

Southview Manor Balance Sheet

Preview

October, 2021

Balance

Assets

Current Assets

5	UMB General Fund	413,326.84
9	Petty Cash	200.00
20	Allowance for Doubtful Accounts	9,146.76
29	Prepaid Insurance	14,164.06
60	Allow for Obsolete Inventory	48,015.67
169	CFP HUD Rec/Deferred Revenue	(129,317.12)

Total Current Assets 355,536.21

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 1,900,255.60

Liabilities

Current Liabilities

300	Tenants Security Deposit	24,950.00
306	Accrued Comp Absences	5,718.29

Total Current Liabilities 30,668.29

Non-Current Liabilities

470	Comp Absences - NonCurrent	998.30
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Total Non-Current Liabilities 998.30

Total Liabilities 31,666.59

Net Assets

600	Capitalized Assets	1,544,719.39
602	Unrestricted Assets	274,357.34
700	Current Year Net Income (Loss)	49,512.28

Total Net Assets 1,868,589.01

Total Liabilities and Net Assets 1,900,255.60

Report Selections

Southview Manor

Board Operating Statement

Preview

October, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	30,575.00	210,837.52
Excess Utilities	0.00	15.51
Other Income - Tenant Charges & Fees	0.00	467.25
Income - Other Sources	1,330.20	8,420.34
Transfers from Capital Fund Grants	0.00	111,061.08
HUD Subsidy Earned	37,779.50	281,275.50
Operating Income	69,684.70	612,077.20
Expenses		
Administrative Salaries	4,900.47	37,257.65
Legal Expense	0.00	1,263.86
Audit Fee	0.00	3,762.50
Postage	0.00	127.50
Office Supplies	1.93	741.33
Computer Support / Repair	2,457.33	5,303.09
Publications	0.00	119.94
Membership Dues and Fees	40.00	672.00
Telephone/DSL Lines	1,096.72	6,339.18
Misc. Admin Expenses	327.27	2,565.23
Admin Contracts	262.50	4,040.02
Tenant Screening	6.16	174.57
Copier Lease/Usage	161.87	1,442.63
Management Fees	7,078.79	48,799.04
Bookkeeping Fees	1,027.50	7,215.00
Asset Management Fees	1,450.00	10,150.00
Tenant Services - Salaries	195.72	2,206.39
Tenant Services - Other incurred service cost	2,926.56	3,110.36
Water	2,437.51	10,937.81
Electricity	8,536.97	49,281.00
Other Utilities Expense	3,283.18	14,919.54
Maintenance Labor	4,602.99	37,618.13
Materials	6,649.21	32,958.08
Contract Cost	4,854.42	19,297.87
Contracts - Heating and Cooling	251.60	4,349.39
Elevator Contract	882.00	11,757.13
Contracts - Landscape and Grounds	480.00	3,360.00
Contracts - Unit Turnaround	899.48	11,468.24
Contracts Electrical	0.00	1,836.74
Contracts - Plumbing	0.00	2,749.57
Contracts - Extermination	1,580.00	14,703.00
Contracts - Janitorial	2,107.71	13,807.21
Contract Costs - Misc	1,059.88	9,474.91
Trash Removal	640.00	7,680.00
Insurance - Prop	3,491.34	24,101.49
Insurance - Liability	381.12	2,630.97
Insurance - Workman's Comp	672.97	4,219.30
Insurance - Other	242.05	1,614.40
Employee Benefit - Admin	2,174.15	10,305.56
Employee Benefits - Maint	2,950.25	19,411.72
Collection Losses	0.00	7,731.49
Operating Expenses	70,109.65	451,503.84

Southview Manor Board Operating Statement

Preview

October, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Profit / (Loss)	(424.95)	160,573.36

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

October, 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	30,575.00	210.86	27,083.33	186.78	210,837.52	207.72	189,583.33	186.78
Excess Utilities	0.00	0.00	0.00	0.00	15.51	0.02	0.00	0.00
Other Income - Tenant Charges &	0.00	0.00	435.42	3.00	467.25	0.46	3,047.92	3.00
Income - Other Sources	1,330.20	9.17	1,000.00	6.90	8,420.34	8.30	7,000.00	6.90
Transfers from Capital Fund Grant	0.00	0.00	10,000.00	68.97	111,061.08	109.42	70,000.00	68.97
HUD Subsidy Earned	37,779.50	260.55	28,051.17	193.46	281,275.50	277.12	196,358.17	193.46
Operating Income	69,684.70	480.58	66,569.92	459.10	612,077.20	603.03	465,989.42	459.10
Expenses								
Administrative Salaries	4,900.47	33.80	4,394.17	30.30	37,257.65	36.71	30,759.17	30.30
Legal Expense	0.00	0.00	208.33	1.44	1,263.86	1.25	1,458.33	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	291.67	0.29
Travel	0.00	0.00	83.33	0.57	0.00	0.00	583.33	0.57
Audit Fee	0.00	0.00	333.33	2.30	3,762.50	3.71	2,333.33	2.30
Postage	0.00	0.00	0.00	0.00	127.50	0.13	0.00	0.00
Office Supplies	1.93	0.01	166.67	1.15	741.33	0.73	1,166.67	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	1,166.67	1.15
Computer Support / Repair	2,457.33	16.95	416.67	2.87	5,303.09	5.22	2,916.67	2.87
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	145.83	0.14
Publications	0.00	0.00	29.17	0.20	119.94	0.12	204.17	0.20
Membership Dues and Fees	40.00	0.28	145.83	1.01	672.00	0.66	1,020.83	1.01
Telephone/DSL Lines	1,096.72	7.56	625.00	4.31	6,339.18	6.25	4,375.00	4.31
Collection Agent Fees & Court Cos	0.00	0.00	125.00	0.86	0.00	0.00	875.00	0.86
Misc. Admin Expenses	327.27	2.26	375.00	2.59	2,565.23	2.53	2,625.00	2.59
Admin Contracts	262.50	1.81	1,125.00	7.76	4,040.02	3.98	7,875.00	7.76
Tenant Screening	6.16	0.04	333.33	2.30	174.57	0.17	2,333.33	2.30
Copier Lease/Usage	161.87	1.12	208.33	1.44	1,442.63	1.42	1,458.33	1.44
Management Fees	7,078.79	48.82	6,166.67	42.53	48,799.04	48.08	43,166.67	42.53
Bookkeeping Fees	1,027.50	7.09	1,000.00	6.90	7,215.00	7.11	7,000.00	6.90
Asset Management Fees	1,450.00	10.00	1,541.67	10.63	10,150.00	10.00	10,791.67	10.63
Tenant Services - Salaries	195.72	1.35	125.00	0.86	2,206.39	2.17	875.00	0.86
Tenant Services - Other incurred s	2,926.56	20.18	375.00	2.59	3,110.36	3.06	2,625.00	2.59
Water	2,437.51	16.81	2,500.00	17.24	10,937.81	10.78	17,500.00	17.24
Electricity	8,536.97	58.88	11,395.83	78.59	49,281.00	48.55	79,770.83	78.59
Other Utilities Expense	3,283.18	22.64	2,708.33	18.68	14,919.54	14.70	18,958.33	18.68
Maintenance Labor	4,602.99	31.74	5,795.25	39.97	37,618.13	37.06	40,566.75	39.97
Materials	6,649.21	45.86	2,512.50	17.33	32,958.08	32.47	17,587.50	17.33
Contract Cost	4,854.42	33.48	833.33	5.75	19,297.87	19.01	5,833.33	5.75
Contracts - Heating and Cooling	251.60	1.74	2,500.00	17.24	4,349.39	4.29	17,500.00	17.24
Elevator Contract	882.00	6.08	1,000.00	6.90	11,757.13	11.58	7,000.00	6.90
Contracts - Landscape and Groun	480.00	3.31	291.67	2.01	3,360.00	3.31	2,041.67	2.01
Contracts - Unit Turnaround	899.48	6.20	2,291.67	15.80	11,468.24	11.30	16,041.67	15.80
Contracts Electrical	0.00	0.00	83.33	0.57	1,836.74	1.81	583.33	0.57
Contracts - Plumbing	0.00	0.00	125.00	0.86	2,749.57	2.71	875.00	0.86
Contracts - Extermination	1,580.00	10.90	1,875.00	12.93	14,703.00	14.49	13,125.00	12.93
Contracts - Janitorial	2,107.71	14.54	1,666.67	11.49	13,807.21	13.60	11,666.67	11.49
Contract Costs - Misc	1,059.88	7.31	2,291.67	15.80	9,474.91	9.33	16,041.67	15.80
Trash Removal	640.00	4.41	625.00	4.31	7,680.00	7.57	4,375.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	0.00	0.00	145.83	0.14
Insurance - Prop	3,491.34	24.08	3,333.33	22.99	24,101.49	23.75	23,333.33	22.99
Insurance - Liability	381.12	2.63	0.00	0.00	2,630.97	2.59	0.00	0.00
Insurance - Workman's Comp	672.97	4.64	375.00	2.59	4,219.30	4.16	2,625.00	2.59

