



INDEPENDENCE
HOUSING AUTHORITY

Southview Manor Financial Statements
For the Period Ending 5/31/2020

For the Board of Commissioners Meeting
June 23, 2020

Southview Manor

Balance Sheet

Preview

May, 2020

Balance

Assets

Current Assets

5	UMB General Fund	284,509.51
9	Petty Cash	200.00
20	Allowance for Doubtful Accounts	15,013.37
29	Prepaid Insurance	27,944.67
60	Allow for Obsolete Inventory	34,349.15
169	CFP HUD Rec/Deferred Revenue	(62,806.68)

Total Current Assets 299,210.02

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 **1,832,744.50**

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,780.00
306	Accrued Comp Absences	3,033.76

Total Current Liabilities 25,813.76

Non-Current Liabilities

470	Comp Absences - NonCurrent	375.73
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Total Non-Current Liabilities 375.73

Total Liabilities **26,189.49**

Net Assets

600	Capitalized Assets	1,533,534.48
602	Unrestricted Assets	262,611.54
700	Current Year Net Income (Loss)	10,408.99

Total Net Assets 1,806,555.01

Total Liabilities and Net Assets **1,832,744.50**

Port Selections

Southview Manor

Board Operating Statement

Preview

May, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	27,676.00	55,412.00
Other Income - Tenant Charges & Fees	0.00	442.25
Income - Other Sources	1,144.22	2,054.49
Transfers from Capital Fund Grants	50,000.00	50,000.00
HUD Subsidy Earned	35,467.00	59,467.00
Operating Income	114,287.22	167,375.74
Expenses		
Administrative Salaries	4,468.05	10,495.38
Sundry	1,185.99	1,295.25
Office Supplies	153.20	337.15
Computer Support / Repair	0.00	2,323.71
Telephone Cost	183.40	183.40
Telephone/DSL Lines	265.96	822.77
Admin Contracts	273.08	509.33
Tenant Screening	15.07	15.07
Copier Lease/Usage	0.00	183.40
Management Fees	6,877.52	13,856.18
Bookkeeping Fees	1,020.00	2,055.00
Asset Management Fees	1,420.00	2,840.00
Tenant Services - Salaries	189.00	321.30
Tenant Services - Other incurred service cost	34.12	34.12
Water	4,149.08	4,149.08
Electricity	7,464.43	7,464.43
Other Utilities Expense	4,810.74	4,810.74
Maintenance Labor	5,111.24	11,265.08
Materials	1,933.42	3,851.90
Contract Cost	5,270.21	5,488.98
Contracts - Heating and Cooling	5,749.38	11,117.77
Contracts - Landscape and Grounds	640.00	800.00
Contracts - Unit Turnaround	0.00	1,623.96
Contracts - Extermination	1,192.00	1,759.00
Contracts - Janitorial	1,207.67	1,207.67
Contract Costs - Misc	94.00	94.00
Trash Removal	1,250.00	1,685.00
Vehicle Maintenance	0.00	404.72
Insurance - Prop	3,313.20	6,519.52
Insurance - Liability	355.17	698.88
Insurance - Workman's Comp	371.06	730.15
Insurance - Other	176.28	346.87
Employee Benefit - Admin	3,264.67	6,102.93
Employee Benefits - Maint	1,440.34	1,617.23
Collection Losses	694.00	694.00
Operating Expenses	64,572.28	107,703.97
Operating Profit / (Loss)	49,714.94	59,671.77
Retained Earnings		59,671.77

Southview Manor

Board Operating Statement / Budget

Preview

May, 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	27,676.00	190.87	27,083.33	186.78	55,412.00	191.08	54,166.67	186.78
Other Income - Tenant Charges &	0.00	0.00	435.42	3.00	442.25	1.53	870.83	3.00
Income - Other Sources	1,144.22	7.89	1,000.00	6.90	2,054.49	7.08	2,000.00	6.90
Transfers from Capital Fund Grant	50,000.00	344.83	10,000.00	68.97	50,000.00	172.41	20,000.00	68.97
HUD Subsidy Earned	35,467.00	244.60	0.00	0.00	59,467.00	205.06	0.00	0.00
Operating Income	114,287.22	788.19	38,518.75	265.65	167,375.74	577.16	77,037.50	265.65
Expenses								
Administrative Salaries	4,468.05	30.81	4,394.17	30.30	10,495.38	36.19	8,788.33	30.30
Legal Expense	0.00	0.00	208.33	1.44	0.00	0.00	416.67	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	83.33	0.29
Travel	0.00	0.00	83.34	0.57	0.00	0.00	166.66	0.57
Audit Fee	0.00	0.00	333.33	2.30	0.00	0.00	666.67	2.30
Sundry	1,185.99	8.18	166.67	1.15	1,295.25	4.47	333.33	1.15
Office Supplies	153.20	1.06	166.67	1.15	337.15	1.16	333.33	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	333.33	1.15
Computer Support / Repair	0.00	0.00	416.67	2.87	2,323.71	8.01	833.33	2.87
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	41.67	0.14
Publications	0.00	0.00	29.17	0.20	0.00	0.00	58.33	0.20
Telephone Cost	183.40	1.26	145.83	1.01	183.40	0.63	291.67	1.01
Telephone/DSL Lines	265.96	1.83	625.00	4.31	822.77	2.84	1,250.00	4.31
Collection Agent Fees & Court Cos	0.00	0.00	125.00	0.86	0.00	0.00	250.00	0.86
Misc. Admin Expenses	0.00	0.00	208.33	1.44	0.00	0.00	416.67	1.44
Admin Contracts	273.08	1.88	1,125.00	7.76	509.33	1.76	2,250.00	7.76
Tenant Screening	15.07	0.10	333.33	2.30	15.07	0.05	666.67	2.30
Copier Lease/Usage	0.00	0.00	175.00	1.21	183.40	0.63	350.00	1.21
Management Fees	6,877.52	47.43	6,166.67	42.53	13,856.18	47.78	12,333.33	42.53
Bookkeeping Fees	1,020.00	7.03	1,000.00	6.90	2,055.00	7.09	2,000.00	6.90
Asset Management Fees	1,420.00	9.79	1,541.67	10.63	2,840.00	9.79	3,083.33	10.63
Tenant Services - Salaries	189.00	1.30	125.00	0.86	321.30	1.11	250.00	0.86
Tenant Services - Other incurred s	34.12	0.24	375.00	2.59	34.12	0.12	750.00	2.59
Water	4,149.08	28.61	2,500.00	17.24	4,149.08	14.31	5,000.00	17.24
Electricity	7,464.43	51.48	11,395.83	78.59	7,464.43	25.74	22,791.67	78.59
Other Utilities Expense	4,810.74	33.18	2,708.33	18.68	4,810.74	16.59	5,416.67	18.68
Maintenance Labor	5,111.24	35.25	5,795.25	39.97	11,265.08	38.85	11,590.50	39.97
Materials	1,933.42	13.33	2,533.33	17.47	3,851.90	13.28	5,066.67	17.47
Contract Cost	5,270.21	36.35	833.33	5.75	5,488.98	18.93	1,666.67	5.75
Contracts - Heating and Cooling	5,749.38	39.65	2,500.00	17.24	11,117.77	38.34	5,000.00	17.24
Elevator Contract	0.00	0.00	1,000.00	6.90	0.00	0.00	2,000.00	6.90
Contracts - Landscape and Groun	640.00	4.41	291.67	2.01	800.00	2.76	583.33	2.01
Contracts - Unit Turnaround	0.00	0.00	2,291.67	15.80	1,623.96	5.60	4,583.33	15.80
Contracts Electrical	0.00	0.00	83.33	0.57	0.00	0.00	166.67	0.57
Contracts - Plumbing	0.00	0.00	125.00	0.86	0.00	0.00	250.00	0.86
Contracts - Extermination	1,192.00	8.22	1,875.00	12.93	1,759.00	6.07	3,750.00	12.93
Contracts - Janitorial	1,207.67	8.33	1,666.67	11.49	1,207.67	4.16	3,333.33	11.49
Contract Costs - Misc	94.00	0.65	2,291.67	15.80	94.00	0.32	4,583.33	15.80
Trash Removal	1,250.00	8.62	625.00	4.31	1,685.00	5.81	1,250.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	404.72	1.40	41.67	0.14
Insurance - Prop	3,313.20	22.85	3,333.33	22.99	6,519.52	22.48	6,666.67	22.99
Insurance - Liability	355.17	2.45	333.33	2.30	698.88	2.41	666.67	2.30
Insurance - Workman's Comp	371.06	2.56	375.00	2.59	730.15	2.52	750.00	2.59
Insurance - Other	176.28	1.22	166.67	1.15	346.87	1.20	333.33	1.15

