



INDEPENDENCE
HOUSING AUTHORITY

Southview Manor Financial Statements

For the Period Ending 6/30/2020

For the Board of Commissioners Meeting

July 21, 2020

Southview Manor
Balance Sheet

Preview

June, 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**

Report Selections

Southview Manor

Board Operating Statement

Preview

June, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	28,452.00	83,864.00
Excess Utilities	145.22	145.22
Other Income - Tenant Charges & Fees	1,956.25	2,398.50
Income - Other Sources	49.18	2,103.67
Transfers from Capital Fund Grants	20,000.00	70,000.00
HUD Subsidy Earned	35,466.00	94,933.00
Operating Income	86,068.65	253,444.39
Expenses		
Administrative Salaries	6,612.62	17,108.00
Legal Expense	1,869.00	1,869.00
Staff Training	300.00	300.00
Sundry	1,897.30	2,096.55
Office Supplies	0.00	337.15
Computer Support / Repair	0.00	2,323.71
Publications	83.80	83.80
Telephone Cost	0.00	183.40
Telephone/DSL Lines	638.96	1,461.73
Admin Contracts	219.66	728.99
Tenant Screening	43.14	58.21
Copier Lease/Usage	252.49	435.89
Management Fees	7,231.51	21,087.69
Bookkeeping Fees	1,072.50	3,127.50
Asset Management Fees	1,510.00	4,350.00
Tenant Services - Salaries	189.00	510.30
Tenant Services - Other incurred service cost	34.12	68.24
Water	2,855.97	7,005.05
Electricity	9,433.70	16,898.13
Other Utilities Expense	3,330.64	8,141.38
Maintenance Labor	6,830.25	18,095.33
Materials	2,250.03	6,019.59
Contract Cost	5,627.50	12,294.82
Contracts - Heating and Cooling	826.16	11,943.93
Contracts - Landscape and Grounds	640.00	1,440.00
Contracts - Unit Turnaround	1,438.96	3,062.92
Contracts Electrical	560.00	560.00
Contracts - Extermination	1,067.00	2,826.00
Contracts - Janitorial	1,207.67	2,415.34
Contract Costs - Misc	108.00	202.00
Trash Removal	1,250.00	2,935.00
Vehicle Maintenance	0.00	404.72
Insurance - Prop	3,206.32	9,725.84
Insurance - Liability	343.71	1,042.59
Insurance - Workman's Comp	359.09	1,089.24
Insurance - Other	202.17	549.04
Employee Benefit - Admin	1,130.06	7,232.99
Employee Benefits - Maint	761.18	2,378.41
Collection Losses	0.00	694.00
Operating Expenses	65,382.51	173,086.48
Operating Profit / (Loss)	20,686.14	80,357.91

Southview Manor Board Operating Statement

Preview

June, 2020

Monthly Totals

Year-to-Date Totals

Retained Earnings

80,357.91

Report Selections

Southview Manor

Board Operating Statement / Budget

Preview

June, 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	28,452.00	196.22	27,083.33	186.78	83,864.00	192.79	81,250.00	186.78
Excess Utilities	145.22	1.00	0.00	0.00	145.22	0.33	0.00	0.00
Other Income - Tenant Charges & Income - Other Sources	1,956.25	13.49	435.42	3.00	2,398.50	5.51	1,306.25	3.00
Transfers from Capital Fund Grant	49.18	0.34	1,000.00	6.90	2,103.67	4.84	3,000.00	6.90
HUD Subsidy Earned	20,000.00	137.93	10,000.00	68.97	70,000.00	160.92	30,000.00	68.97
	35,466.00	244.59	0.00	0.00	94,933.00	218.24	0.00	0.00
Operating Income	86,068.65	593.58	38,518.75	265.65	253,444.39	582.63	115,556.25	265.65
Expenses								
Administrative Salaries	6,612.62	45.60	4,394.17	30.30	17,108.00	39.33	13,182.50	30.30
Legal Expense	1,869.00	12.89	208.33	1.44	1,869.00	4.30	625.00	1.44
Staff Training	300.00	2.07	41.67	0.29	300.00	0.69	125.00	0.29
Travel	0.00	0.00	83.34	0.57	0.00	0.00	250.00	0.57
Audit Fee	0.00	0.00	333.33	2.30	0.00	0.00	1,000.00	2.30
Sundry	1,897.30	13.08	166.67	1.15	2,096.55	4.82	500.00	1.15
Office Supplies	0.00	0.00	166.67	1.15	337.15	0.78	500.00	1.15
Expendable Office Equipment	0.00	0.00	166.67	1.15	0.00	0.00	500.00	1.15
Computer Support / Repair	0.00	0.00	416.67	2.87	2,323.71	5.34	1,250.00	2.87
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	62.50	0.14
Publications	83.80	0.58	29.17	0.20	83.80	0.19	87.50	0.20
Telephone Cost	0.00	0.00	145.83	1.01	183.40	0.42	437.50	1.01
Telephone/DSL Lines	638.96	4.41	625.00	4.31	1,461.73	3.36	1,875.00	4.31
Collection Agent Fees & Court Costs	0.00	0.00	125.00	0.86	0.00	0.00	375.00	0.86
Misc. Admin Expenses	0.00	0.00	208.33	1.44	0.00	0.00	625.00	1.44
Admin Contracts	219.66	1.51	1,125.00	7.76	728.99	1.68	3,375.00	7.76
Tenant Screening	43.14	0.30	333.33	2.30	58.21	0.13	1,000.00	2.30
Copier Lease/Usage	252.49	1.74	175.00	1.21	435.89	1.00	525.00	1.21
Management Fees	7,231.51	49.87	6,166.67	42.53	21,087.69	48.48	18,500.00	42.53
Bookkeeping Fees	1,072.50	7.40	1,000.00	6.90	3,127.50	7.19	3,000.00	6.90
Asset Management Fees	1,510.00	10.41	1,541.67	10.63	4,350.00	10.00	4,625.00	10.63
Tenant Services - Salaries	189.00	1.30	125.00	0.86	510.30	1.17	375.00	0.86
Tenant Services - Other incurred s	34.12	0.24	375.00	2.59	68.24	0.16	1,125.00	2.59
Water	2,855.97	19.70	2,500.00	17.24	7,005.05	16.10	7,500.00	17.24
Electricity	9,433.70	65.06	11,395.83	78.59	16,898.13	38.85	34,187.50	78.59
Other Utilities Expense	3,330.64	22.97	2,708.33	18.68	8,141.38	18.72	8,125.00	18.68
Maintenance Labor	6,830.25	47.11	5,795.25	39.97	18,095.33	41.60	17,385.75	39.97
Materials	2,250.03	15.52	2,533.33	17.47	6,019.59	13.84	7,600.00	17.47
Contract Cost	5,627.50	38.81	833.33	5.75	12,294.82	28.26	2,500.00	5.75
Contracts - Heating and Cooling	826.16	5.70	2,500.00	17.24	11,943.93	27.46	7,500.00	17.24
Elevator Contract	0.00	0.00	1,000.00	6.90	0.00	0.00	3,000.00	6.90
Contracts - Landscape and Ground	640.00	4.41	291.67	2.01	1,440.00	3.31	875.00	2.01
Contracts - Unit Turnaround	1,438.96	9.92	2,291.67	15.80	3,062.92	7.04	6,875.00	15.80
Contracts Electrical	560.00	3.86	83.33	0.57	560.00	1.29	250.00	0.57
Contracts - Plumbing	0.00	0.00	125.00	0.86	0.00	0.00	375.00	0.86
Contracts - Extermination	1,067.00	7.36	1,875.00	12.93	2,826.00	6.50	5,625.00	12.93
Contracts - Janitorial	1,207.67	8.33	1,666.67	11.49	2,415.34	5.55	5,000.00	11.49
Contract Costs - Misc	108.00	0.74	2,291.67	15.80	202.00	0.46	6,875.00	15.80
Trash Removal	1,250.00	8.62	625.00	4.31	2,935.00	6.75	1,875.00	4.31
Vehicle Maintenance	0.00	0.00	20.83	0.14	404.72	0.93	62.50	0.14
Insurance - Prop	3,206.32	22.11	3,333.33	22.99	9,725.84	22.36	10,000.00	22.99
Insurance - Liability	343.71	2.37	333.33	2.30	1,042.59	2.40	1,000.00	2.30
Insurance - Workman's Comp	359.09	2.48	375.00	2.59	1,089.24	2.50	1,125.00	2.59

