

Southview Manor
Balance Sheet

Preview

October, 2020

		<u>Balance</u>
Assets		
Current Assets		
5	UMB General Fund	403,535.86
9	Petty Cash	200.00
20	Allowance for Doubtful Accounts	11,941.16
29	Prepaid Insurance	12,569.00
60	Allow for Obsolete Inventory	34,349.15
169	CFP HUD Rec/Deferred Revenue	(157,518.39)
Total Current Assets		305,076.78
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		1,838,611.26
Liabilities		
Current Liabilities		
300	Tenants Security Deposit	23,050.00
306	Accrued Comp Absences	3,033.76
Total Current Liabilities		26,083.76
Non-Current Liabilities		
470	Comp Absences - NonCurrent	375.73
Total Non-Current Liabilities		375.73
Total Liabilities		26,459.49
Net Assets		
600	Capitalized Assets	1,533,534.48
602	Unrestricted Assets	262,611.54
700	Current Year Net Income (Loss)	16,005.75
Total Net Assets		1,812,151.77
Total Liabilities and Net Assets		1,838,611.26

Southview Manor
Board Operating Statement

Preview

October, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	28,411.00	194,039.00
Excess Utilities	0.00	179.11
Other Income - Tenant Charges & Fees	0.00	2,573.00
Income - Other Sources	833.69	7,299.73
HUD PH Op CARE Grant Funds	9,844.69	49,662.49
Transfers from Capital Fund Grants	0.00	150,000.00
HUD Subsidy Earned	32,130.00	197,869.00
Operating Income	71,219.38	601,622.33
Expenses		
Administrative Salaries	7,055.04	28,806.41
Admin Salaries - COVID Haz Pay	0.00	8,462.34
Legal Expense	0.00	2,130.75
Staff Training - COVID	0.00	300.00
Travel	0.00	18.00
Audit Fee	4,000.00	4,000.00
Office Supplies	12.99	787.85
Computer Support / Repair	2,364.33	7,124.37
Advertising	108.33	108.33
Publications	0.00	83.80
Membership Dues and Fees	40.00	429.30
Telephone/DSL Lines	683.88	4,523.48
Admin Expenses - COVID Related	0.00	6,551.05
Misc. Admin Expenses	171.40	227.65
Admin Contracts	236.25	3,175.05
Tenant Screening	27.43	238.24
Copier Lease/Usage	183.40	1,169.49
Management Fees	7,079.80	48,951.76
Bookkeeping Fees	1,050.00	7,260.00
Asset Management Fees	1,450.00	10,150.00
Tenant Services - Salaries	141.75	1,219.05
Tenant Services - Other incurred service cost	3,535.27	3,911.89
Water	1,964.17	15,640.34
Electricity	7,629.27	57,914.50
Other Utilities Expense	2,657.43	19,447.48
Maintenance Labor	7,253.37	31,373.55
Maint Labor - COVID Haz Pay	0.00	10,871.60
Materials	2,962.29	12,567.90
Materials - COVID	297.13	6,245.06
Contract Cost	877.33	10,061.71
Contract Costs - COVID	2,320.00	13,531.11
Contracts - Heating and Cooling	1,007.20	16,209.93
Contracts - Landscape and Grounds	320.00	3,040.00
Contracts - Unit Turnaround	719.48	10,257.72
Contracts Electrical	0.00	1,655.00
Contracts - Plumbing	251.60	919.98
Contracts - Extermination	1,860.00	10,861.00
Contracts - Janitorial	422.67	7,621.02
Contract Costs - Misc	628.00	4,123.00
Trash Removal	1,950.00	8,285.00
Vehicle Maintenance	0.00	404.72
Appliance/equipment Maint & Repair	0.00	2,305.38
Insurance - Prop	3,313.20	22,871.76
Insurance - Liability	355.17	2,451.81
Insurance - Workman's Comp	527.73	3,183.13

Southview Manor
Board Operating Statement

Preview

October, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Insurance - Other	208.91	1,377.94
Employee Benefit - Admin	1,676.05	16,265.74
Employee Benefits - Maint	819.52	6,352.39
Collection Losses	0.00	149.00
Operating Expenses	68,160.39	435,616.58
Operating Profit / (Loss)	3,058.99	166,005.75
Retained Earnings		166,005.75

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

October, 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	28,411.00	195.94	27,083.33	186.78	194,039.00	191.17	189,583.33	186.78
Excess Utilities	0.00	0.00	0.00	0.00	179.11	0.18	0.00	0.00
Other Income - Tenant Charges &	0.00	0.00	435.42	3.00	2,573.00	2.53	3,047.92	3.00
Income - Other Sources	833.69	5.75	1,000.00	6.90	7,299.73	7.19	7,000.00	6.90
HUD PH Op CARE Grant Funds	9,844.69	67.89	0.00	0.00	49,662.49	48.93	0.00	0.00
Transfers from Capital Fund Grant	0.00	0.00	10,000.00	68.97	150,000.00	147.78	70,000.00	68.97
HUD Subsidy Earned	32,130.00	221.59	25,284.67	174.38	197,869.00	194.94	176,992.67	174.38
Operating Income	71,219.38	491.17	63,803.42	440.02	601,622.33	592.73	446,623.92	440.02
Expenses								
Administrative Salaries	7,055.04	48.66	4,394.17	30.30	28,806.41	28.38	30,759.17	30.30
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	8,462.34	8.34	0.00	0.00
Legal Expense	0.00	0.00	208.33	1.44	2,130.75	2.10	1,458.33	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	291.67	0.29
Staff Training - COVID	0.00	0.00	0.00	0.00	300.00	0.30	0.00	0.00
Travel	0.00	0.00	83.34	0.57	18.00	0.02	583.34	0.57
Audit Fee	4,000.00	27.59	333.33	2.30	4,000.00	3.94	2,333.33	2.30
Sundry	0.00	0.00	166.67	1.15	0.00	0.00	1,166.67	1.15
Office Supplies	12.99	0.09	166.67	1.15	787.85	0.78	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	2,364.33	16.31	416.67	2.87	7,124.37	7.02	2,916.67	2.87
Advertising	108.33	0.75	20.83	0.14	108.33	0.11	145.83	0.14
Publications	0.00	0.00	29.17	0.20	83.80	0.08	204.17	0.20
Membership Dues and Fees	40.00	0.28	145.83	1.01	429.30	0.42	1,020.83	1.01
Telephone/DSL Lines	683.88	4.72	625.00	4.31	4,523.48	4.46	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
Admin Expenses - COVID Related	0.00	0.00	0.00	0.00	6,551.05	6.45	0.00	0.00
Misc. Admin Expenses	171.40	1.18	208.33	1.44	227.65	0.22	1,458.33	1.44
Admin Contracts	236.25	1.63	1,125.00	7.76	3,175.05	3.13	7,875.00	7.76
Tenant Screening	27.43	0.19	333.33	2.30	238.24	0.23	2,333.33	2.30
Copier Lease/Usage	183.40	1.26	175.00	1.21	1,169.49	1.15	1,225.00	1.21
Management Fees	7,079.80	48.83	6,166.67	42.53	48,951.76	48.23	43,166.67	42.53
Bookkeeping Fees	1,050.00	7.24	1,000.00	6.90	7,260.00	7.15	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	141.75	0.98	125.00	0.86	1,219.05	1.20	875.00	0.86
Tenant Services - Other incurred s	3,535.27	24.38	375.00	2.59	3,911.89	3.85	2,625.00	2.59
Water	1,964.17	13.55	2,500.00	17.24	15,640.34	15.41	17,500.00	17.24
Electricity	7,629.27	52.62	11,395.83	78.59	57,914.50	57.06	79,770.83	78.59
Other Utilities Expense	2,657.43	18.33	2,708.33	18.68	19,447.48	19.16	18,958.33	18.68
Maintenance Labor	7,253.37	50.02	5,795.25	39.97	31,373.55	30.91	40,566.75	39.97
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	10,871.60	10.71	0.00	0.00
Materials	2,962.29	20.43	2,533.33	17.47	12,567.90	12.38	17,733.33	17.47
Materials - COVID	297.13	2.05	0.00	0.00	6,245.06	6.15	0.00	0.00
Contract Cost	877.33	6.05	833.33	5.75	10,061.71	9.91	5,833.33	5.75
Contract Costs - COVID	2,320.00	16.00	0.00	0.00	13,531.11	13.33	0.00	0.00
Contracts - Heating and Cooling	1,007.20	6.95	2,500.00	17.24	16,209.93	15.97	17,500.00	17.24
Elevator Contract	0.00	0.00	1,000.00	6.90	0.00	0.00	7,000.00	6.90
Contracts - Landscape and Groun	320.00	2.21	291.67	2.01	3,040.00	3.00	2,041.67	2.01
Contracts - Unit Turnaround	719.48	4.96	2,291.67	15.80	10,257.72	10.11	16,041.67	15.80
Contracts Electrical	0.00	0.00	83.33	0.57	1,655.00	1.63	583.33	0.57
Contracts - Plumbing	251.60	1.74	125.00	0.86	919.98	0.91	875.00	0.86
Contracts - Extermination	1,860.00	12.83	1,875.00	12.93	10,861.00	10.70	13,125.00	12.93

Southview Manor

Board Operating Statement / Budget

Preview

October, 2020

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Contracts - Janitorial	422.67	2.91	1,666.67	11.49	7,621.02	7.51	11,666.67	11.49
Contract Costs - Misc	628.00	4.33	2,291.67	15.80	4,123.00	4.06	16,041.67	15.80
Trash Removal	1,950.00	13.45	625.00	4.31	8,285.00	8.16	4,375.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	404.72	0.40	145.83	0.14
Appliance/equipment Maint & Rep	0.00	0.00	0.00	0.00	2,305.38	2.27	0.00	0.00
Insurance - Prop	3,313.20	22.85	3,333.33	22.99	22,871.76	22.53	23,333.33	22.99
Insurance - Liability	355.17	2.45	333.33	2.30	2,451.81	2.42	2,333.33	2.30
Insurance - Workman's Comp	527.73	3.64	375.00	2.59	3,183.13	3.14	2,625.00	2.59
Insurance - Other	208.91	1.44	166.67	1.15	1,377.94	1.36	1,166.67	1.15
Employee Benefit - Admin	1,676.05	11.56	2,230.92	15.39	16,265.74	16.03	15,616.42	15.39
Employee Benefits - Maint	819.52	5.65	2,165.00	14.93	6,352.39	6.26	15,155.00	14.93
Collection Losses	0.00	0.00	375.00	2.59	149.00	0.15	2,625.00	2.59
Operating Expenses	68,160.39	470.07	65,489.51	451.65	435,616.58	429.18	458,426.51	451.65
Operating Profit / (Loss)	3,058.99	21.10	(1,686.09)	(11.63)	166,005.75	163.55	(11,802.59)	(11.63)
Retained Earnings					166,005.75	163.55	(11,802.59)	(11.63)
Report Selections								