

Southview Manor

Balance Sheet

Preview

February, 2022

Balance

Assets

Current Assets

5	UMB General Fund	354,979.14
9	Petty Cash	200.00
20	Allowance for Doubtful Accounts	12,246.78
29	Prepaid Insurance	44,914.08
60	Allow for Obsolete Inventory	48,015.67
169	CFP HUD Rec/Deferred Revenue	(112,727.76)

Total Current Assets

347,627.91

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

1,892,347.30

Liabilities

Current Liabilities

300	Tenants Security Deposit	23,300.00
306	Accrued Comp Absences	5,718.29

Total Current Liabilities

29,018.29

Non-Current Liabilities

470	Comp Absences - NonCurrent	998.30
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Total Non-Current Liabilities

998.30

Total Liabilities

30,016.59

Net Assets

600	Capitalized Assets	1,544,719.39
602	Unrestricted Assets	274,357.34
700	Current Year Net Income (Loss)	43,253.98

Total Net Assets

1,862,330.71

Total Liabilities and Net Assets

1,892,347.30

Southview Manor
Board Operating Statement

Preview

February, 2022

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	27,457.62	323,899.64
Excess Utilities	0.00	62.32
Other Income - Tenant Charges & Fees	40.75	771.00
Income - Other Sources	2,138.22	14,386.65
Transfers from Capital Fund Grants	0.00	111,061.08
Loss or Gain on Equipment	0.00	14,000.00
HUD Subsidy Earned	37,777.00	438,781.00
Operating Income	67,413.59	902,961.69
Expenses		
Administrative Salaries	3,340.50	54,498.40
Legal Expense	0.00	1,263.86
Audit Fee	0.00	3,762.50
Postage	0.00	260.00
Office Supplies	51.76	932.48
Computer Support / Repair	482.14	8,341.71
Advertising	158.00	535.50
Publications	0.00	413.69
Membership Dues and Fees	1,200.00	1,975.00
Telephone & Internet Cost	1,356.01	9,888.86
Misc. Admin Expenses	2,105.69	7,672.18
Admin Contracts	281.67	5,347.53
Tenant Screening	227.22	826.91
Copier Lease/Usage	420.96	2,187.33
Management Fees	6,562.09	75,874.12
Bookkeeping Fees	952.50	11,145.00
Asset Management Fees	1,450.00	15,950.00
Tenant Services - Salaries	309.66	3,137.00
Tenant Services - Other incurred service cost	0.00	3,110.36
Water	3,306.17	18,171.10
Electricity	20,996.35	87,111.68
Sewer Expense	4,448.77	24,742.33
Maintenance Labor	1,437.32	44,471.96
Materials	2,738.68	39,306.35
Contract Cost	20,649.42	61,539.46
Contracts - Heating and Cooling	0.00	11,422.54
Contracts - Snow Removal	5,267.00	7,003.25
Elevator Contract	2,910.65	21,066.23
Contracts - Landscape and Grounds	0.00	3,680.00
Contracts - Unit Turnaround	5,206.88	25,951.65
Contracts Electrical	0.00	5,871.71
Contracts - Plumbing	3,502.40	7,742.70
Contracts - Extermination	4,877.00	25,846.00
Contracts - Janitorial	5,060.00	29,793.05
Contract Costs - Misc	4,590.38	17,300.63
Trash Removal	1,680.00	10,990.00
Insurance - Prop	3,433.65	38,206.73
Insurance - Liability	354.63	4,128.18
Insurance - Workman's Comp	607.84	6,824.34
Insurance - Other	206.49	2,525.80
Employee Benefit - Admin	1,155.13	14,435.80
Employee Benefits - Maint	487.23	22,671.47
Collection Losses	2,989.75	10,721.24

Southview Manor
Board Operating Statement
February, 2022

Preview

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Expenses	114,803.94	748,646.63
Operating Profit / (Loss)	(47,390.35)	154,315.06

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

February, 2022

	<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	27,457.62	189.36	27,083.33	186.78	323,899.64	203.07	297,916.67	186.78
Excess Utilities	0.00	0.00	0.00	0.00	62.32	0.04	0.00	0.00
Other Income - Tenant Charges &	40.75	0.28	435.42	3.00	771.00	0.48	4,789.58	3.00
Income - Other Sources	2,138.22	14.75	1,000.00	6.90	14,386.65	9.02	11,000.00	6.90
Transfers from Capital Fund Grant	0.00	0.00	10,000.00	68.97	111,061.08	69.63	110,000.00	68.97
Loss or Gain on Equipment	0.00	0.00	0.00	0.00	14,000.00	8.78	0.00	0.00
HUD Subsidy Earned	37,777.00	260.53	28,051.17	193.46	438,781.00	275.10	308,562.83	193.46
Operating Income	67,413.59	464.92	66,569.92	459.10	902,961.69	566.12	732,269.08	459.10
Expenses								
Administrative Salaries	3,340.50	23.04	4,394.17	30.30	54,498.40	34.17	48,335.83	30.30
Legal Expense	0.00	0.00	208.33	1.44	1,263.86	0.79	2,291.67	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	458.33	0.29
Travel	0.00	0.00	83.33	0.57	0.00	0.00	916.67	0.57
Audit Fee	0.00	0.00	333.33	2.30	3,762.50	2.36	3,666.67	2.30
Postage	0.00	0.00	0.00	0.00	260.00	0.16	0.00	0.00
Office Supplies	51.76	0.36	166.67	1.15	932.48	0.58	1,833.33	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	1,833.33	1.15
Computer Support / Repair	482.14	3.33	416.67	2.87	8,341.71	5.23	4,583.33	2.87
Advertising	158.00	1.09	20.83	0.14	535.50	0.34	229.17	0.14
Publications	0.00	0.00	29.17	0.20	413.69	0.26	320.83	0.20
Membership Dues and Fees	1,200.00	8.28	145.83	1.01	1,975.00	1.24	1,604.17	1.01
Telephone & Internet Cost	1,356.01	9.35	625.00	4.31	9,888.86	6.20	6,875.00	4.31
Collection Agent Fees & Court Cos	0.00	0.00	125.00	0.86	0.00	0.00	1,375.00	0.86
Misc. Admin Expenses	2,105.69	14.52	375.00	2.59	7,672.18	4.81	4,125.00	2.59
Admin Contracts	281.67	1.94	1,125.00	7.76	5,347.53	3.35	12,375.00	7.76
Tenant Screening	227.22	1.57	333.33	2.30	826.91	0.52	3,666.67	2.30
Copier Lease/Usage	420.96	2.90	208.33	1.44	2,187.33	1.37	2,291.67	1.44
Management Fees	6,562.09	45.26	6,166.67	42.53	75,874.12	47.57	67,833.33	42.53
Bookkeeping Fees	952.50	6.57	1,000.00	6.90	11,145.00	6.99	11,000.00	6.90
Asset Management Fees	1,450.00	10.00	1,541.67	10.63	15,950.00	10.00	16,958.33	10.63
Tenant Services - Salaries	309.66	2.14	125.00	0.86	3,137.00	1.97	1,375.00	0.86
Tenant Services - Other incurred s	0.00	0.00	375.00	2.59	3,110.36	1.95	4,125.00	2.59
Water	3,306.17	22.80	2,500.00	17.24	18,171.10	11.39	27,500.00	17.24
Electricity	20,996.35	144.80	11,395.83	78.59	87,111.68	54.62	125,354.17	78.59
Sewer Expense	4,448.77	30.68	2,708.33	18.68	24,742.33	15.51	29,791.67	18.68
Maintenance Labor	1,437.32	9.91	5,795.25	39.97	44,471.96	27.88	63,747.75	39.97
Materials	2,738.68	18.89	2,512.50	17.33	39,306.35	24.64	27,637.50	17.33
Contract Cost	20,649.42	142.41	833.33	5.75	61,539.46	38.58	9,166.67	5.75
Contracts - Heating and Cooling	0.00	0.00	2,500.00	17.24	11,422.54	7.16	27,500.00	17.24
Contracts - Snow Removal	5,267.00	36.32	0.00	0.00	7,003.25	4.39	0.00	0.00
Elevator Contract	2,910.65	20.07	1,000.00	6.90	21,066.23	13.21	11,000.00	6.90
Contracts - Landscape and Groun	0.00	0.00	291.67	2.01	3,680.00	2.31	3,208.33	2.01
Contracts - Unit Turnaround	5,206.88	35.91	2,291.67	15.80	25,951.65	16.27	25,208.33	15.80
Contracts Electrical	0.00	0.00	83.33	0.57	5,871.71	3.68	916.67	0.57
Contracts - Plumbing	3,502.40	24.15	125.00	0.86	7,742.70	4.85	1,375.00	0.86
Contracts - Extermination	4,877.00	33.63	1,875.00	12.93	25,846.00	16.20	20,625.00	12.93
Contracts - Janitorial	5,060.00	34.90	1,666.67	11.49	29,793.05	18.68	18,333.33	11.49
Contract Costs - Misc	4,590.38	31.66	2,291.67	15.80	17,300.63	10.85	25,208.33	15.80
Trash Removal	1,680.00	11.59	625.00	4.31	10,990.00	6.89	6,875.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	0.00	0.00	229.17	0.14
Insurance - Prop	3,433.65	23.68	3,333.33	22.99	38,206.73	23.95	36,666.67	22.99

Southview Manor

Board Operating Statement / Budget

Preview

February, 2022

	<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 - Liability	354.63	2.45	0.00	0.00	4,128.18	2.59	0.00	0.00
Insurance - Workman's Comp	607.84	4.19	375.00	2.59	6,824.34	4.28	4,125.00	2.59
Insurance - Other	206.49	1.42	166.67	1.15	2,525.80	1.58	1,833.33	1.15
Employee Benefit - Admin	1,155.13	7.97	2,230.92	15.39	14,435.80	9.05	24,540.08	15.39
Employee Benefits - Maint	487.23	3.36	2,165.00	14.93	22,671.47	14.21	23,815.00	14.93
Collection Losses	2,989.75	20.62	375.00	2.59	10,721.24	6.72	4,125.00	2.59
Operating Expenses	114,803.94	791.75	65,168.67	449.44	748,646.63	469.37	716,855.33	449.44
Operating Profit / (Loss)	(47,390.35)	(326.83)	1,401.25	9.66	154,315.06	96.75	15,413.75	9.66

Report Selections