

Southview Manor Balance Sheet

Preview

January, 2022

Balance

Assets

Current Assets	406,733.62
5 UMB General Fund	200.00
9 Petty Cash	14,719.38
20 Allowance for Doubtful Accounts	49,516.69
29 Prepaid Insurance	48,015.67
60 Allow for Obsolete Inventory	(124,317.10)
169 CFP HUD Rec/Deferred Revenue	

Total Current Assets 394,868.26

Non-Current Assets	414,279.82
170 Leasehold Improvements	257,925.00
171 Land	6,262,431.83
172 Buildings	66,932.74
174 Equipment - Admin	(5,456,850.00)
175 Accumulated Depreciation	

Total Fixed Assets 1,544,719.39

1,939,587.65

Total Assets

Liabilities

Current Liabilities	23,150.00
300 Tenants Security Deposit	5,718.29
306 Accrued Comp Absences	

Total Current Liabilities 28,868.29

Non-Current Liabilities	998.30
470 Comp Absences - NonCurrent	

Total Non-Current Liabilities 998.30

29,866.59

Total Liabilities

Net Assets

600 Capitalized Assets	1,544,719.39
602 Unrestricted Assets	274,357.34
700 Current Year Net Income (Loss)	90,644.33

Total Net Assets 1,909,721.06

1,939,587.65

Total Liabilities and Net Assets

Southview Manor

Board Operating Statement

Preview

January, 2022

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	27,678.00	296,442.02
Excess Utilities	10.27	62.32
Other Income - Tenant Charges & Fees	263.00	730.25
Income - Other Sources	1,965.00	12,248.43
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	401,004.00
Operating Income	67,693.27	835,548.10
Expenses		
Administrative Salaries	4,799.62	51,157.90
Legal Expense	0.00	1,263.86
Audit Fee	0.00	3,762.50
Postage	0.00	260.00
Office Supplies	83.96	880.72
Computer Support / Repair	2,457.33	7,859.57
Advertising	0.00	377.50
Publications	0.00	413.69
Membership Dues and Fees	73.00	775.00
Telephone/DSL Lines	348.50	8,532.85
Misc. Admin Expenses	1,643.14	5,566.49
Admin Contracts	462.50	5,065.86
Tenant Screening	288.02	599.69
Copier Lease/Usage	0.00	1,766.37
Management Fees	6,820.44	69,312.03
Bookkeeping Fees	990.00	10,192.50
Asset Management Fees	1,450.00	14,500.00
Tenant Services - Salaries	189.85	2,827.34
Tenant Services - Other incurred service cost	0.00	3,110.36
Water	1,106.06	14,864.93
Electricity	198.32	66,115.33
Other Utilities Expense	1,553.40	20,293.56
Maintenance Labor	1,437.32	43,034.64
Materials	374.41	36,567.67
Contract Cost	2,876.36	40,890.04
Contracts - Heating and Cooling	5,089.12	11,422.54
Contracts - Snow Removal	1,736.25	1,736.25
Elevator Contract	934.00	18,155.58
Contracts - Landscape and Grounds	0.00	3,680.00
Contracts - Unit Turnaround	2,628.44	20,744.77
Contracts Electrical	0.00	5,871.71
Contracts - Plumbing	0.00	4,240.30
Contracts - Extermination	847.00	20,969.00
Contracts - Janitorial	105.42	24,733.05
Contract Costs - Misc	1,313.50	12,710.25
Trash Removal	150.00	9,310.00
Insurance - Prop	3,801.54	34,773.08
Insurance - Liability	392.63	3,773.55
Insurance - Workman's Comp	672.97	6,216.50
Insurance - Other	228.62	2,319.31
Employee Benefit - Admin	750.49	13,280.67
Employee Benefits - Maint	203.25	22,184.24
Collection Losses	0.00	7,731.49

Southview Manor

Board Operating Statement

Preview

January, 2022

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Expenses	46,005.46	633,842.69
Operating Profit / (Loss)	21,687.81	201,705.41

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

January, 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	27,678.00	190.88	27,083.33	186.78	296,442.02	204.44	270,833.33	186.78
Excess Utilities	10.27	0.07	0.00	0.00	62.32	0.04	0.00	0.00
Other Income - Tenant Charges & Income - Other Sources	263.00	1.81	435.42	3.00	730.25	0.50	4,354.17	3.00
Transfers from Capital Fund Grant	1,965.00	13.55	1,000.00	6.90	12,248.43	8.45	10,000.00	6.90
Loss or Gain on Equipment	0.00	0.00	10,000.00	68.97	111,061.08	76.59	100,000.00	68.97
HUD Subsidy Earned	0.00	0.00	0.00	0.00	14,000.00	9.66	0.00	0.00
	37,777.00	260.53	28,051.17	193.46	401,004.00	276.55	280,511.67	193.46
Operating Income	67,693.27	466.85	66,569.92	459.10	835,548.10	576.24	665,699.17	459.10
Expenses								
Administrative Salaries	4,799.62	33.10	4,394.17	30.30	51,157.90	35.28	43,941.67	30.30
Legal Expense	0.00	0.00	208.33	1.44	1,263.86	0.87	2,083.33	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	416.67	0.29
Travel	0.00	0.00	83.33	0.57	0.00	0.00	833.33	0.57
Audit Fee	0.00	0.00	333.33	2.30	3,762.50	2.59	3,333.33	2.30
Postage	0.00	0.00	0.00	0.00	260.00	0.18	0.00	0.00
Office Supplies	83.96	0.58	166.67	1.15	880.72	0.61	1,666.67	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	1,666.67	1.15
Computer Support / Repair	2,457.33	16.95	416.67	2.87	7,859.57	5.42	4,166.67	2.87
Advertising	0.00	0.00	20.83	0.14	377.50	0.26	208.33	0.14
Publications	0.00	0.00	29.17	0.20	413.69	0.29	291.67	0.20
Membership Dues and Fees	73.00	0.50	145.83	1.01	775.00	0.53	1,458.33	1.01
Telephone/DSL Lines	348.50	2.40	625.00	4.31	8,532.85	5.88	6,250.00	4.31
Collection Agent Fees & Court Costs	0.00	0.00	125.00	0.86	0.00	0.00	1,250.00	0.86
Misc. Admin Expenses	1,643.14	11.33	375.00	2.59	5,566.49	3.84	3,750.00	2.59
Admin Contracts	462.50	3.19	1,125.00	7.76	5,065.86	3.49	11,250.00	7.76
Tenant Screening	288.02	1.99	333.33	2.30	599.69	0.41	3,333.33	2.30
Copier Lease/Usage	0.00	0.00	208.33	1.44	1,766.37	1.22	2,083.33	1.44
Management Fees	6,820.44	47.04	6,166.67	42.53	69,312.03	47.80	61,666.67	42.53
Bookkeeping Fees	990.00	6.83	1,000.00	6.90	10,192.50	7.03	10,000.00	6.90
Asset Management Fees	1,450.00	10.00	1,541.67	10.63	14,500.00	10.00	15,416.67	10.63
Tenant Services - Salaries	189.85	1.31	125.00	0.86	2,827.34	1.95	1,250.00	0.86
Tenant Services - Other incurred s	0.00	0.00	375.00	2.59	3,110.36	2.15	3,750.00	2.59
Water	1,106.06	7.63	2,500.00	17.24	14,864.93	10.25	25,000.00	17.24
Electricity	198.32	1.37	11,395.83	78.59	66,115.33	45.60	113,958.33	78.59
Other Utilities Expense	1,553.40	10.71	2,708.33	18.68	20,293.56	14.00	27,083.33	18.68
Maintenance Labor	1,437.32	9.91	5,795.25	39.97	43,034.64	29.68	57,952.50	39.97
Materials	374.41	2.58	2,512.50	17.33	36,567.67	25.22	25,125.00	17.33
Contract Cost	2,876.36	19.84	833.33	5.75	40,890.04	28.20	8,333.33	5.75
Contracts - Heating and Cooling	5,089.12	35.10	2,500.00	17.24	11,422.54	7.88	25,000.00	17.24
Contracts - Snow Removal	1,736.25	11.97	0.00	0.00	1,736.25	1.20	0.00	0.00
Elevator Contract	934.00	6.44	1,000.00	6.90	18,155.58	12.52	10,000.00	6.90
Contracts - Landscape and Ground	0.00	0.00	291.67	2.01	3,680.00	2.54	2,916.67	2.01
Contracts - Unit Turnaround	2,628.44	18.13	2,291.67	15.80	20,744.77	14.31	22,916.67	15.80
Contracts Electrical	0.00	0.00	83.33	0.57	5,871.71	4.05	833.33	0.57
Contracts - Plumbing	0.00	0.00	125.00	0.86	4,240.30	2.92	1,250.00	0.86
Contracts - Extermination	847.00	5.84	1,875.00	12.93	20,969.00	14.46	18,750.00	12.93
Contracts - Janitorial	105.42	0.73	1,666.67	11.49	24,733.05	17.06	16,666.67	11.49
Contract Costs - Misc	1,313.50	9.06	2,291.67	15.80	12,710.25	8.77	22,916.67	15.80
Trash Removal	150.00	1.03	625.00	4.31	9,310.00	6.42	6,250.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	0.00	0.00	208.33	0.14
Insurance - Prop	3,801.54	26.22	3,333.33	22.99	34,773.08	23.98	33,333.33	22.99

Southview Manor

Board Operating Statement / Budget

Preview

January, 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>
Insurance - Liability	392.63	2.71	0.00	0.00	3,773.55	2.60	0.00	0.00
Insurance - Workman's Comp	672.97	4.64	375.00	2.59	6,216.50	4.29	3,750.00	2.59
Insurance - Other	228.62	1.58	166.67	1.15	2,319.31	1.60	1,666.67	1.15
Employee Benefit - Admin	750.49	5.18	2,230.92	15.39	13,280.67	9.16	22,309.17	15.39
Employee Benefits - Maint	203.25	1.40	2,165.00	14.93	22,184.24	15.30	21,650.00	14.93
Collection Losses	0.00	0.00	375.00	2.59	7,731.49	5.33	3,750.00	2.59
Operating Expenses	46,005.46	317.28	65,168.67	449.44	633,842.69	437.13	651,686.67	449.44
Operating Profit / (Loss)	21,687.81	149.57	1,401.25	9.66	201,705.41	139.11	14,012.50	9.66

Report Selections