

Southview Manor
Balance Sheet
July, 2020

Balance

Assets

Current Assets

5	UMB General Fund	307,693.42
9	Petty Cash	200.00
20	Allowance for Doubtful Accounts	13,643.46
29	Prepaid Insurance	30,046.93
60	Allow for Obsolete Inventory	34,349.15
169	CFP HUD Rec/Deferred Revenue	(69,140.02)

Total Current Assets 316,792.94

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

1,850,327.42

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,780.00
306	Accrued Comp Absences	3,033.76

Total Current Liabilities 25,813.76

Non-Current Liabilities

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

Total Liabilities

26,189.49

Net Assets

600	Capitalized Assets	1,533,534.48
602	Unrestricted Assets	262,611.54
700	Current Year Net Income (Loss)	27,991.91

Total Net Assets 1,824,137.93

Total Liabilities and Net Assets

1,850,327.42

Southview Manor

Board Operating Statement

Preview

July, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	27,080.00	110,944.00
Excess Utilities	33.89	179.11
Other Income - Tenant Charges & Fees	0.00	2,398.50
Income - Other Sources	2,116.14	4,219.81
HUD PH Op CARE Grant Funds	6,377.67	24,011.67
Transfers from Capital Fund Grants	0.00	70,000.00
HUD Subsidy Earned	23,511.34	118,444.34
Operating Income	59,119.04	330,197.43
Expenses		
Administrative Salaries	5,032.51	19,947.66
Admin Salaries - COVID Haz Pay	0.00	2,192.85
Legal Expense	87.25	1,956.25
Staff Training - COVID	0.00	300.00
Travel	9.00	9.00
Office Supplies	21.88	359.03
Computer Support / Repair	2,364.33	4,688.04
Publications	0.00	83.80
Telephone Cost	205.90	389.30
Telephone/DSL Lines	1,056.51	2,518.24
Admin Expenses - COVID Related	1,912.05	4,008.60
Misc. Admin Expenses	1.25	1.25
Admin Contracts	254.66	983.65
Tenant Screening	27.79	86.00
Copier Lease/Usage	183.40	619.29
Management Fees	6,826.95	27,914.64
Bookkeeping Fees	1,012.50	4,140.00
Asset Management Fees	1,450.00	5,800.00
Tenant Services - Salaries	236.25	746.55
Tenant Services - Other incurred service cost	187.84	256.08
Water	2,118.52	9,123.57
Electricity	12,723.63	29,621.76
Other Utilities Expense	2,486.54	10,627.92
Maintenance Labor	5,883.70	21,761.66
Maint Labor - COVID Haz Pay	0.00	2,217.37
Materials	2,482.18	6,358.87
Materials - COVID	250.39	2,393.29
Contract Cost	2,060.67	7,579.38
Contract Costs - COVID	0.00	6,776.11
Contracts - Heating and Cooling	880.88	12,824.81
Contracts - Landscape and Grounds	320.00	1,760.00
Contracts - Unit Turnaround	2,877.92	5,940.84
Contracts Electrical	750.00	1,310.00
Contracts - Extermination	1,241.00	4,067.00
Contracts - Janitorial	2,367.67	4,783.01
Contract Costs - Misc	2,631.00	2,833.00
Trash Removal	550.00	3,485.00
Vehicle Maintenance	0.00	404.72
Appliance/equipment Maint & Repair	2,305.38	2,305.38
Insurance - Prop	3,313.20	13,039.04
Insurance - Liability	355.17	1,397.76
Insurance - Workman's Comp	527.73	1,616.97
Insurance - Other	208.91	757.95
Employee Benefit - Admin	5,301.59	12,534.58
Employee Benefits - Maint	1,250.33	3,628.74

Southview Manor

Board Operating Statement

Preview

July, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Collection Losses	0.00	694.00
Operating Expenses	73,756.48	246,842.96
Operating Profit / (Loss)	(14,637.44)	83,354.47
Retained Earnings		83,354.47

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

July, 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	27,080.00	186.76	27,083.33	186.78	110,944.00	191.28	108,333.33	186.78
Excess Utilities	33.89	0.23	0.00	0.00	179.11	0.31	0.00	0.00
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	435.42	3.00	2,398.50	4.14	1,741.67	3.00
HUD PH Op CARE Grant Funds	2,116.14	14.59	1,000.00	6.90	4,219.81	7.28	4,000.00	6.90
Transfers from Capital Fund Grant	6,377.67	43.98	0.00	0.00	24,011.67	41.40	0.00	0.00
HUD Subsidy Earned	0.00	0.00	10,000.00	68.97	70,000.00	120.69	40,000.00	68.97
	23,511.34	162.15	0.00	0.00	118,444.34	204.21	0.00	0.00
Operating Income	59,119.04	407.72	38,518.75	265.65	330,197.43	569.31	154,075.00	265.65
Expenses								
Administrative Salaries	5,032.51	34.71	4,394.17	30.30	19,947.66	34.39	17,576.67	30.30
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	2,192.85	3.78	0.00	0.00
Legal Expense	87.25	0.60	208.33	1.44	1,956.25	3.37	833.33	1.44
Staff Training	0.00	0.00	41.67	0.29	0.00	0.00	166.67	0.29
Staff Training - COVID	0.00	0.00	0.00	0.00	300.00	0.52	0.00	0.00
Travel	9.00	0.06	83.34	0.57	9.00	0.02	333.34	0.57
Audit Fee	0.00	0.00	333.33	2.30	0.00	0.00	1,333.33	2.30
Sundry	0.00	0.00	166.67	1.15	0.00	0.00	666.67	1.15
Office Supplies	21.88	0.15	166.67	1.15	359.03	0.62	666.67	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	666.67	1.15
Computer Support / Repair	2,364.33	16.31	416.67	2.87	4,688.04	8.08	1,666.67	2.87
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	83.33	0.14
Publications	0.00	0.00	29.17	0.20	83.80	0.14	116.67	0.20
Telephone Cost	205.90	1.42	145.83	1.01	389.30	0.67	583.33	1.01
Telephone/DSL Lines	1,056.51	7.29	625.00	4.31	2,518.24	4.34	2,500.00	4.31
Collection Agent Fees & Court Cos	0.00	0.00	125.00	0.86	0.00	0.00	500.00	0.86
Admin Expenses - COVID Related	1,912.05	13.19	0.00	0.00	4,008.60	6.91	0.00	0.00
Misc. Admin Expenses	1.25	0.01	208.33	1.44	1.25	0.00	833.33	1.44
Admin Contracts	254.66	1.76	1,125.00	7.76	983.65	1.70	4,500.00	7.76
Tenant Screening	27.79	0.19	333.33	2.30	86.00	0.15	1,333.33	2.30
Copier Lease/Usage	183.40	1.26	175.00	1.21	619.29	1.07	700.00	1.21
Management Fees	6,826.95	47.08	6,166.67	42.53	27,914.64	48.13	24,666.67	42.53
Bookkeeping Fees	1,012.50	6.98	1,000.00	6.90	4,140.00	7.14	4,000.00	6.90
Asset Management Fees	1,450.00	10.00	1,541.67	10.63	5,800.00	10.00	6,166.67	10.63
Tenant Services - Salaries	236.25	1.63	125.00	0.86	746.55	1.29	500.00	0.86
Tenant Services - Other incurred	187.84	1.30	375.00	2.59	256.08	0.44	1,500.00	2.59
Water	2,118.52	14.61	2,500.00	17.24	9,123.57	15.73	10,000.00	17.24
Electricity	12,723.63	87.75	11,395.83	78.59	29,621.76	51.07	45,583.33	78.59
Other Utilities Expense	2,486.54	17.15	2,708.33	18.68	10,627.92	18.32	10,833.33	18.68
Maintenance Labor	5,883.70	40.58	5,795.25	39.97	21,761.66	37.52	23,181.00	39.97
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	2,217.37	3.82	0.00	0.00
Materials	2,482.18	17.12	2,533.33	17.47	6,358.87	10.96	10,133.33	17.47
Materials - COVID	250.39	1.73	0.00	0.00	2,393.29	4.13	0.00	0.00
Contract Cost	2,060.67	14.21	833.33	5.75	7,579.38	13.07	3,333.33	5.75
Contract Costs - COVID	0.00	0.00	0.00	0.00	6,776.11	11.68	0.00	0.00
Contracts - Heating and Cooling	880.88	6.08	2,500.00	17.24	12,824.81	22.11	10,000.00	17.24
Elevator Contract	0.00	0.00	1,000.00	6.90	0.00	0.00	4,000.00	6.90
Contracts - Landscape and Ground	320.00	2.21	291.67	2.01	1,760.00	3.03	1,166.67	2.01
Contracts - Unit Turnaround	2,877.92	19.85	2,291.67	15.80	5,940.84	10.24	9,166.67	15.80
Contracts Electrical	750.00	5.17	83.33	0.57	1,310.00	2.26	333.33	0.57
Contracts - Plumbing	0.00	0.00	125.00	0.86	0.00	0.00	500.00	0.86
Contracts - Extermination	1,241.00	8.56	1,875.00	12.93	4,067.00	7.01	7,500.00	12.93

Southview Manor

Board Operating Statement / Budget

Preview

July, 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	2,367.67	16.33	1,666.67	11.49	4,783.01	8.25	6,666.67	11.49
Contract Costs - Misc	2,631.00	18.14	2,291.67	15.80	2,833.00	4.88	9,166.67	15.80
Trash Removal	550.00	3.79	625.00	4.31	3,485.00	6.01	2,500.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	404.72	0.70	83.33	0.14
Appliance/equipment Maint & Rep	2,305.38	15.90	0.00	0.00	2,305.38	3.97	0.00	0.00
Insurance - Prop	3,313.20	22.85	3,333.33	22.99	13,039.04	22.48	13,333.33	22.99
Insurance - Liability	355.17	2.45	333.33	2.30	1,397.76	2.41	1,333.33	2.30
Insurance - Workman's Comp	527.73	3.64	375.00	2.59	1,616.97	2.79	1,500.00	2.59
Insurance - Other	208.91	1.44	166.67	1.15	757.95	1.31	666.67	1.15
Employee Benefit - Admin	5,301.59	36.56	2,230.92	15.39	12,534.58	21.61	8,923.67	15.39
Employee Benefits - Maint	1,250.33	8.62	2,165.00	14.93	3,628.74	6.26	8,660.00	14.93
Collection Losses	0.00	0.00	375.00	2.59	694.00	1.20	1,500.00	2.59
Operating Expenses	73,756.48	508.67	65,489.51	451.65	246,842.96	425.59	261,958.01	451.65
Operating Profit / (Loss)	(14,637.44)	(100.95)	(26,970.76)	(186.01)	83,354.47	143.71	(107,883.01)	(186.01)
Retained Earnings					83,354.47	143.71	(107,883.01)	(186.01)

Report Selections