



INDEPENDENCE
HOUSING AUTHORITY

Southview Manor Financial Statements
For the Period Ending 9/30/2020

For the Board of Commissioners Meeting
September 20, 2020

Southview Manor
Balance Sheet

Preview

September, 2020

Balance

Assets

Current Assets

5	UMB General Fund	392,705.22
9	Petty Cash	200.00
20	Allowance for Doubtful Accounts	17,139.41
29	Prepaid Insurance	16,974.01
60	Allow for Obsolete Inventory	34,349.15
169	CFP HUD Rec/Deferred Revenue	(160,000.00)

Total Current Assets 301,367.79

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 **1,834,902.27**

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,400.00
306	Accrued Comp Absences	3,033.76

Total Current Liabilities 25,433.76

Non-Current Liabilities

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

Total Liabilities **25,809.49**

Net Assets

600	Capitalized Assets	1,533,534.48
602	Unrestricted Assets	262,611.54
700	Current Year Net Income (Loss)	12,946.76

Total Net Assets 1,809,092.78

Total Liabilities and Net Assets **1,834,902.27**

Southview Manor

Board Operating Statement

Preview

September, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	27,184.00	165,628.00
Excess Utilities	0.00	179.11
Other Income - Tenant Charges & Fees	87.25	2,573.00
Income - Other Sources	1,063.64	6,466.04
HUD PH Op CARE Grant Funds	0.00	39,817.80
Transfers from Capital Fund Grants	30,000.00	150,000.00
HUD Subsidy Earned	23,783.33	165,739.00
Operating Income	82,118.22	530,402.95
Expenses		
Administrative Salaries	1,803.71	21,751.37
Admin Salaries - COVID Haz Pay	2,096.01	8,462.34
Legal Expense	174.50	2,130.75
Staff Training - COVID	0.00	300.00
Travel	9.00	18.00
Office Supplies	331.45	774.86
Computer Support / Repair	48.00	4,760.04
Publications	0.00	83.80
Membership Dues and Fees	0.00	389.30
Telephone/DSL Lines	655.12	3,839.60
Admin Expenses - COVID Related	0.00	6,551.05
Misc. Admin Expenses	55.00	56.25
Admin Contracts	219.66	2,938.80
Tenant Screening	110.94	210.81
Copier Lease/Usage	183.40	986.09
Management Fees	6,877.52	41,871.96
Bookkeeping Fees	1,020.00	6,210.00
Asset Management Fees	1,450.00	8,700.00
Tenant Services - Salaries	141.75	1,077.30
Tenant Services - Other incurred service cost	35.27	376.62
Water	2,286.59	13,676.17
Electricity	10,160.19	50,285.23
Other Utilities Expense	3,105.67	16,790.05
Maintenance Labor	2,358.52	24,120.18
Maint Labor - COVID Haz Pay	2,830.38	10,871.60
Materials	1,345.32	9,605.61
Materials - COVID	2,523.30	5,947.93
Contract Cost	659.00	9,184.38
Contract Costs - COVID	2,395.00	11,211.11
Contracts - Heating and Cooling	826.16	15,202.73
Contracts - Landscape and Grounds	480.00	2,720.00
Contracts - Unit Turnaround	2,158.44	9,538.24
Contracts Electrical	345.00	1,655.00
Contracts - Plumbing	0.00	668.38
Contracts - Extermination	3,492.00	9,001.00
Contracts - Janitorial	1,207.67	7,198.35
Contract Costs - Misc	474.00	3,495.00
Trash Removal	1,250.00	6,335.00
Vehicle Maintenance	0.00	404.72
Appliance/equipment Maint & Repair	0.00	2,305.38
Insurance - Prop	3,206.32	19,558.56
Insurance - Liability	343.71	2,096.64
Insurance - Workman's Comp	510.70	2,655.40
Insurance - Other	202.17	1,169.03
Employee Benefit - Admin	1,453.02	14,589.69

Southview Manor Board Operating Statement

Preview

September, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Employee Benefits - Maint	940.38	5,532.87
Collection Losses	(545.00)	149.00
Operating Expenses	59,219.87	367,456.19
Operating Profit / (Loss)	22,898.35	162,946.76
Retained Earnings		162,946.76

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

September, 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	27,184.00	187.48	27,083.33	186.78	165,628.00	190.38	162,500.00	186.78
Excess Utilities	0.00	0.00	0.00	0.00	179.11	0.21	0.00	0.00
Other Income - Tenant Charges & Income - Other Sources	87.25	0.60	435.42	3.00	2,573.00	2.96	2,612.50	3.00
HUD PH Op CARE Grant Funds	1,063.64	7.34	1,000.00	6.90	6,466.04	7.43	6,000.00	6.90
HUD PH Op CARE Grant Funds	0.00	0.00	0.00	0.00	39,817.80	45.77	0.00	0.00
Transfers from Capital Fund Grant	30,000.00	206.90	10,000.00	68.97	150,000.00	172.41	60,000.00	68.97
HUD Subsidy Earned	23,783.33	164.02	0.00	0.00	165,739.00	190.50	0.00	0.00
Operating Income	82,118.22	566.33	38,518.75	265.65	530,402.95	609.66	231,112.50	265.65
Expenses								
Administrative Salaries	1,803.71	12.44	4,394.17	30.30	21,751.37	25.00	26,365.00	30.30
Admin Salaries - COVID Haz Pay	2,096.01	14.46	0.00	0.00	8,462.34	9.73	0.00	0.00
Legal Expense	174.50	1.20	208.33	1.44	2,130.75	2.45	1,250.00	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	250.00	0.29
Staff Training - COVID	0.00	0.00	0.00	0.00	300.00	0.34	0.00	0.00
Travel	9.00	0.06	83.34	0.57	18.00	0.02	500.00	0.57
Audit Fee	0.00	0.00	333.33	2.30	0.00	0.00	2,000.00	2.30
Sundry	0.00	0.00	166.67	1.15	0.00	0.00	1,000.00	1.15
Office Supplies	331.45	2.29	166.67	1.15	774.86	0.89	1,000.00	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	1,000.00	1.15
Computer Support / Repair	48.00	0.33	416.67	2.87	4,760.04	5.47	2,500.00	2.87
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	125.00	0.14
Publications	0.00	0.00	29.17	0.20	83.80	0.10	175.00	0.20
Membership Dues and Fees	0.00	0.00	145.83	1.01	389.30	0.45	875.00	1.01
Telephone/DSL Lines	655.12	4.52	625.00	4.31	3,839.60	4.41	3,750.00	4.31
Collection Agent Fees & Court Cos	0.00	0.00	125.00	0.86	0.00	0.00	750.00	0.86
Admin Expenses - COVID Related	0.00	0.00	0.00	0.00	6,551.05	7.53	0.00	0.00
Misc. Admin Expenses	55.00	0.38	208.33	1.44	56.25	0.06	1,250.00	1.44
Admin Contracts	219.66	1.51	1,125.00	7.76	2,938.80	3.38	6,750.00	7.76
Tenant Screening	110.94	0.77	333.33	2.30	210.81	0.24	2,000.00	2.30
Copier Lease/Usage	183.40	1.26	175.00	1.21	986.09	1.13	1,050.00	1.21
Management Fees	6,877.52	47.43	6,166.67	42.53	41,871.96	48.13	37,000.00	42.53
Bookkeeping Fees	1,020.00	7.03	1,000.00	6.90	6,210.00	7.14	6,000.00	6.90
Asset Management Fees	1,450.00	10.00	1,541.67	10.63	8,700.00	10.00	9,250.00	10.63
Tenant Services - Salaries	141.75	0.98	125.00	0.86	1,077.30	1.24	750.00	0.86
Tenant Services - Other incurred s	35.27	0.24	375.00	2.59	376.62	0.43	2,250.00	2.59
Water	2,286.59	15.77	2,500.00	17.24	13,676.17	15.72	15,000.00	17.24
Electricity	10,160.19	70.07	11,395.83	78.59	50,285.23	57.80	68,375.00	78.59
Other Utilities Expense	3,105.67	21.42	2,708.33	18.68	16,790.05	19.30	16,250.00	18.68
Maintenance Labor	2,358.52	16.27	5,795.25	39.97	24,120.18	27.72	34,771.50	39.97
Maint Labor - COVID Haz Pay	2,830.38	19.52	0.00	0.00	10,871.60	12.50	0.00	0.00
Materials	1,345.32	9.28	2,533.33	17.47	9,605.61	11.04	15,200.00	17.47
Materials - COVID	2,523.30	17.40	0.00	0.00	5,947.93	6.84	0.00	0.00
Contract Cost	659.00	4.54	833.33	5.75	9,184.38	10.56	5,000.00	5.75
Contract Costs - COVID	2,395.00	16.52	0.00	0.00	11,211.11	12.89	0.00	0.00
Contracts - Heating and Cooling	826.16	5.70	2,500.00	17.24	15,202.73	17.47	15,000.00	17.24
Elevator Contract	0.00	0.00	1,000.00	6.90	0.00	0.00	6,000.00	6.90
Contracts - Landscape and Ground	480.00	3.31	291.67	2.01	2,720.00	3.13	1,750.00	2.01
Contracts - Unit Turnaround	2,158.44	14.89	2,291.67	15.80	9,538.24	10.96	13,750.00	15.80
Contracts Electrical	345.00	2.38	83.33	0.57	1,655.00	1.90	500.00	0.57
Contracts - Plumbing	0.00	0.00	125.00	0.86	668.38	0.77	750.00	0.86
Contracts - Extermination	3,492.00	24.08	1,875.00	12.93	9,001.00	10.35	11,250.00	12.93

