

Southview Manor

Balance Sheet

Preview

May, 2021

Balance

Assets

Current Assets

5	UMB General Fund	299,870.25
9	Petty Cash	200.00
20	Allowance for Doubtful Accounts	13,100.64
29	Prepaid Insurance	35,671.47
60	Allow for Obsolete Inventory	48,015.67
169	CFP HUD Rec/Deferred Revenue	(38,453.44)

Total Current Assets

358,404.59

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

1,903,123.98

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)	52,230.66

Total Net Assets

1,871,307.39

Total Liabilities and Net Assets

1,903,123.98

Southview Manor

Board Operating Statement

Preview

May, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	29,436.00	58,469.00
Income - Other Sources	2,299.81	2,328.87
Transfers from Capital Fund Grants	6,061.08	16,061.08
HUD Subsidy Earned	47,829.00	82,838.00
Operating Income	85,625.89	159,696.95
Expenses		
Administrative Salaries	4,963.68	10,008.57
Office Supplies	19.95	43.96
Telephone/DSL Lines	689.29	1,434.80
Misc. Admin Expenses	416.83	416.83
Admin Contracts	758.53	1,738.36
Tenant Screening	14.99	14.99
Copier Lease/Usage	161.87	323.74
Management Fees	6,978.66	14,007.89
Bookkeeping Fees	1,035.00	2,077.50
Asset Management Fees	1,450.00	2,900.00
Tenant Services - Salaries	194.89	534.08
Tenant Services - Other incurred service cost	36.78	36.78
Water	952.32	952.32
Electricity	8,263.38	7,725.54
Other Utilities Expense	1,392.77	1,392.77
Maintenance Labor	5,156.28	11,735.91
Materials	2,385.98	2,424.10
Contract Cost	3,248.40	2,372.40
Contracts - Heating and Cooling	963.90	963.90
Contracts - Landscape and Grounds	800.00	960.00
Contracts - Unit Turnaround	1,438.96	2,703.44
Contracts - Plumbing	1,088.37	1,088.37
Contracts - Extermination	0.00	2,575.00
Contracts - Janitorial	0.00	2,055.00
Contract Costs - Misc	3,063.16	3,378.16
Trash Removal	2,040.00	2,680.00
Insurance - Prop	3,491.34	6,870.05
Insurance - Liability	381.12	749.95
Insurance - Workman's Comp	527.73	1,038.43
Insurance - Other	196.94	387.52
Employee Benefit - Admin	927.06	1,573.16
Employee Benefits - Maint	2,570.61	4,241.69
Operating Expenses	55,608.79	91,405.21
Operating Profit / (Loss)	30,017.10	68,291.74
Retained Earnings		68,291.74

Southview Manor

Board Operating Statement / Budget

Preview

May, 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	29,436.00	203.01	27,083.33	186.78	58,469.00	201.62	54,166.67	186.78
Other Income - Tenant Charges &	0.00	0.00	435.42	3.00	0.00	0.00	870.83	3.00
Income - Other Sources	2,299.81	15.86	1,000.00	6.90	2,328.87	8.03	2,000.00	6.90
Transfers from Capital Fund Grant	6,061.08	41.80	10,000.00	68.97	16,061.08	55.38	20,000.00	68.97
HUD Subsidy Earned	47,829.00	329.86	28,051.17	193.46	82,838.00	285.65	56,102.33	193.46
Operating Income	85,625.89	590.52	66,569.92	459.10	159,696.95	550.68	133,139.83	459.10
Expenses								
Administrative Salaries	4,963.68	34.23	4,394.17	30.30	10,008.57	34.51	8,788.33	30.30
Legal Expense	0.00	0.00	208.33	1.44	0.00	0.00	416.67	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	83.33	0.29
Travel	0.00	0.00	83.33	0.57	0.00	0.00	166.67	0.57
Audit Fee	0.00	0.00	333.33	2.30	0.00	0.00	666.67	2.30
Office Supplies	19.95	0.14	166.67	1.15	43.96	0.15	333.33	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	333.33	1.15
Computer Support / Repair	0.00	0.00	416.67	2.87	0.00	0.00	833.33	2.87
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	41.67	0.14
Publications	0.00	0.00	29.17	0.20	0.00	0.00	58.33	0.20
Membership Dues and Fees	0.00	0.00	145.83	1.01	0.00	0.00	291.67	1.01
Telephone/DSL Lines	689.29	4.75	625.00	4.31	1,434.80	4.95	1,250.00	4.31
Collection Agent Fees & Court Costs	0.00	0.00	125.00	0.86	0.00	0.00	250.00	0.86
Misc. Admin Expenses	416.83	2.87	375.00	2.59	416.83	1.44	750.00	2.59
Admin Contracts	758.53	5.23	1,125.00	7.76	1,738.36	5.99	2,250.00	7.76
Tenant Screening	14.99	0.10	333.33	2.30	14.99	0.05	666.67	2.30
Copier Lease/Usage	161.87	1.12	208.33	1.44	323.74	1.12	416.67	1.44
Management Fees	6,978.66	48.13	6,166.67	42.53	14,007.89	48.30	12,333.33	42.53
Bookkeeping Fees	1,035.00	7.14	1,000.00	6.90	2,077.50	7.16	2,000.00	6.90
Asset Management Fees	1,450.00	10.00	1,541.67	10.63	2,900.00	10.00	3,083.33	10.63
Tenant Services - Salaries	194.89	1.34	125.00	0.86	534.08	1.84	250.00	0.86
Tenant Services - Other incurred	36.78	0.25	375.00	2.59	36.78	0.13	750.00	2.59
Water	952.32	6.57	2,500.00	17.24	952.32	3.28	5,000.00	17.24
Electricity	8,263.38	56.99	11,395.83	78.59	7,725.54	26.64	22,791.67	78.59
Other Utilities Expense	1,392.77	9.61	2,708.33	18.68	1,392.77	4.80	5,416.67	18.68
Maintenance Labor	5,156.28	35.56	5,795.25	39.97	11,735.91	40.47	11,590.50	39.97
Materials	2,385.98	16.46	2,512.50	17.33	2,424.10	8.36	5,025.00	17.33
Contract Cost	3,248.40	22.40	833.33	5.75	2,372.40	8.18	1,666.67	5.75
Contracts - Heating and Cooling	963.90	6.65	2,500.00	17.24	963.90	3.32	5,000.00	17.24
Elevator Contract	0.00	0.00	1,000.00	6.90	0.00	0.00	2,000.00	6.90
Contracts - Landscape and Ground	800.00	5.52	291.67	2.01	960.00	3.31	583.33	2.01
Contracts - Unit Turnaround	1,438.96	9.92	2,291.67	15.80	2,703.44	9.32	4,583.33	15.80
Contracts Electrical	0.00	0.00	83.33	0.57	0.00	0.00	166.67	0.57
Contracts - Plumbing	1,088.37	7.51	125.00	0.86	1,088.37	3.75	250.00	0.86
Contracts - Extermination	0.00	0.00	1,875.00	12.93	2,575.00	8.88	3,750.00	12.93
Contracts - Janitorial	0.00	0.00	1,666.67	11.49	2,055.00	7.09	3,333.33	11.49
Contract Costs - Misc	3,063.16	21.13	2,291.67	15.80	3,378.16	11.65	4,583.33	15.80
Trash Removal	2,040.00	14.07	625.00	4.31	2,680.00	9.24	1,250.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	0.00	0.00	41.67	0.14
Insurance - Prop	3,491.34	24.08	3,333.33	22.99	6,870.05	23.69	6,666.67	22.99
Insurance - Liability	381.12	2.63	0.00	0.00	749.95	2.59	0.00	0.00
Insurance - Workman's Comp	527.73	3.64	375.00	2.59	1,038.43	3.58	750.00	2.59
Insurance - Other	196.94	1.36	166.67	1.15	387.52	1.34	333.33	1.15
Employee Benefit - Admin	927.06	6.39	2,230.92	15.39	1,573.16	5.42	4,461.83	15.39

