

Pleasant Heights  
Balance Sheet

Preview

December, 2020

		<u>Balance</u>
<b>Assets</b>		
Current Assets		
5	UMB General Fund	1,064,048.72
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	2,629.39
15	Accts Receivable Due from COCC	59,388.68
29	Prepaid Insurance	75,554.98
60	Allow for Obsolete Inventory	32,330.04
169	CFP HUD Rec/Deferred Revenue	(28,022.21)
Total Current Assets		1,206,129.60
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
<b>Total Assets</b>		<b>2,604,276.99</b>
<b>Liabilities</b>		
Current Liabilities		
300	Tenants Security Deposit	34,320.00
304	Accts Payable Due to COCC	204,448.62
306	Accrued Comp Absences	7,243.82
Total Current Liabilities		246,012.44
Non-Current Liabilities		
470	Comp Absences - NonCurrent	1,635.43
Total Non-Current Liabilities		1,635.43
<b>Total Liabilities</b>		<b>247,647.87</b>
<b>Net Assets</b>		
600	Capitalized Assets	1,398,147.39
602	Unrestricted Assets	770,577.10
700	Current Year Net Income (Loss)	187,904.63
Total Net Assets		2,356,629.12
<b>Total Liabilities and Net Assets</b>		<b>2,604,276.99</b>

Pleasant Heights  
Board Operating Statement

Preview

December, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	47,035.72	438,151.22
Other Income - Tenant Charges & Fees	467.25	453.49
Income - Other Sources	1,129.63	14,055.82
HUD PH Op CARE Grant Funds	0.00	116,925.61
Transfers from Capital Fund Grants	0.00	30,000.00
HUD Subsidy Earned	36,639.30	502,689.90
<b>Operating Income</b>	<b>85,271.90</b>	<b>1,102,276.04</b>
<b>Expenses</b>		
Administrative Salaries	5,923.51	45,271.08
Admin Salaries - COVID Haz Pay	0.00	13,266.51
Legal Expense	467.25	467.25
Staff Training	118.99	118.99
Staff Training - COVID	0.00	600.00
Audit Fee	0.00	4,250.00
Sundry	615.48	615.48
Office Supplies	249.34	845.13
Computer Support / Repair	0.00	7,124.38
Advertising	351.88	568.54
Publications	0.00	83.80
Membership Dues and Fees	46.00	683.55
Telephone/DSL Lines	1,162.40	9,103.51
Admin Expenses - COVID Related	125.91	7,953.56
Misc. Admin Expenses	2,746.74	3,964.48
Admin Contracts	191.66	3,586.38
Tenant Screening	12.70	288.70
Copier Lease/Usage	283.27	1,383.67
Management Fees	10,923.12	102,252.54
Bookkeeping Fees	1,620.00	15,165.00
Asset Management Fees	2,410.00	21,690.00
Tenant Services - Salaries	248.05	2,486.94
Tenant Services - Other incurred service cost	35.60	6,153.09
Water	3,031.36	27,486.13
Electricity	15,969.87	128,647.89
Gas	4,621.64	13,825.79
Other Utilities Expense	4,031.83	35,428.11
Labor	5,783.40	51,286.63
Maint Labor - COVID Haz Pay	0.00	10,835.93
Materials	9,082.68	32,824.41
Materials - COVID	0.00	8,956.27
Contract Cost	11,953.93	79,673.68
Contract Costs - COVID	0.00	9,200.59
HVAC Service	1,852.41	7,203.33
Elevator Contract	3,575.00	6,442.50
Contracts - Landscape and Grounds	0.00	3,255.00
Contracts - Unit Turnaround	5,045.04	28,577.14
Contracts Electrical	700.00	1,625.00
Contracts - Plumbing	710.44	5,206.13
Contracts - Extermination	2,436.00	47,482.75
Contracts - Janitorial	4,984.31	16,810.17
Contract Costs - Misc	542.50	10,839.65
Trash Removal	2,112.00	11,330.00
Vehicle Maintenance	0.00	404.72
Insurance - Prop	5,026.93	44,593.73
Insurance - Liability	595.21	5,280.09

Pleasant Heights  
Board Operating Statement  
December, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Insurance - Workman's Comp	738.82	5,943.59
Insurance - Other	208.91	1,789.02
Employee Benefit Cont.	1,839.15	29,198.62
Employee Benefits - Maint	850.42	10,125.48
Collection Losses	1,033.49	2,176.48
<b>Operating Expenses</b>	<b>114,257.24</b>	<b>884,371.41</b>
<b>Operating Profit / (Loss)</b>	<b>(28,985.34)</b>	<b>217,904.63</b>
<b>Retained Earnings</b>		<b>217,904.63</b>

# Pleasant Heights

## Board Operating Statement / Budget

Preview

December, 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	47,035.72	195.98	50,416.67	210.07	438,151.22	202.85	453,750.00	210.07
Other Income - Tenant Charges &	467.25	1.95	833.34	3.47	453.49	0.21	7,500.00	3.47
Income - Other Sources	1,129.63	4.71	1,458.33	6.08	14,055.82	6.51	13,125.00	6.08
HUD PH Op CARE Grant Funds	0.00	0.00	0.00	0.00	116,925.61	54.13	0.00	0.00
Transfers from Capital Fund Grant	0.00	0.00	4,166.67	17.36	30,000.00	13.89	37,500.00	17.36
HUD Subsidy Earned	36,639.30	152.66	58,301.58	242.92	502,689.90	232.73	524,714.25	242.92
<b>Operating Income</b>	<b>85,271.90</b>	<b>355.30</b>	<b>115,176.59</b>	<b>479.90</b>	<b>1,102,276.04</b>	<b>510.31</b>	<b>1,036,589.25</b>	<b>479.90</b>
<b>Expenses</b>								
Administrative Salaries	5,923.51	24.68	5,655.25	23.56	45,271.08	20.96	50,897.25	23.56
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	13,266.51	6.14	0.00	0.00
Legal Expense	467.25	1.95	250.00	1.04	467.25	0.22	2,250.00	1.04
Staff Training	118.99	0.50	41.67	0.17	118.99	0.06	375.00	0.17
Staff Training - COVID	0.00	0.00	0.00	0.00	600.00	0.28	0.00	0.00
Travel	0.00	0.00	125.00	0.52	0.00	0.00	1,125.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	4,250.00	1.97	3,750.00	1.74
Sundry	615.48	2.56	125.00	0.52	615.48	0.28	1,125.00	0.52
Office Supplies	249.34	1.04	166.67	0.69	845.13	0.39	1,500.00	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	2,250.00	1.04
Computer Support / Repair	0.00	0.00	416.67	1.74	7,124.38	3.30	3,750.00	1.74
Advertising	351.88	1.47	20.83	0.09	568.54	0.26	187.50	0.09
Publications	0.00	0.00	29.17	0.12	83.80	0.04	262.50	0.12
Membership Dues and Fees	46.00	0.19	270.83	1.13	683.55	0.32	2,437.50	1.13
Telephone/DSL Lines	1,162.40	4.84	833.33	3.47	9,103.51	4.21	7,500.00	3.47
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	750.00	0.35
Admin Expenses - COVID Related	125.91	0.52	0.00	0.00	7,953.56	3.68	0.00	0.00
Misc. Admin Expenses	2,746.74	11.44	208.33	0.87	3,964.48	1.84	1,875.00	0.87
Admin Contracts	191.66	0.80	833.33	3.47	3,586.38	1.66	7,500.00	3.47
Tenant Screening	12.70	0.05	416.67	1.74	288.70	0.13	3,750.00	1.74
Copier Lease/Usage	283.27	1.18	208.33	0.87	1,383.67	0.64	1,875.00	0.87
Management Fees	10,923.12	45.51	11,583.33	48.26	102,252.54	47.34	104,250.00	48.26
Bookkeeping Fees	1,620.00	6.75	1,750.00	7.29	15,165.00	7.02	15,750.00	7.29
Asset Management Fees	2,410.00	10.04	2,400.00	10.00	21,690.00	10.04	21,600.00	10.00
Tenant Services - Salaries	248.05	1.03	416.67	1.74	2,486.94	1.15	3,750.00	1.74
Tenant Services - Other incurred s	35.60	0.15	1,000.00	4.17	6,153.09	2.85	9,000.00	4.17
Water	3,031.36	12.63	3,875.00	16.15	27,486.13	12.73	34,875.00	16.15
Electricity	15,969.87	66.54	17,504.17	72.93	128,647.89	59.56	157,537.50	72.93
Gas	4,621.64	19.26	3,750.00	15.63	13,825.79	6.40	33,750.00	15.63
Other Utilities Expense	4,031.83	16.80	4,500.00	18.75	35,428.11	16.40	40,500.00	18.75
Labor	5,783.40	24.10	8,295.75	34.57	51,286.63	23.74	74,661.75	34.57
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	10,835.93	5.02	0.00	0.00
Materials	9,082.68	37.84	4,733.33	19.72	32,824.41	15.20	42,600.00	19.72
Materials - COVID	0.00	0.00	0.00	0.00	8,956.27	4.15	0.00	0.00
Contract Cost	11,953.93	49.81	13,750.00	57.29	79,673.68	36.89	123,750.00	57.29
Contract Costs - COVID	0.00	0.00	0.00	0.00	9,200.59	4.26	0.00	0.00
HVAC Service	1,852.41	7.72	3,333.33	13.89	7,203.33	3.33	30,000.00	13.89
Elevator Contract	3,575.00	14.90	833.33	3.47	6,442.50	2.98	7,500.00	3.47
Contracts - Landscape and Groun	0.00	0.00	375.00	1.56	3,255.00	1.51	3,375.00	1.56
Contracts - Unit Turnaround	5,045.04	21.02	3,125.00	13.02	28,577.14	13.23	28,125.00	13.02
Contracts Electrical	700.00	2.92	500.00	2.08	1,625.00	0.75	4,500.00	2.08
Contracts - Plumbing	710.44	2.96	208.33	0.87	5,206.13	2.41	1,875.00	0.87
Contracts - Extermination	2,436.00	10.15	4,500.00	18.75	47,482.75	21.98	40,500.00	18.75

December, 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	4,984.31	20.77	416.67	1.74	16,810.17	7.78	3,750.00	1.74
Contract Costs - Misc	542.50	2.26	2,541.67	10.59	10,839.65	5.02	22,875.00	10.59
Trash Removal	2,112.00	8.80	1,250.00	5.21	11,330.00	5.25	11,250.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	404.72	0.19	750.00	0.35
Insurance - Prop	5,026.93	20.95	5,000.00	20.83	44,593.73	20.65	45,000.00	20.83
Insurance - Liability	595.21	2.48	500.00	2.08	5,280.09	2.44	4,500.00	2.08
Insurance - Workman's Comp	738.82	3.08	541.67	2.26	5,943.59	2.75	4,875.00	2.26
Insurance - Other	208.91	0.87	208.33	0.87	1,789.02	0.83	1,875.00	0.87
Employee Benefit Cont.	1,839.15	7.66	2,487.83	10.37	29,198.62	13.52	22,390.50	10.37
Employee Benefits - Maint	850.42	3.54	3,071.00	12.80	10,125.48	4.69	27,639.00	12.80
Collection Losses	1,033.49	4.31	1,250.00	5.21	2,176.48	1.01	11,250.00	5.21
<b>Operating Expenses</b>	<b>114,257.24</b>	<b>476.07</b>	<b>114,134.82</b>	<b>475.56</b>	<b>884,371.41</b>	<b>409.43</b>	<b>1,027,213.50</b>	<b>475.56</b>
<b>Operating Profit / (Loss)</b>	<b>(28,985.34)</b>	<b>(120.77)</b>	<b>1,041.77</b>	<b>4.34</b>	<b>217,904.63</b>	<b>100.88</b>	<b>9,375.75</b>	<b>4.34</b>
<b>Non-Operating Expenses</b>								
Extraordinary Maintenance - Conti	0.00	0.00	416.67	1.74	0.00	0.00	3,750.00	1.74
<b>Total Operating Funds Available</b>	<b>(28,985.34)</b>	<b>(120.77)</b>	<b>625.10</b>	<b>2.60</b>	<b>217,904.63</b>	<b>100.88</b>	<b>5,625.75</b>	<b>2.60</b>
<b>Retained Earnings</b>					<b>217,904.63</b>	<b>100.88</b>	<b>5,625.75</b>	<b>2.60</b>
<b>Report Selections</b>								