

# Southview Manor Balance Sheet

Preview

November, 2021

Balance

## Assets

### Current Assets

5	UMB General Fund	442,327.55
9	Petty Cash	200.00
20	Allowance for Doubtful Accounts	2,166.56
29	Prepaid Insurance	9,531.02
60	Allow for Obsolete Inventory	48,015.67
169	CFP HUD Rec/Deferred Revenue	(127,650.44)

Total Current Assets 374,590.36

### 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

**1,919,309.75**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	24,350.00
306	Accrued Comp Absences	5,718.29

Total Current Liabilities 30,068.29

### Non-Current Liabilities

470	Comp Absences - NonCurrent	998.30
-----	----------------------------	--------

Total Non-Current Liabilities 998.30

## Total Liabilities

**31,066.59**

## Net Assets

600	Capitalized Assets	1,544,719.39
602	Unrestricted Assets	274,357.34
700	Current Year Net Income (Loss)	69,166.43

Total Net Assets 1,888,243.16

## Total Liabilities and Net Assets

**1,919,309.75**

**Southview Manor**  
**Board Operating Statement**

Preview

November, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	29,304.00	240,141.52
Excess Utilities	36.54	52.05
Other Income - Tenant Charges & Fees	0.00	467.25
Income - Other Sources	1,032.33	9,452.67
Transfers from Capital Fund Grants	0.00	111,061.08
Loss or Gain on Equipment	14,000.00	14,000.00
HUD Subsidy Earned	37,779.50	319,055.00
<b>Operating Income</b>	<b>82,152.37</b>	<b>694,229.57</b>
<b>Expenses</b>		
Administrative Salaries	4,009.87	41,267.52
Legal Expense	0.00	1,263.86
Audit Fee	0.00	3,762.50
Postage	132.50	260.00
Office Supplies	17.99	759.32
Computer Support / Repair	0.00	5,303.09
Advertising	377.50	377.50
Publications	0.00	119.94
Membership Dues and Fees	30.00	702.00
Telephone/DSL Lines	918.93	7,258.11
Misc. Admin Expenses	532.41	3,097.64
Admin Contracts	331.67	4,371.69
Tenant Screening	39.65	214.22
Copier Lease/Usage	0.00	1,442.63
Management Fees	6,975.45	55,774.49
Bookkeeping Fees	1,012.50	8,227.50
Asset Management Fees	1,450.00	11,600.00
Tenant Services - Salaries	147.82	2,354.21
Tenant Services - Other incurred service cost	0.00	3,110.36
Water	1,957.31	12,895.12
Electricity	6,950.14	56,231.14
Other Utilities Expense	2,648.35	17,567.89
Maintenance Labor	2,586.93	40,205.06
Materials	1,667.31	34,625.39
Contract Cost	7,332.72	26,630.59
Contracts - Heating and Cooling	1,157.87	5,507.26
Elevator Contract	3,118.17	14,875.30
Contracts - Landscape and Grounds	160.00	3,520.00
Contracts - Unit Turnaround	1,438.96	12,907.20
Contracts Electrical	2,840.47	4,677.21
Contracts - Plumbing	538.57	3,288.14
Contracts - Extermination	2,007.00	16,710.00
Contracts - Janitorial	2,485.42	16,292.63
Contract Costs - Misc	850.51	10,325.42
Trash Removal	0.00	7,680.00
Insurance - Prop	3,378.71	27,480.20
Insurance - Liability	368.83	2,999.80
Insurance - Workman's Comp	651.26	4,870.56
Insurance - Other	234.24	1,848.64
Employee Benefit - Admin	845.01	11,150.57
Employee Benefits - Maint	3,304.15	22,715.87
Collection Losses	0.00	7,731.49
<b>Operating Expenses</b>	<b>62,498.22</b>	<b>514,002.06</b>

# Southview Manor

## Board Operating Statement

Preview

November, 2021

---

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Operating Profit / (Loss)</b>	<b>19,654.15</b>	<b>180,227.51</b>

Report Selections

# Southview Manor

## Board Operating Statement / Budget

Preview

November, 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>
<b>Income</b>								
Dwelling Rent	29,304.00	202.10	27,083.33	186.78	240,141.52	207.02	216,666.67	186.78
Excess Utilities	36.54	0.25	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	0.40	3,483.33	3.00
Transfers from Capital Fund Grants	1,032.33	7.12	1,000.00	6.90	9,452.67	8.15	8,000.00	6.90
Loss or Gain on Equipment	0.00	0.00	10,000.00	68.97	111,061.08	95.74	80,000.00	68.97
HUD Subsidy Earned	14,000.00	96.55	0.00	0.00	14,000.00	12.07	0.00	0.00
	37,779.50	260.55	28,051.17	193.46	319,055.00	275.05	224,409.33	193.46
<b>Operating Income</b>	<b>82,152.37</b>	<b>566.57</b>	<b>66,569.92</b>	<b>459.10</b>	<b>694,229.57</b>	<b>598.47</b>	<b>532,559.33</b>	<b>459.10</b>
<b>Expenses</b>								
Administrative Salaries	4,009.87	27.65	4,394.17	30.30	41,267.52	35.58	35,153.33	30.30
Legal Expense	0.00	0.00	208.33	1.44	1,263.86	1.09	1,666.67	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	333.33	0.29
Travel	0.00	0.00	83.33	0.57	0.00	0.00	666.67	0.57
Audit Fee	0.00	0.00	333.33	2.30	3,762.50	3.24	2,666.67	2.30
Postage	132.50	0.91	0.00	0.00	260.00	0.22	0.00	0.00
Office Supplies	17.99	0.12	166.67	1.15	759.32	0.65	1,333.33	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	1,333.33	1.15
Computer Support / Repair	0.00	0.00	416.67	2.87	5,303.09	4.57	3,333.33	2.87
Advertising	377.50	2.60	20.83	0.14	377.50	0.33	166.67	0.14
Publications	0.00	0.00	29.17	0.20	119.94	0.10	233.33	0.20
Membership Dues and Fees	30.00	0.21	145.83	1.01	702.00	0.61	1,166.67	1.01
Telephone/DSL Lines	918.93	6.34	625.00	4.31	7,258.11	6.26	5,000.00	4.31
Collection Agent Fees & Court Costs	0.00	0.00	125.00	0.86	0.00	0.00	1,000.00	0.86
Misc. Admin Expenses	532.41	3.67	375.00	2.59	3,097.64	2.67	3,000.00	2.59
Admin Contracts	331.67	2.29	1,125.00	7.76	4,371.69	3.77	9,000.00	7.76
Tenant Screening	39.65	0.27	333.33	2.30	214.22	0.18	2,666.67	2.30
Copier Lease/Usage	0.00	0.00	208.33	1.44	1,442.63	1.24	1,666.67	1.44
Management Fees	6,975.45	48.11	6,166.67	42.53	55,774.49	48.08	49,333.33	42.53
Bookkeeping Fees	1,012.50	6.98	1,000.00	6.90	8,227.50	7.09	8,000.00	6.90
Asset Management Fees	1,450.00	10.00	1,541.67	10.63	11,600.00	10.00	12,333.33	10.63
Tenant Services - Salaries	147.82	1.02	125.00	0.86	2,354.21	2.03	1,000.00	0.86
Tenant Services - Other incurred	0.00	0.00	375.00	2.59	3,110.36	2.68	3,000.00	2.59
Water	1,957.31	13.50	2,500.00	17.24	12,895.12	11.12	20,000.00	17.24
Electricity	6,950.14	47.93	11,395.83	78.59	56,231.14	48.48	91,166.67	78.59
Other Utilities Expense	2,648.35	18.26	2,708.33	18.68	17,567.89	15.14	21,666.67	18.68
Maintenance Labor	2,586.93	17.84	5,795.25	39.97	40,205.06	34.66	46,362.00	39.97
Materials	1,667.31	11.50	2,512.50	17.33	34,625.39	29.85	20,100.00	17.33
Contract Cost	7,332.72	50.57	833.33	5.75	26,630.59	22.96	6,666.67	5.75
Contracts - Heating and Cooling	1,157.87	7.99	2,500.00	17.24	5,507.26	4.75	20,000.00	17.24
Elevator Contract	3,118.17	21.50	1,000.00	6.90	14,875.30	12.82	8,000.00	6.90
Contracts - Landscape and Grounds	160.00	1.10	291.67	2.01	3,520.00	3.03	2,333.33	2.01
Contracts - Unit Turnaround	1,438.96	9.92	2,291.67	15.80	12,907.20	11.13	18,333.33	15.80
Contracts Electrical	2,840.47	19.59	83.33	0.57	4,677.21	4.03	666.67	0.57
Contracts - Plumbing	538.57	3.71	125.00	0.86	3,288.14	2.83	1,000.00	0.86
Contracts - Extermination	2,007.00	13.84	1,875.00	12.93	16,710.00	14.41	15,000.00	12.93
Contracts - Janitorial	2,485.42	17.14	1,666.67	11.49	16,292.63	14.05	13,333.33	11.49
Contract Costs - Misc	850.51	5.87	2,291.67	15.80	10,325.42	8.90	18,333.33	15.80
Trash Removal	0.00	0.00	625.00	4.31	7,680.00	6.62	5,000.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	0.00	0.00	166.67	0.14
Insurance - Prop	3,378.71	23.30	3,333.33	22.99	27,480.20	23.69	26,666.67	22.99
Insurance - Liability	368.83	2.54	0.00	0.00	2,999.80	2.59	0.00	0.00

# Southview Manor

## Board Operating Statement / Budget

Preview

November, 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 - Workman's Comp	651.26	4.49	375.00	2.59	4,870.56	4.20	3,000.00	2.59
Insurance - Other	234.24	1.62	166.67	1.15	1,848.64	1.59	1,333.33	1.15
Employee Benefit - Admin	845.01	5.83	2,230.92	15.39	11,150.57	9.61	17,847.33	15.39
Employee Benefits - Maint	3,304.15	22.79	2,165.00	14.93	22,715.87	19.58	17,320.00	14.93
Collection Losses	0.00	0.00	375.00	2.59	7,731.49	6.67	3,000.00	2.59
<b>Operating Expenses</b>	<b>62,498.22</b>	<b>431.02</b>	<b>65,168.67</b>	<b>449.44</b>	<b>514,002.06</b>	<b>443.11</b>	<b>521,349.33</b>	<b>449.44</b>
<b>Operating Profit / (Loss)</b>	<b>19,654.15</b>	<b>135.55</b>	<b>1,401.25</b>	<b>9.66</b>	<b>180,227.51</b>	<b>155.37</b>	<b>11,210.00</b>	<b>9.66</b>

Report Selections