

Balance Sheet

August, 2021

	<u>Balance</u>
Assets	
Current Assets	
5 UMB General Fund	404,157.77
9 Petty Cash	200.00
20 Allowance for Doubtful Accounts	3,425.06
29 Prepaid Insurance	23,584.58
60 Allow for Obsolete Inventory	48,015.67
169 CFP HUD Rec/Deferred Revenue	(126,050.96)
Total Current Assets	<u>353,332.12</u>
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	<u>1,544,719.39</u>
Total Assets	<u>1,898,051.51</u>
Liabilities	
Current Liabilities	
300 Tenants Security Deposit	25,550.00
306 Accrued Comp Absences	5,718.29
Total Current Liabilities	<u>31,268.29</u>
Non-Current Liabilities	
470 Comp Absences - NonCurrent	998.30
Total Non-Current Liabilities	<u>998.30</u>
Total Liabilities	<u>32,266.59</u>
Net Assets	
600 Capitalized Assets	1,544,719.39
602 Unrestricted Assets	274,357.34
700 Current Year Net Income (Loss)	46,708.19
Total Net Assets	<u>1,865,784.92</u>
Total Liabilities and Net Assets	<u>1,898,051.51</u>

Southview Manor

Board Operating Statement

August, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	30,356.00	149,543.52
Excess Utilities	15.51	15.51
Other Income - Tenant Charges & Fees	0.00	467.25
Income - Other Sources	1,676.95	6,139.73
Transfers from Capital Fund Grants	0.00	111,061.08
HUD Subsidy Earned	37,460.00	205,657.00
Operating Income	69,508.46	472,884.09
Expenses		
Administrative Salaries	4,765.03	24,874.04
Legal Expense	(1,137.96)	0.00
Audit Fee	562.50	3,762.50
Postage	127.50	127.50
Office Supplies	1.99	736.27
Computer Support / Repair	41.60	2,845.76
Publications	0.00	59.97
Membership Dues and Fees	0.00	632.00
Telephone/DSL Lines	925.59	4,469.66
Misc. Admin Expenses	653.05	1,744.82
Admin Contracts	215.00	3,562.52
Tenant Screening	63.47	131.43
Copier Lease/Usage	290.55	938.03
Management Fees	6,776.38	34,741.59
Bookkeeping Fees	1,005.00	5,152.50
Asset Management Fees	1,450.00	7,250.00
Tenant Services - Salaries	295.64	1,783.02
Tenant Services - Other incurred service cost	36.73	147.07
Water	2,622.73	8,500.30
Electricity	9,657.24	32,436.10
Other Utilities Expense	3,550.05	11,636.36
Maintenance Labor	4,582.17	25,217.35
Materials	10,677.72	19,448.21
Contract Cost	4,475.50	12,027.29
Contracts - Heating and Cooling	0.00	2,645.66
Elevator Contract	5,096.61	8,235.23
Contracts - Landscape and Grounds	960.00	2,560.00
Contracts - Unit Turnaround	1,438.96	9,044.80
Contracts Electrical	0.00	839.10
Contracts - Plumbing	352.00	2,749.57
Contracts - Extermination	1,860.00	10,321.00
Contracts - Janitorial	750.50	9,144.75
Contract Costs - Misc	3,045.51	8,415.03
Trash Removal	640.00	6,350.00
Insurance - Prop	3,491.34	17,231.44
Insurance - Liability	381.12	1,881.02
Insurance - Workman's Comp	672.97	2,895.07
Insurance - Other	242.05	1,138.11
Employee Benefit - Admin	1,475.41	7,509.50
Employee Benefits - Maint	2,656.05	14,198.76
Collection Losses	22.50	7,731.49
Operating Expenses	74,722.50	315,114.82

Southview Manor
Board Operating Statement
August, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Profit / (Loss)	(5,214.04)	157,769.27

Report Selections

Southview Manor

Board Operating Statement / Budget

August, 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	30,356.00	209.35	27,083.33	186.78	149,543.52	206.27	135,416.67	186.78
Excess Utilities	15.51	0.11	0.00	0.00	15.51	0.02	0.00	0.00
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	435.42	3.00	467.25	0.64	2,177.08	3.00
Transfers from Capital Fund Grant	1,676.95	11.57	1,000.00	6.90	6,139.73	8.47	5,000.00	6.90
HUD Subsidy Earned	0.00	0.00	10,000.00	68.97	111,061.08	153.19	50,000.00	68.97
	37,460.00	258.34	28,051.17	193.46	205,657.00	283.66	140,255.83	193.46
Operating Income	69,508.46	479.37	66,569.92	459.10	472,884.09	652.25	332,849.58	459.10
Expenses								
Administrative Salaries	4,765.03	32.86	4,394.17	30.30	24,874.04	34.31	21,970.83	30.30
Legal Expense	(1,137.96)	(7.85)	208.33	1.44	0.00	0.00	1,041.67	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	208.33	0.29
Travel	0.00	0.00	83.33	0.57	0.00	0.00	416.67	0.57
Audit Fee	562.50	3.88	333.33	2.30	3,762.50	5.19	1,666.67	2.30
Postage	127.50	0.88	0.00	0.00	127.50	0.18	0.00	0.00
Office Supplies	1.99	0.01	166.67	1.15	736.27	1.02	833.33	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	833.33	1.15
Computer Support / Repair	41.60	0.29	416.67	2.87	2,845.76	3.93	2,083.33	2.87
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	104.17	0.14
Publications	0.00	0.00	29.17	0.20	59.97	0.08	145.83	0.20
Membership Dues and Fees	0.00	0.00	145.83	1.01	632.00	0.87	729.17	1.01
Telephone/DSL Lines	925.59	6.38	625.00	4.31	4,469.66	6.17	3,125.00	4.31
Collection Agent Fees & Court Costs	0.00	0.00	125.00	0.86	0.00	0.00	625.00	0.86
Misc. Admin Expenses	653.05	4.50	375.00	2.59	1,744.82	2.41	1,875.00	2.59
Admin Contracts	215.00	1.48	1,125.00	7.76	3,562.52	4.91	5,625.00	7.76
Tenant Screening	63.47	0.44	333.33	2.30	131.43	0.18	1,666.67	2.30
Copier Lease/Usage	290.55	2.00	208.33	1.44	938.03	1.29	1,041.67	1.44
Management Fees	6,776.38	46.73	6,166.67	42.53	34,741.59	47.92	30,833.33	42.53
Bookkeeping Fees	1,005.00	6.93	1,000.00	6.90	5,152.50	7.11	5,000.00	6.90
Asset Management Fees	1,450.00	10.00	1,541.67	10.63	7,250.00	10.00	7,708.33	10.63
Tenant Services - Salaries	295.64	2.04	125.00	0.86	1,783.02	2.46	625.00	0.86
Tenant Services - Other incurred s	36.73	0.25	375.00	2.59	147.07	0.20	1,875.00	2.59
Water	2,622.73	18.09	2,500.00	17.24	8,500.30	11.72	12,500.00	17.24
Electricity	9,657.24	66.60	11,395.83	78.59	32,436.10	44.74	56,979.17	78.59
Other Utilities Expense	3,550.05	24.48	2,708.33	18.68	11,636.36	16.05	13,541.67	18.68
Maintenance Labor	4,582.17	31.60	5,795.25	39.97	25,217.35	34.78	28,976.25	39.97
Materials	10,677.72	73.64	2,512.50	17.33	19,448.21	26.83	12,562.50	17.33
Contract Cost	4,475.50	30.87	833.33	5.75	12,027.29	16.59	4,166.67	5.75
Contracts - Heating and Cooling	0.00	0.00	2,500.00	17.24	2,645.66	3.65	12,500.00	17.24
Elevator Contract	5,096.61	35.15	1,000.00	6.90	8,235.23	11.36	5,000.00	6.90
Contracts - Landscape and Grounds	960.00	6.62	291.67	2.01	2,560.00	3.53	1,458.33	2.01
Contracts - Unit Turnaround	1,438.96	9.92	2,291.67	15.80	9,044.80	12.48	11,458.33	15.80
Contracts Electrical	0.00	0.00	83.33	0.57	839.10	1.16	416.67	0.57
Contracts - Plumbing	352.00	2.43	125.00	0.86	2,749.57	3.79	625.00	0.86
Contracts - Extermination	1,860.00	12.83	1,875.00	12.93	10,321.00	14.24	9,375.00	12.93
Contracts - Janitorial	750.50	5.18	1,666.67	11.49	9,144.75	12.61	8,333.33	11.49
Contract Costs - Misc	3,045.51	21.00	2,291.67	15.80	8,415.03	11.61	11,458.33	15.80
Trash Removal	640.00	4.41	625.00	4.31	6,350.00	8.76	3,125.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	0.00	0.00	104.17	0.14
Insurance - Prop	3,491.34	24.08	3,333.33	22.99	17,231.44	23.77	16,666.67	22.99
Insurance - Liability	381.12	2.63	0.00	0.00	1,881.02	2.59	0.00	0.00
Insurance - Workman's Comp	672.97	4.64	375.00	2.59	2,895.07	3.99	1,875.00	2.59

Southview Manor

Board Operating Statement / Budget

August, 2021

	<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>
Insurance - Other	242.05	1.67	166.67	1.15	1,138.11	1.57	833.33	1.15
Employee Benefit - Admin	1,475.41	10.18	2,230.92	15.39	7,509.50	10.36	11,154.58	15.39
Employee Benefits - Maint	2,656.05	18.32	2,165.00	14.93	14,198.76	19.58	10,825.00	14.93
Collection Losses	22.50	0.16	375.00	2.59	7,731.49	10.66	1,875.00	2.59
Operating Expenses	74,722.50	515.33	65,168.67	449.44	315,114.82	434.64	325,843.33	449.44
Operating Profit / (Loss)	(5,214.04)	(35.96)	1,401.25	9.66	157,769.27	217.61	7,006.25	9.66

Report Selections