

# Pleasant Heights Balance Sheet

Preview

August, 2020

Balance

## Assets

### Current Assets

5	UMB General Fund	931,728.98
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	4,152.09
29	Prepaid Insurance	30,861.69
60	Allow for Obsolete Inventory	32,330.04
169	CFP HUD Rec/Deferred Revenue	(40,257.12)

Total Current Assets 959,015.68

### Non-Current Assets

170	Leasehold Improvements	534,408.32
171	Land	159,000.00
172	Buildings	6,253,045.35
174	Equipment - Admin	135,380.72
175	Accumulated Depreciation	(5,683,687.00)

Total Fixed Assets 1,398,147.39

**Total Assets** **2,357,163.07**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	35,670.00
306	Accrued Comp Absences	7,243.82

Total Current Liabilities 42,913.82

### Non-Current Liabilities

470	Comp Absences - NonCurrent	1,635.43
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Total Non-Current Liabilities 1,635.43

**Total Liabilities** **44,549.25**

## Net Assets

600	Capitalized Assets	1,398,147.39
602	Unrestricted Assets	770,577.10
700	Current Year Net Income (Loss)	143,889.33

Total Net Assets 2,312,613.82

**Total Liabilities and Net Assets** **2,357,163.07**

Print Selections

# Pleasant Heights

## Board Operating Statement

Preview

August, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	49,228.00	246,519.00
Other Income - Tenant Charges & Fees	0.00	(62.50)
Income - Other Sources	1,740.98	8,290.22
HUD PH Op CARE Grant Funds	44,459.71	81,320.02
Transfers from Capital Fund Grants	0.00	30,000.00
HUD Subsidy Earned	48,866.10	283,627.30
<b>Operating Income</b>	<b>144,294.79</b>	<b>649,694.04</b>
<b>Expenses</b>		
Administrative Salaries	0.00	27,824.56
Admin Salaries - COVID Haz Pay	5,106.40	8,570.75
Staff Training - COVID	0.00	600.00
Office Supplies	5.98	458.42
Computer Support / Repair	24.00	4,712.05
Publications	0.00	83.80
Membership Dues and Fees	0.00	597.55
Telephone/DSL Lines	1,149.51	4,777.55
Admin Expenses - COVID Related	2,474.87	7,596.68
Misc. Admin Expenses	35.00	255.00
Admin Contracts	1,735.49	2,719.15
Tenant Screening	18.49	203.02
Copier Lease/Usage	183.40	733.60
Management Fees	11,327.68	57,801.51
Bookkeeping Fees	1,680.00	8,572.50
Asset Management Fees	2,410.00	12,050.00
Tenant Services - Salaries	99.22	1,544.35
Tenant Services - Other incurred service cost	35.27	361.35
Water	7,017.02	16,491.83
Electricity	22,653.57	76,963.44
Gas	751.43	4,655.89
Other Utilities Expense	9,312.16	20,820.50
Labor	0.00	30,327.25
Maint Labor - COVID Haz Pay	4,394.06	6,510.10
Materials	4,763.58	16,223.66
Materials - COVID	1,481.34	5,822.92
Contract Cost	8,863.69	37,523.84
Contract Costs - COVID	0.00	4,645.88
HVAC Service	0.00	3,750.10
Elevator Contract	0.00	852.50
Contracts - Landscape and Grounds	465.00	2,325.00
Contracts - Unit Turnaround	1,025.84	13,420.08
Contracts Electrical	0.00	925.00
Contracts - Extermination	10,566.00	26,788.75
Contracts - Janitorial	235.00	1,627.93
Contract Costs - Misc	542.50	6,440.05
Trash Removal	1,008.00	5,090.00
Vehicle Maintenance	0.00	404.72
Insurance - Prop	5,026.93	24,810.33
Insurance - Liability	595.21	2,937.65
Insurance - Workman's Comp	738.82	3,035.99
Insurance - Other	208.91	966.86
Employee Benefit Cont.	929.68	15,793.19
Employee Benefits - Maint	922.96	6,006.42
Collection Losses	0.00	1,182.99

# Pleasant Heights Board Operating Statement

Preview

August, 2020

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Operating Expenses</b>	<b>107,787.01</b>	<b>475,804.71</b>
<b>Operating Profit / (Loss)</b>	<b>36,507.78</b>	<b>173,889.33</b>
<b>Retained Earnings</b>		<b>173,889.33</b>

Report Selections

# Pleasant Heights

## 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>
<b>Income</b>								
Dwelling Rent	49,228.00	205.12	50,416.67	210.07	246,519.00	205.43	252,083.33	210.07
Other Income - Tenant Charges &	0.00	0.00	833.34	3.47	(62.50)	(0.05)	4,166.66	3.47
Income - Other Sources	1,740.98	7.25	1,458.33	6.08	8,290.22	6.91	7,291.67	6.08
HUD PH Op CARE Grant Funds	44,459.71	185.25	0.00	0.00	81,320.02	67.77	0.00	0.00
Transfers from Capital Fund Grant	0.00	0.00	4,166.67	17.36	30,000.00	25.00	20,833.33	17.36
HUD Subsidy Earned	48,866.10	203.61	58,301.58	242.92	283,627.30	236.36	291,507.92	242.92
<b>Operating Income</b>	<b>144,294.79</b>	<b>601.23</b>	<b>115,176.59</b>	<b>479.90</b>	<b>649,694.04</b>	<b>541.41</b>	<b>575,882.91</b>	<b>479.90</b>
<b>Expenses</b>								
Administrative Salaries	0.00	0.00	5,655.25	23.56	27,824.56	23.19	28,276.25	23.56
Admin Salaries - COVID Haz Pay	5,106.40	21.28	0.00	0.00	8,570.75	7.14	0.00	0.00
Legal Expense	0.00	0.00	250.00	1.04	0.00	0.00	1,250.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	208.33	0.17
Staff Training - COVID	0.00	0.00	0.00	0.00	600.00	0.50	0.00	0.00
Travel	0.00	0.00	125.00	0.52	0.00	0.00	625.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	0.00	0.00	2,083.33	1.74
Sundry	0.00	0.00	125.00	0.52	0.00	0.00	625.00	0.52
Office Supplies	5.98	0.02	166.67	0.69	458.42	0.38	833.33	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	1,250.00	1.04
Computer Support / Repair	24.00	0.10	416.67	1.74	4,712.05	3.93	2,083.33	1.74
Advertising	0.00	0.00	20.83	0.09	0.00	0.00	104.17	0.09
Publications	0.00	0.00	29.17	0.12	83.80	0.07	145.83	0.12
Membership Dues and Fees	0.00	0.00	270.83	1.13	597.55	0.50	1,354.17	1.13
Telephone/DSL Lines	1,149.51	4.79	833.33	3.47	4,777.55	3.98	4,166.67	3.47
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	416.67	0.35
Admin Expenses - COVID Related	2,474.87	10.31	0.00	0.00	7,596.68	6.33	0.00	0.00
Misc. Admin Expenses	35.00	0.15	208.33	0.87	255.00	0.21	1,041.67	0.87
Admin Contracts	1,735.49	7.23	833.33	3.47	2,719.15	2.27	4,166.67	3.47
Tenant Screening	18.49	0.08	416.67	1.74	203.02	0.17	2,083.33	1.74
Copier Lease/Usage	183.40	0.76	208.33	0.87	733.60	0.61	1,041.67	0.87
Management Fees	11,327.68	47.20	11,583.33	48.26	57,801.51	48.17	57,916.67	48.26
Bookkeeping Fees	1,680.00	7.00	1,750.00	7.29	8,572.50	7.14	8,750.00	7.29
Asset Management Fees	2,410.00	10.04	2,400.00	10.00	12,050.00	10.04	12,000.00	10.00
Tenant Services - Salaries	99.22	0.41	416.67	1.74	1,544.35	1.29	2,083.33	1.74
Tenant Services - Other incurred	35.27	0.15	1,000.00	4.17	361.35	0.30	5,000.00	4.17
Water	7,017.02	29.24	3,875.00	16.15	16,491.83	13.74	19,375.00	16.15
Electricity	22,653.57	94.39	17,504.17	72.93	76,963.44	64.14	87,520.83	72.93
Gas	751.43	3.13	3,750.00	15.63	4,655.89	3.88	18,750.00	15.63
Other Utilities Expense	9,312.16	38.80	4,500.00	18.75	20,820.50	17.35	22,500.00	18.75
Labor	0.00	0.00	8,295.75	34.57	30,327.25	25.27	41,478.75	34.57
Maint Labor - COVID Haz Pay	4,394.06	18.31	0.00	0.00	6,510.10	5.43	0.00	0.00
Materials	4,763.58	19.85	4,733.33	19.72	16,223.66	13.52	23,666.67	19.72
Materials - COVID	1,481.34	6.17	0.00	0.00	5,822.92	4.85	0.00	0.00
Contract Cost	8,863.69	36.93	13,750.00	57.29	37,523.84	31.27	68,750.00	57.29
Contract Costs - COVID	0.00	0.00	0.00	0.00	4,645.88	3.87	0.00	0.00
HVAC Service	0.00	0.00	3,333.33	13.89	3,750.10	3.13	16,666.67	13.89
Generator Contract	0.00	0.00	833.33	3.47	852.50	0.71	4,166.67	3.47
Contracts - Landscape and Ground	465.00	1.94	375.00	1.56	2,325.00	1.94	1,875.00	1.56
Contracts - Unit Turnaround	1,025.84	4.27	3,125.00	13.02	13,420.08	11.18	15,625.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	925.00	0.77	2,500.00	2.08
Contracts - Plumbing	0.00	0.00	208.33	0.87	0.00	0.00	1,041.67	0.87
Contracts - Extermination	10,566.00	44.03	4,500.00	18.75	26,788.75	22.32	22,500.00	18.75

# Pleasant Heights

## 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	235.00	0.98	416.67	1.74	1,627.93	1.36	2,083.33	1.74
Contract Costs - Misc	542.50	2.26	2,541.67	10.59	6,440.05	5.37	12,708.33	10.59
Trash Removal	1,008.00	4.20	1,250.00	5.21	5,090.00	4.24	6,250.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	404.72	0.34	416.67	0.35
Insurance - Prop	5,026.93	20.95	5,000.00	20.83	24,810.33	20.68	25,000.00	20.83
Insurance - Liability	595.21	2.48	500.00	2.08	2,937.65	2.45	2,500.00	2.08
Insurance - Workman's Comp	738.82	3.08	541.67	2.26	3,035.99	2.53	2,708.33	2.26
Insurance - Other	208.91	0.87	208.33	0.87	966.86	0.81	1,041.67	0.87
Employee Benefit Cont.	929.68	3.87	2,487.83	10.37	15,793.19	13.16	12,439.17	10.37
Employee Benefits - Maint	922.96	3.85	3,071.00	12.80	6,006.42	5.01	15,355.00	12.80
Collection Losses	0.00	0.00	1,250.00	5.21	1,182.99	0.99	6,250.00	5.21
<b>Operating Expenses</b>	<b>107,787.01</b>	<b>449.11</b>	<b>114,134.82</b>	<b>475.56</b>	<b>475,804.71</b>	<b>396.50</b>	<b>570,674.18</b>	<b>475.56</b>
<b>Operating Profit / (Loss)</b>	<b>36,507.78</b>	<b>152.12</b>	<b>1,041.77</b>	<b>4.34</b>	<b>173,889.33</b>	<b>144.91</b>	<b>5,208.73</b>	<b>4.34</b>
<b>Non-Operating Expenses</b>								
Extraordinary Maintenance - Cont	0.00	0.00	416.67	1.74	0.00	0.00	2,083.33	1.74
<b>Total Operating Funds Available</b>	<b>36,507.78</b>	<b>152.12</b>	<b>625.10</b>	<b>2.60</b>	<b>173,889.33</b>	<b>144.91</b>	<b>3,125.40</b>	<b>2.60</b>
<b>Retained Earnings</b>					<b>173,889.33</b>	<b>144.91</b>	<b>3,125.40</b>	<b>2.60</b>

Report Selections