

Southview Manor Balance Sheet

Preview

December, 2021

Balance

Assets

Current Assets

5	UMB General Fund	378,934.07
9	Petty Cash	200.00
20	Allowance for Doubtful Accounts	8,469.52
29	Prepaid Insurance	54,612.45
60	Allow for Obsolete Inventory	48,015.67
169	CFP HUD Rec/Deferred Revenue	(116,151.26)

Total Current Assets

374,080.45

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

1,918,799.84

Liabilities

Current Liabilities

300	Tenants Security Deposit	24,050.00
306	Accrued Comp Absences	5,718.29

Total Current Liabilities

29,768.29

Non-Current Liabilities

470	Comp Absences - NonCurrent	998.30
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Total Non-Current Liabilities

998.30

Total Liabilities

30,766.59

Net Assets

600	Capitalized Assets	1,544,719.39
602	Unrestricted Assets	274,357.34
700	Current Year Net Income (Loss)	68,956.52

Total Net Assets

1,888,033.25

Total Liabilities and Net Assets

1,918,799.84

Southview Manor

Board Operating Statement

Preview

December, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	28,622.50	268,764.02
Excess Utilities	0.00	52.05
Other Income - Tenant Charges & Fees	0.00	467.25
Income - Other Sources	830.76	10,283.43
Transfers from Capital Fund Grants	0.00	111,061.08
Loss or Gain on Equipment	0.00	14,000.00
HUD Subsidy Earned	44,172.00	363,227.00
Operating Income	73,625.26	767,854.83
Expenses		
Administrative Salaries	5,090.76	46,358.28
Legal Expense	0.00	1,263.86
Audit Fee	0.00	3,762.50
Postage	0.00	260.00
Office Supplies	37.44	796.76
Computer Support / Repair	99.15	5,402.24
Advertising	0.00	377.50
Publications	293.75	413.69
Membership Dues and Fees	0.00	702.00
Telephone/DSL Lines	926.24	8,184.35
Misc. Admin Expenses	825.71	3,923.35
Admin Contracts	231.67	4,603.36
Tenant Screening	97.45	311.67
Copier Lease/Usage	323.74	1,766.37
Management Fees	6,717.10	62,491.59
Bookkeeping Fees	975.00	9,202.50
Asset Management Fees	1,450.00	13,050.00
Tenant Services - Salaries	283.28	2,637.49
Tenant Services - Other incurred service cost	0.00	3,110.36
Water	863.75	13,758.87
Electricity	9,685.87	65,917.01
Other Utilities Expense	1,172.27	18,740.16
Maintenance Labor	1,392.26	41,597.32
Materials	1,567.87	36,193.26
Contract Cost	11,383.09	38,013.68
Contracts - Heating and Cooling	826.16	6,333.42
Elevator Contract	2,346.28	17,221.58
Contracts - Landscape and Grounds	160.00	3,680.00
Contracts - Unit Turnaround	5,209.13	18,116.33
Contracts Electrical	1,194.50	5,871.71
Contracts - Plumbing	952.16	4,240.30
Contracts - Extermination	3,412.00	20,122.00
Contracts - Janitorial	8,335.00	24,627.63
Contract Costs - Misc	1,071.33	11,396.75
Trash Removal	1,480.00	9,160.00
Insurance - Prop	3,491.34	30,971.54
Insurance - Liability	381.12	3,380.92
Insurance - Workman's Comp	672.97	5,543.53
Insurance - Other	242.05	2,090.69
Employee Benefit - Admin	1,379.61	12,530.18
Employee Benefits - Maint	(734.88)	21,980.99
Collection Losses	0.00	7,731.49
Operating Expenses	73,835.17	587,837.23

Southview Manor
Board Operating Statement
December, 2021

Preview

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Profit / (Loss)	(209.91)	180,017.60

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

December, 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	28,622.50	197.40	27,083.33	186.78	268,764.02	205.95	243,750.00	186.78
Excess Utilities	0.00	0.00	0.00	0.00	52.05	0.04	0.00	0.00
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	435.42	3.00	467.25	0.36	3,918.75	3.00
Transfers from Capital Fund Grant	830.76	5.73	1,000.00	6.90	10,283.43	7.88	9,000.00	6.90
Loss or Gain on Equipment	0.00	0.00	10,000.00	68.97	111,061.08	85.10	90,000.00	68.97
HUD Subsidy Earned	0.00	0.00	0.00	0.00	14,000.00	10.73	0.00	0.00
	44,172.00	304.63	28,051.17	193.46	363,227.00	278.33	252,460.50	193.46
Operating Income	73,625.26	507.76	66,569.92	459.10	767,854.83	588.39	599,129.25	459.10
Expenses								
Administrative Salaries	5,090.76	35.11	4,394.17	30.30	46,358.28	35.52	39,547.50	30.30
Legal Expense	0.00	0.00	208.33	1.44	1,263.86	0.97	1,875.00	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	375.00	0.29
Travel	0.00	0.00	83.33	0.57	0.00	0.00	750.00	0.57
Audit Fee	0.00	0.00	333.33	2.30	3,762.50	2.88	3,000.00	2.30
Postage	0.00	0.00	0.00	0.00	260.00	0.20	0.00	0.00
Office Supplies	37.44	0.26	166.67	1.15	796.76	0.61	1,500.00	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	1,500.00	1.15
Computer Support / Repair	99.15	0.68	416.67	2.87	5,402.24	4.14	3,750.00	2.87
Advertising	0.00	0.00	20.83	0.14	377.50	0.29	187.50	0.14
Publications	293.75	2.03	29.17	0.20	413.69	0.32	262.50	0.20
Membership Dues and Fees	0.00	0.00	145.83	1.01	702.00	0.54	1,312.50	1.01
Telephone/DSL Lines	926.24	6.39	625.00	4.31	8,184.35	6.27	5,625.00	4.31
Collection Agent Fees & Court Cos	0.00	0.00	125.00	0.86	0.00	0.00	1,125.00	0.86
Misc. Admin Expenses	825.71	5.69	375.00	2.59	3,923.35	3.01	3,375.00	2.59
Admin Contracts	231.67	1.60	1,125.00	7.76	4,603.36	3.53	10,125.00	7.76
Tenant Screening	97.45	0.67	333.33	2.30	311.67	0.24	3,000.00	2.30
Copier Lease/Usage	323.74	2.23	208.33	1.44	1,766.37	1.35	1,875.00	1.44
Management Fees	6,717.10	46.32	6,166.67	42.53	62,491.59	47.89	55,500.00	42.53
Bookkeeping Fees	975.00	6.72	1,000.00	6.90	9,202.50	7.05	9,000.00	6.90
Asset Management Fees	1,450.00	10.00	1,541.67	10.63	13,050.00	10.00	13,875.00	10.63
Tenant Services - Salaries	283.28	1.95	125.00	0.86	2,637.49	2.02	1,125.00	0.86
Tenant Services - Other incurred s	0.00	0.00	375.00	2.59	3,110.36	2.38	3,375.00	2.59
Water	863.75	5.96	2,500.00	17.24	13,758.87	10.54	22,500.00	17.24
Electricity	9,685.87	66.80	11,395.83	78.59	65,917.01	50.51	102,562.50	78.59
Other Utilities Expense	1,172.27	8.08	2,708.33	18.68	18,740.16	14.36	24,375.00	18.68
Maintenance Labor	1,392.26	9.60	5,795.25	39.97	41,597.32	31.88	52,157.25	39.97
Materials	1,567.87	10.81	2,512.50	17.33	36,193.26	27.73	22,612.50	17.33
Contract Cost	11,383.09	78.50	833.33	5.75	38,013.68	29.13	7,500.00	5.75
Contracts - Heating and Cooling	826.16	5.70	2,500.00	17.24	6,333.42	4.85	22,500.00	17.24
Elevator Contract	2,346.28	16.18	1,000.00	6.90	17,221.58	13.20	9,000.00	6.90
Contracts - Landscape and Groun	160.00	1.10	291.67	2.01	3,680.00	2.82	2,625.00	2.01
Contracts - Unit Turnaround	5,209.13	35.93	2,291.67	15.80	18,116.33	13.88	20,625.00	15.80
Contracts Electrical	1,194.50	8.24	83.33	0.57	5,871.71	4.50	750.00	0.57
Contracts - Plumbing	952.16	6.57	125.00	0.86	4,240.30	3.25	1,125.00	0.86
Contracts - Extermination	3,412.00	23.53	1,875.00	12.93	20,122.00	15.42	16,875.00	12.93
Contracts - Janitorial	8,335.00	57.48	1,666.67	11.49	24,627.63	18.87	15,000.00	11.49
Contract Costs - Misc	1,071.33	7.39	2,291.67	15.80	11,396.75	8.73	20,625.00	15.80
Trash Removal	1,480.00	10.21	625.00	4.31	9,160.00	7.02	5,625.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	0.00	0.00	187.50	0.14
Insurance - Prop	3,491.34	24.08	3,333.33	22.99	30,971.54	23.73	30,000.00	22.99
Insurance - Liability	381.12	2.63	0.00	0.00	3,380.92	2.59	0.00	0.00

