0.00	0.00	2,500.00	17.24
Electricity	0.00	0.00	11,395.83	78.59	0.00	0.00	11,395.83	78.59
Other Utilities Expense	0.00	0.00	2,708.33	18.68	0.00	0.00	2,708.33	18.68
Maintenance Labor	6,153.84	42.44	5,795.25	39.97	6,153.84	42.44	5,795.25	39.97
Materials	1,918.48	13.23	2,533.33	17.47	1,918.48	13.23	2,533.33	17.47
Contract Cost	218.77	1.51	833.33	5.75	218.77	1.51	833.33	5.75
Contracts - Heating and Cooling	5,368.39	37.02	2,500.00	17.24	5,368.39	37.02	2,500.00	17.24
Elevator Contract	0.00	0.00	1,000.00	6.90	0.00	0.00	1,000.00	6.90
Contracts - Landscape and Groun	160.00	1.10	291.67	2.01	160.00	1.10	291.67	2.01
Contracts - Unit Turnaround	1,623.96	11.20	2,291.67	15.80	1,623.96	11.20	2,291.67	15.80
Contracts Electrical	0.00	0.00	83.33	0.57	0.00	0.00	83.33	0.57
Contracts - Plumbing	0.00	0.00	125.00	0.86	0.00	0.00	125.00	0.86
Contracts - Extermination	567.00	3.91	1,875.00	12.93	567.00	3.91	1,875.00	12.93
Contracts - Janitorial	0.00	0.00	1,666.67	11.49	0.00	0.00	1,666.67	11.49
Contract Costs - Misc	0.00	0.00	2,291.67	15.80	0.00	0.00	2,291.67	15.80
Trash Removal	435.00	3.00	625.00	4.31	435.00	3.00	625.00	4.31
Vehicle Maintenance	404.72	2.79	20.83	0.14	404.72	2.79	20.83	0.14
Insurance - Prop	3,206.32	22.11	3,333.33	22.99	3,206.32	22.11	3,333.33	22.99
Insurance - Liability	343.71	2.37	333.33	2.30	343.71	2.37	333.33	2.30
Insurance - Workman's Comp	359.09	2.48	375.00	2.59	359.09	2.48	375.00	2.59
Insurance - Other	170.59	1.18	166.67	1.15	170.59	1.18	166.67	1.15

