

Southview Manor

Balance Sheet

Preview

September, 2021

Balance

Assets

Current Assets

5	UMB General Fund	411,090.69
9	Petty Cash	200.00
20	Allowance for Doubtful Accounts	8,837.06
29	Prepaid Insurance	18,951.54
60	Allow for Obsolete Inventory	48,015.67
169	CFP HUD Rec/Deferred Revenue	(130,983.80)

Total Current Assets 356,111.16

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

1,900,830.55

Liabilities

Current Liabilities

300	Tenants Security Deposit	25,100.00
306	Accrued Comp Absences	5,718.29

Total Current Liabilities 30,818.29

Non-Current Liabilities

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

Total Liabilities

31,816.59

Net Assets

600	Capitalized Assets	1,544,719.39
602	Unrestricted Assets	274,357.34
700	Current Year Net Income (Loss)	49,937.23

Total Net Assets 1,869,013.96

Total Liabilities and Net Assets

1,900,830.55

Southview Manor
Board Operating Statement

Preview

September, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	30,719.00	180,262.52
Excess Utilities	0.00	15.51
Other Income - Tenant Charges & Fees	0.00	467.25
Income - Other Sources	950.41	7,090.14
Transfers from Capital Fund Grants	0.00	111,061.08
HUD Subsidy Earned	37,839.00	243,496.00
Operating Income	69,508.41	542,392.50
Expenses		
Administrative Salaries	7,483.14	32,357.18
Legal Expense	1,263.86	1,263.86
Audit Fee	0.00	3,762.50
Postage	0.00	127.50
Office Supplies	3.13	739.40
Computer Support / Repair	0.00	2,845.76
Publications	59.97	119.94
Membership Dues and Fees	0.00	632.00
Telephone/DSL Lines	772.80	5,242.46
Misc. Admin Expenses	493.14	2,237.96
Admin Contracts	215.00	3,777.52
Tenant Screening	36.98	168.41
Copier Lease/Usage	342.73	1,280.76
Management Fees	6,978.66	41,720.25
Bookkeeping Fees	1,035.00	6,187.50
Asset Management Fees	1,450.00	8,700.00
Tenant Services - Salaries	227.65	2,010.67
Tenant Services - Other incurred service cost	36.73	183.80
Water	0.00	8,500.30
Electricity	8,307.93	40,744.03
Other Utilities Expense	0.00	11,636.36
Maintenance Labor	7,797.79	33,015.14
Materials	6,860.66	26,308.87
Contract Cost	2,416.16	14,443.45
Contracts - Heating and Cooling	1,452.13	4,097.79
Elevator Contract	2,639.90	10,875.13
Contracts - Landscape and Grounds	320.00	2,880.00
Contracts - Unit Turnaround	1,523.96	10,568.76
Contracts Electrical	997.64	1,836.74
Contracts - Plumbing	0.00	2,749.57
Contracts - Extermination	2,802.00	13,123.00
Contracts - Janitorial	2,554.75	11,699.50
Contract Costs - Misc	0.00	8,415.03
Trash Removal	690.00	7,040.00
Insurance - Prop	3,378.71	20,610.15
Insurance - Liability	368.83	2,249.85
Insurance - Workman's Comp	651.26	3,546.33
Insurance - Other	234.24	1,372.35
Employee Benefit - Admin	621.91	8,131.41
Employee Benefits - Maint	2,262.71	16,461.47
Collection Losses	0.00	7,731.49
Operating Expenses	66,279.37	381,394.19

Southview Manor Board Operating Statement

Preview

September, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Profit / (Loss)	3,229.04	160,998.31

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

September, 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	30,719.00	211.86	27,083.33	186.78	180,262.52	207.20	162,500.00	186.78
Excess Utilities	0.00	0.00	0.00	0.00	15.51	0.02	0.00	0.00
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	435.42	3.00	467.25	0.54	2,612.50	3.00
Transfers from Capital Fund Grant	950.41	6.55	1,000.00	6.90	7,090.14	8.15	6,000.00	6.90
HUD Subsidy Earned	0.00	0.00	10,000.00	68.97	111,061.08	127.66	60,000.00	68.97
	37,839.00	260.96	28,051.17	193.46	243,496.00	279.88	168,307.00	193.46
Operating Income	69,508.41	479.37	66,569.92	459.10	542,392.50	623.44	399,419.50	459.10
Expenses								
Administrative Salaries	7,483.14	51.61	4,394.17	30.30	32,357.18	37.19	26,365.00	30.30
Legal Expense	1,263.86	8.72	208.33	1.44	1,263.86	1.45	1,250.00	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	250.00	0.29
Travel	0.00	0.00	83.33	0.57	0.00	0.00	500.00	0.57
Audit Fee	0.00	0.00	333.33	2.30	3,762.50	4.32	2,000.00	2.30
Postage	0.00	0.00	0.00	0.00	127.50	0.15	0.00	0.00
Office Supplies	3.13	0.02	166.67	1.15	739.40	0.85	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	0.00	0.00	416.67	2.87	2,845.76	3.27	2,500.00	2.87
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	125.00	0.14
Publications	59.97	0.41	29.17	0.20	119.94	0.14	175.00	0.20
Membership Dues and Fees	0.00	0.00	145.83	1.01	632.00	0.73	875.00	1.01
Telephone/DSL Lines	772.80	5.33	625.00	4.31	5,242.46	6.03	3,750.00	4.31
Collection Agent Fees & Court Costs	0.00	0.00	125.00	0.86	0.00	0.00	750.00	0.86
Misc. Admin Expenses	493.14	3.40	375.00	2.59	2,237.96	2.57	2,250.00	2.59
Admin Contracts	215.00	1.48	1,125.00	7.76	3,777.52	4.34	6,750.00	7.76
Tenant Screening	36.98	0.26	333.33	2.30	168.41	0.19	2,000.00	2.30
Copier Lease/Usage	342.73	2.36	208.33	1.44	1,280.76	1.47	1,250.00	1.44
Management Fees	6,978.66	48.13	6,166.67	42.53	41,720.25	47.95	37,000.00	42.53
Bookkeeping Fees	1,035.00	7.14	1,000.00	6.90	6,187.50	7.11	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	227.65	1.57	125.00	0.86	2,010.67	2.31	750.00	0.86
Tenant Services - Other incurred s	36.73	0.25	375.00	2.59	183.80	0.21	2,250.00	2.59
Water	0.00	0.00	2,500.00	17.24	8,500.30	9.77	15,000.00	17.24
Electricity	8,307.93	57.30	11,395.83	78.59	40,744.03	46.83	68,375.00	78.59
Other Utilities Expense	0.00	0.00	2,708.33	18.68	11,636.36	13.38	16,250.00	18.68
Maintenance Labor	7,797.79	53.78	5,795.25	39.97	33,015.14	37.95	34,771.50	39.97
Materials	6,860.66	47.31	2,512.50	17.33	26,308.87	30.24	15,075.00	17.33
Contract Cost	2,416.16	16.66	833.33	5.75	14,443.45	16.60	5,000.00	5.75
Contracts - Heating and Cooling	1,452.13	10.01	2,500.00	17.24	4,097.79	4.71	15,000.00	17.24
Elevator Contract	2,639.90	18.21	1,000.00	6.90	10,875.13	12.50	6,000.00	6.90
Contracts - Landscape and Ground	320.00	2.21	291.67	2.01	2,880.00	3.31	1,750.00	2.01
Contracts - Unit Turnaround	1,523.96	10.51	2,291.67	15.80	10,568.76	12.15	13,750.00	15.80
Contracts Electrical	997.64	6.88	83.33	0.57	1,836.74	2.11	500.00	0.57
Contracts - Plumbing	0.00	0.00	125.00	0.86	2,749.57	3.16	750.00	0.86
Contracts - Extermination	2,802.00	19.32	1,875.00	12.93	13,123.00	15.08	11,250.00	12.93
Contracts - Janitorial	2,554.75	17.62	1,666.67	11.49	11,699.50	13.45	10,000.00	11.49
Contract Costs - Misc	0.00	0.00	2,291.67	15.80	8,415.03	9.67	13,750.00	15.80
Trash Removal	690.00	4.76	625.00	4.31	7,040.00	8.09	3,750.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	0.00	0.00	125.00	0.14
Insurance - Prop	3,378.71	23.30	3,333.33	22.99	20,610.15	23.69	20,000.00	22.99
Insurance - Liability	368.83	2.54	0.00	0.00	2,249.85	2.59	0.00	0.00
Insurance - Workman's Comp	651.26	4.49	375.00	2.59	3,546.33	4.08	2,250.00	2.59

Southview Manor

Board Operating Statement / Budget

Preview

September, 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 - Other	234.24	1.62	166.67	1.15	1,372.35	1.58	1,000.00	1.15
Employee Benefit - Admin	621.91	4.29	2,230.92	15.39	8,131.41	9.35	13,385.50	15.39
Employee Benefits - Maint	2,262.71	15.60	2,165.00	14.93	16,461.47	18.92	12,990.00	14.93
Collection Losses	0.00	0.00	375.00	2.59	7,731.49	8.89	2,250.00	2.59
Operating Expenses	66,279.37	457.10	65,168.67	449.44	381,394.19	438.38	391,012.00	449.44
Operating Profit / (Loss)	3,229.04	22.27	1,401.25	9.66	160,998.31	185.06	8,407.50	9.66

Report Selections