

Southview Manor Balance Sheet

Preview

August, 2020

Balance

Assets

Current Assets

| | | |
|-----|---------------------------------|--------------|
| 5 | UMB General Fund | 364,744.42 |
| 9 | Petty Cash | 200.00 |
| 20 | Allowance for Doubtful Accounts | 19,635.66 |
| 29 | Prepaid Insurance | 21,236.91 |
| 60 | Allow for Obsolete Inventory | 34,349.15 |
| 169 | CFP HUD Rec/Deferred Revenue | (131,666.70) |

Total Current Assets

308,499.44

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

1,842,033.92

Liabilities

Current Liabilities

| | | |
|-----|--------------------------|-----------|
| 300 | Tenants Security Deposit | 22,430.00 |
| 306 | Accrued Comp Absences | 3,033.76 |

Total Current Liabilities

25,463.76

Non-Current Liabilities

| | | |
|-----|----------------------------|--------|
| 470 | Comp Absences - NonCurrent | 375.73 |
|-----|----------------------------|--------|

Total Non-Current Liabilities

375.73

Total Liabilities

25,839.49

Net Assets

| | | |
|-----|--------------------------------|--------------|
| 600 | Capitalized Assets | 1,533,534.48 |
| 602 | Unrestricted Assets | 262,611.54 |
| 700 | Current Year Net Income (Loss) | 20,048.41 |

Total Net Assets

1,816,194.43

Total Liabilities and Net Assets

1,842,033.92

Southview Manor

Board Operating Statement

Preview

August, 2020

| | <u>Monthly Totals</u> | <u>Year-to-Date Totals</u> |
|---|-----------------------|----------------------------|
| Income | | |
| Dwelling Rent | 27,500.00 | 138,444.00 |
| Excess Utilities | 0.00 | 179.11 |
| Other Income - Tenant Charges & Fees | 87.25 | 2,485.75 |
| Income - Other Sources | 1,182.59 | 5,402.40 |
| HUD PH Op CARE Grant Funds | 15,806.13 | 39,817.80 |
| Transfers from Capital Fund Grants | 50,000.00 | 120,000.00 |
| HUD Subsidy Earned | 23,511.33 | 141,955.67 |
| Operating Income | 118,087.30 | 448,284.73 |
| Expenses | | |
| Administrative Salaries | 0.00 | 19,947.66 |
| Admin Salaries - COVID Haz Pay | 4,173.48 | 6,366.33 |
| Legal Expense | 0.00 | 1,956.25 |
| Staff Training - COVID | 0.00 | 300.00 |
| Travel | 0.00 | 9.00 |
| Office Supplies | 84.38 | 443.41 |
| Computer Support / Repair | 24.00 | 4,712.04 |
| Publications | 0.00 | 83.80 |
| Membership Dues and Fees | 0.00 | 389.30 |
| Telephone/DSL Lines | 666.24 | 3,184.48 |
| Admin Expenses - COVID Related | 2,542.45 | 6,551.05 |
| Misc. Admin Expenses | 0.00 | 1.25 |
| Admin Contracts | 1,735.49 | 2,719.14 |
| Tenant Screening | 13.87 | 99.87 |
| Copier Lease/Usage | 183.40 | 802.69 |
| Management Fees | 7,079.80 | 34,994.44 |
| Bookkeeping Fees | 1,050.00 | 5,190.00 |
| Asset Management Fees | 1,450.00 | 7,250.00 |
| Tenant Services - Salaries | 189.00 | 935.55 |
| Tenant Services - Other incurred service cost | 85.27 | 341.35 |
| Water | 2,266.01 | 11,389.58 |
| Electricity | 10,503.28 | 40,125.04 |
| Other Utilities Expense | 3,056.46 | 13,684.38 |
| Maintenance Labor | 0.00 | 21,761.66 |
| Maint Labor - COVID Haz Pay | 5,823.85 | 8,041.22 |
| Materials | 1,901.42 | 8,260.29 |
| Materials - COVID | 1,031.34 | 3,424.63 |
| Contract Cost | 946.00 | 8,525.38 |
| Contract Costs - COVID | 2,040.00 | 8,816.11 |
| Contracts - Heating and Cooling | 1,551.76 | 14,376.57 |
| Contracts - Landscape and Grounds | 480.00 | 2,240.00 |
| Contracts - Unit Turnaround | 1,438.96 | 7,379.80 |
| Contracts Electrical | 0.00 | 1,310.00 |
| Contracts - Plumbing | 668.38 | 668.38 |
| Contracts - Extermination | 1,442.00 | 5,509.00 |
| Contracts - Janitorial | 1,207.67 | 5,990.68 |
| Contract Costs - Misc | 188.00 | 3,021.00 |
| Trash Removal | 1,600.00 | 5,085.00 |
| Vehicle Maintenance | 0.00 | 404.72 |
| Appliance/equipment Maint & Repair | 0.00 | 2,305.38 |
| Insurance - Prop | 3,313.20 | 16,352.24 |
| Insurance - Liability | 355.17 | 1,752.93 |
| Insurance - Workman's Comp | 527.73 | 2,144.70 |
| Insurance - Other | 208.91 | 966.86 |
| Employee Benefit - Admin | 602.09 | 13,136.67 |

Southview Manor

Board Operating Statement

Preview

August, 2020

| | <u>Monthly Totals</u> | <u>Year-to-Date Totals</u> |
|----------------------------------|-----------------------|----------------------------|
| Employee Benefits - Maint | 963.75 | 4,592.49 |
| Collection Losses | 0.00 | 694.00 |
| Operating Expenses | 61,393.36 | 308,236.32 |
| Operating Profit / (Loss) | 56,693.94 | 140,048.41 |
| Retained Earnings | | 140,048.41 |

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

August, 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 | 27,500.00 | 189.66 | 27,083.33 | 186.78 | 138,444.00 | 190.96 | 135,416.67 | 186.78 |
| Excess Utilities | 0.00 | 0.00 | 0.00 | 0.00 | 179.11 | 0.25 | 0.00 | 0.00 |
| Other Income - Tenant Charges & Income - Other Sources | 87.25 | 0.60 | 435.42 | 3.00 | 2,485.75 | 3.43 | 2,177.08 | 3.00 |
| HUD PH Op CARE Grant Funds | 1,182.59 | 8.16 | 1,000.00 | 6.90 | 5,402.40 | 7.45 | 5,000.00 | 6.90 |
| Transfers from Capital Fund Grant | 50,000.00 | 344.83 | 10,000.00 | 68.97 | 120,000.00 | 165.52 | 50,000.00 | 68.97 |
| HUD Subsidy Earned | 23,511.33 | 162.15 | 0.00 | 0.00 | 141,955.67 | 195.80 | 0.00 | 0.00 |
| Operating Income | 118,087.30 | 814.40 | 38,518.75 | 265.65 | 448,284.73 | 618.32 | 192,593.75 | 265.65 |
| Expenses | | | | | | | | |
| Administrative Salaries | 0.00 | 0.00 | 4,394.17 | 30.30 | 19,947.66 | 27.51 | 21,970.83 | 30.30 |
| Admin Salaries - COVID Haz Pay | 4,173.48 | 28.78 | 0.00 | 0.00 | 6,366.33 | 8.78 | 0.00 | 0.00 |
| Legal Expense | 0.00 | 0.00 | 208.33 | 1.44 | 1,956.25 | 2.70 | 1,041.67 | 1.44 |
| Staff Training | 0.00 | 0.00 | 41.67 | 0.29 | 0.00 | 0.00 | 208.33 | 0.29 |
| Staff Training - COVID | 0.00 | 0.00 | 0.00 | 0.00 | 300.00 | 0.41 | 0.00 | 0.00 |
| Travel | 0.00 | 0.00 | 83.34 | 0.57 | 9.00 | 0.01 | 416.66 | 0.57 |
| Audit Fee | 0.00 | 0.00 | 333.33 | 2.30 | 0.00 | 0.00 | 1,666.67 | 2.30 |
| Sundry | 0.00 | 0.00 | 166.67 | 1.15 | 0.00 | 0.00 | 833.33 | 1.15 |
| Office Supplies | 84.38 | 0.58 | 166.67 | 1.15 | 443.41 | 0.61 | 833.33 | 1.15 |
| Expendable Office Equipment | 0.00 | 0.00 | 166.67 | 1.15 | 0.00 | 0.00 | 833.33 | 1.15 |
| Computer Support / Repair | 24.00 | 0.17 | 416.67 | 2.87 | 4,712.04 | 6.50 | 2,083.33 | 2.87 |
| Advertising | 0.00 | 0.00 | 20.83 | 0.14 | 0.00 | 0.00 | 104.17 | 0.14 |
| Publications | 0.00 | 0.00 | 29.17 | 0.20 | 83.80 | 0.12 | 145.83 | 0.20 |
| Membership Dues and Fees | 0.00 | 0.00 | 145.83 | 1.01 | 389.30 | 0.54 | 729.17 | 1.01 |
| Telephone/DSL Lines | 666.24 | 4.59 | 625.00 | 4.31 | 3,184.48 | 4.39 | 3,125.00 | 4.31 |
| Collection Agent Fees & Court Cos | 0.00 | 0.00 | 125.00 | 0.86 | 0.00 | 0.00 | 625.00 | 0.86 |
| Admin Expenses - COVID Related | 2,542.45 | 17.53 | 0.00 | 0.00 | 6,551.05 | 9.04 | 0.00 | 0.00 |
| Misc. Admin Expenses | 0.00 | 0.00 | 208.33 | 1.44 | 1.25 | 0.00 | 1,041.67 | 1.44 |
| Admin Contracts | 1,735.49 | 11.97 | 1,125.00 | 7.76 | 2,719.14 | 3.75 | 5,625.00 | 7.76 |
| Tenant Screening | 13.87 | 0.10 | 333.33 | 2.30 | 99.87 | 0.14 | 1,666.67 | 2.30 |
| Copier Lease/Usage | 183.40 | 1.26 | 175.00 | 1.21 | 802.69 | 1.11 | 875.00 | 1.21 |
| Management Fees | 7,079.80 | 48.83 | 6,166.67 | 42.53 | 34,994.44 | 48.27 | 30,833.33 | 42.53 |
| Bookkeeping Fees | 1,050.00 | 7.24 | 1,000.00 | 6.90 | 5,190.00 | 7.16 | 5,000.00 | 6.90 |
| Asset Management Fees | 1,450.00 | 10.00 | 1,541.67 | 10.63 | 7,250.00 | 10.00 | 7,708.33 | 10.63 |
| Tenant Services - Salaries | 189.00 | 1.30 | 125.00 | 0.86 | 935.55 | 1.29 | 625.00 | 0.86 |
| Tenant Services - Other incurred | 85.27 | 0.59 | 375.00 | 2.59 | 341.35 | 0.47 | 1,875.00 | 2.59 |
| Water | 2,266.01 | 15.63 | 2,500.00 | 17.24 | 11,389.58 | 15.71 | 12,500.00 | 17.24 |
| Electricity | 10,503.28 | 72.44 | 11,395.83 | 78.59 | 40,125.04 | 55.34 | 56,979.17 | 78.59 |
| Other Utilities Expense | 3,056.46 | 21.08 | 2,708.33 | 18.68 | 13,684.38 | 18.88 | 13,541.67 | 18.68 |
| Maintenance Labor | 0.00 | 0.00 | 5,795.25 | 39.97 | 21,761.66 | 30.02 | 28,976.25 | 39.97 |
| Maint Labor - COVID Haz Pay | 5,823.85 | 40.16 | 0.00 | 0.00 | 8,041.22 | 11.09 | 0.00 | 0.00 |
| Materials | 1,901.42 | 13.11 | 2,533.33 | 17.47 | 8,260.29 | 11.39 | 12,666.67 | 17.47 |
| Materials - COVID | 1,031.34 | 7.11 | 0.00 | 0.00 | 3,424.63 | 4.72 | 0.00 | 0.00 |
| Contract Cost | 946.00 | 6.52 | 833.33 | 5.75 | 8,525.38 | 11.76 | 4,166.67 | 5.75 |
| Contract Costs - COVID | 2,040.00 | 14.07 | 0.00 | 0.00 | 8,816.11 | 12.16 | 0.00 | 0.00 |
| Contracts - Heating and Cooling | 1,551.76 | 10.70 | 2,500.00 | 17.24 | 14,376.57 | 19.83 | 12,500.00 | 17.24 |
| Elevator Contract | 0.00 | 0.00 | 1,000.00 | 6.90 | 0.00 | 0.00 | 5,000.00 | 6.90 |
| Contracts - Landscape and Ground | 480.00 | 3.31 | 291.67 | 2.01 | 2,240.00 | 3.09 | 1,458.33 | 2.01 |
| Contracts - Unit Turnaround | 1,438.96 | 9.92 | 2,291.67 | 15.80 | 7,379.80 | 10.18 | 11,458.33 | 15.80 |
| Contracts Electrical | 0.00 | 0.00 | 83.33 | 0.57 | 1,310.00 | 1.81 | 416.67 | 0.57 |
| Contracts - Plumbing | 668.38 | 4.61 | 125.00 | 0.86 | 668.38 | 0.92 | 625.00 | 0.86 |
| Contracts - Extermination | 1,442.00 | 9.94 | 1,875.00 | 12.93 | 5,509.00 | 7.60 | 9,375.00 | 12.93 |

Southview Manor

Board Operating Statement / Budget

Preview

August, 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> |
|----------------------------------|-----------------------|---------------|-----------------------|-----------------|-------------------|---------------|---------------------|-----------------|
| Contracts - Janitorial | 1,207.67 | 8.33 | 1,666.67 | 11.49 | 5,990.68 | 8.26 | 8,333.33 | 11.49 |
| Contract Costs - Misc | 188.00 | 1.30 | 2,291.67 | 15.80 | 3,021.00 | 4.17 | 11,458.33 | 15.80 |
| Trash Removal | 1,600.00 | 11.03 | 625.00 | 4.31 | 5,085.00 | 7.01 | 3,125.00 | 4.31 |
| Vehicle Maintenance | 0.00 | 0.00 | 20.83 | 0.14 | 404.72 | 0.56 | 104.17 | 0.14 |
| Appliance/equipment Maint & Rep | 0.00 | 0.00 | 0.00 | 0.00 | 2,305.38 | 3.18 | 0.00 | 0.00 |
| Insurance - Prop | 3,313.20 | 22.85 | 3,333.33 | 22.99 | 16,352.24 | 22.55 | 16,666.67 | 22.99 |
| Insurance - Liability | 355.17 | 2.45 | 333.33 | 2.30 | 1,752.93 | 2.42 | 1,666.67 | 2.30 |
| Insurance - Workman's Comp | 527.73 | 3.64 | 375.00 | 2.59 | 2,144.70 | 2.96 | 1,875.00 | 2.59 |
| Insurance - Other | 208.91 | 1.44 | 166.67 | 1.15 | 966.86 | 1.33 | 833.33 | 1.15 |
| Employee Benefit - Admin | 602.09 | 4.15 | 2,230.92 | 15.39 | 13,136.67 | 18.12 | 11,154.58 | 15.39 |
| Employee Benefits - Maint | 963.75 | 6.65 | 2,165.00 | 14.93 | 4,592.49 | 6.33 | 10,825.00 | 14.93 |
| Collection Losses | 0.00 | 0.00 | 375.00 | 2.59 | 694.00 | 0.96 | 1,875.00 | 2.59 |
| Operating Expenses | 61,393.36 | 423.40 | 65,489.51 | 451.65 | 308,236.32 | 425.15 | 327,447.49 | 451.65 |
| Operating Profit / (Loss) | 56,693.94 | 390.99 | (26,970.76) | (186.01) | 140,048.41 | 193.17 | (134,853.74) | (186.01) |
| Retained Earnings | | | | | 140,048.41 | 193.17 | (134,853.74) | (186.01) |

Report Selections