

Pleasant Heights Balance Sheet

Preview

June, 2021

Balance

Assets

Current Assets

5	UMB General Fund	829,583.62
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	7,784.80
15	Accts Receivable Due from COCC	103,681.50
29	Prepaid Insurance	53,258.55
60	Allow for Obsolete Inventory	36,366.49
169	CFP HUD Rec/Deferred Revenue	(48,142.99)

Total Current Assets 982,731.97

Non-Current Assets

170	Leasehold Improvements	562,901.60
171	Land	159,000.00
172	Buildings	6,253,045.35
174	Equipment - Admin	135,380.72
175	Accumulated Depreciation	(5,843,264.00)

Total Fixed Assets 1,267,063.67

Total Assets

2,249,795.64

Liabilities

Current Liabilities

300	Tenants Security Deposit	35,192.00
304	Accts Payable Due to COCC	109,285.99
306	Accrued Comp Absences	7,801.08

Total Current Liabilities 152,279.07

Non-Current Liabilities

470	Comp Absences - NonCurrent	1,026.84
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Total Non-Current Liabilities 1,026.84

Total Liabilities

153,305.91

Net Assets

600	Capitalized Assets	1,267,063.67
602	Unrestricted Assets	762,163.23
700	Current Year Net Income (Loss)	67,262.83

Total Net Assets 2,096,489.73

Total Liabilities and Net Assets

2,249,795.64

Pleasant Heights

Board Operating Statement

Preview

June, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	46,932.00	140,783.00
Other Income - Tenant Charges & Fees	0.00	1.27
Income - Other Sources	0.00	2,273.79
Transfers from Capital Fund Grants	40,000.00	40,000.00
HUD Subsidy Earned	63,384.50	180,212.70
Operating Income	150,316.50	363,270.76
Expenses		
Administrative Salaries	6,618.97	19,280.98
Office Supplies	9.99	55.23
Computer Support / Repair	40.00	40.00
Publications	59.97	59.97
Membership Dues and Fees	632.00	632.00
Telephone/DSL Lines	973.01	3,343.66
Misc. Admin Expenses	0.00	150.14
Admin Contracts	215.00	1,843.44
Tenant Screening	25.65	40.64
Copier Lease/Usage	0.00	323.74
Management Fees	10,467.99	31,757.96
Bookkeeping Fees	1,552.50	4,710.00
Asset Management Fees	2,400.00	7,200.00
Tenant Services - Salaries	123.60	370.80
Tenant Services - Other incurred service cost	36.78	73.56
Water	3,267.49	5,969.03
Electricity	19,072.59	32,201.77
Gas	3,525.12	3,525.12
Other Utilities Expense	4,337.35	7,926.51
Labor	4,765.07	13,943.37
Materials	1,511.40	4,875.22
Contract Cost	9,124.30	38,152.10
HVAC Service	800.41	2,753.46
Elevator Contract	2,803.38	2,803.38
Contracts - Landscape and Grounds	625.00	1,555.00
Contracts - Unit Turnaround	2,031.66	4,554.18
Contracts - Plumbing	7,433.28	962.44
Contracts - Extermination	7,964.00	10,034.00
Contracts - Janitorial	4,755.00	9,510.00
Contract Costs - Misc	2,046.10	8,082.21
Trash Removal	0.00	4,224.00
Insurance - Prop	5,126.32	15,549.84
Insurance - Liability	619.27	1,878.46
Insurance - Workman's Comp	714.98	2,168.78
Insurance - Other	218.38	605.90
Employee Benefit Cont.	2,846.08	12,413.12
Employee Benefits - Maint	1,746.33	3,328.42
Collection Losses	(120.00)	(890.50)
Operating Expenses	108,368.97	256,007.93
Operating Profit / (Loss)	41,947.53	107,262.83

Pleasant Heights

Board Operating Statement / Budget

Preview

June, 2021

	<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	46,932.00	195.55	50,416.67	210.07	140,783.00	195.53	151,250.00	210.07
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	833.34	3.47	1.27	0.00	2,500.00	3.47
Transfers from Capital Fund Grants	40,000.00	166.67	4,166.67	17.36	40,000.00	55.56	12,500.00	17.36
HUD Subsidy Earned	63,384.50	264.10	58,301.58	242.92	180,212.70	250.30	174,904.75	242.92
Operating Income	150,316.50	626.32	115,176.59	479.90	363,270.76	504.54	345,529.75	479.90
Expenses								
Administrative Salaries	6,618.97	27.58	5,655.25	23.56	19,280.98	26.78	16,965.75	23.56
Legal Expense	0.00	0.00	250.00	1.04	0.00	0.00	750.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	125.00	0.17
Travel	0.00	0.00	124.99	0.52	0.00	0.00	375.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	0.00	0.00	1,250.00	1.74
Office Supplies	9.99	0.04	166.67	0.69	55.23	0.08	500.00	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	750.00	1.04
Computer Support / Repair	40.00	0.17	0.00	0.00	40.00	0.06	0.00	0.00
Advertising	0.00	0.00	20.83	0.09	0.00	0.00	62.50	0.09
Publications	59.97	0.25	29.17	0.12	59.97	0.08	87.50	0.12
Membership Dues and Fees	632.00	2.63	270.83	1.13	632.00	0.88	812.50	1.13
Telephone/DSL Lines	973.01	4.05	833.33	3.47	3,343.66	4.64	2,500.00	3.47
Collection Agent Fees & Court Costs	0.00	0.00	83.33	0.35	0.00	0.00	250.00	0.35
Misc. Admin Expenses	0.00	0.00	333.33	1.39	150.14	0.21	1,000.00	1.39
Admin Contracts	215.00	0.90	833.33	3.47	1,843.44	2.56	2,500.00	3.47
Tenant Screening	25.65	0.11	416.67	1.74	40.64	0.06	1,250.00	1.74
Copier Lease/Usage	0.00	0.00	208.33	0.87	323.74	0.45	625.00	0.87
Management Fees	10,467.99	43.62	11,583.33	48.26	31,757.96	44.11	34,750.00	48.26
Bookkeeping Fees	1,552.50	6.47	1,750.00	7.29	4,710.00	6.54	5,250.00	7.29
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	7,200.00	10.00	7,200.00	10.00
Tenant Services - Salaries	123.60	0.52	416.67	1.74	370.80	0.52	1,250.00	1.74
Tenant Services - Other incurred s	36.78	0.15	1,000.00	4.17	73.56	0.10	3,000.00	4.17
Water	3,267.49	13.61	3,875.00	16.15	5,969.03	8.29	11,625.00	16.15
Electricity	19,072.59	79.47	17,504.17	72.93	32,201.77	44.72	52,512.50	72.93
Gas	3,525.12	14.69	3,750.00	15.63	3,525.12	4.90	11,250.00	15.63
Other Utilities Expense	4,337.35	18.07	4,500.00	18.75	7,926.51	11.01	13,500.00	18.75
Labor	4,765.07	19.85	8,295.75	34.57	13,943.37	19.37	24,887.25	34.57
Materials	1,511.40	6.30	4,525.00	18.85	4,875.22	6.77	13,575.00	18.85
Contract Cost	9,124.30	38.02	13,750.00	57.29	38,152.10	52.99	41,250.00	57.29
HVAC Service	800.41	3.34	3,333.33	13.89	2,753.46	3.82	10,000.00	13.89
Elevator Contract	2,803.38	11.68	833.33	3.47	2,803.38	3.89	2,500.00	3.47
Contracts - Landscape and Grounds	625.00	2.60	375.00	1.56	1,555.00	2.16	1,125.00	1.56
Contracts - Unit Turnaround	2,031.66	8.47	3,125.00	13.02	4,554.18	6.33	9,375.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	0.00	0.00	1,500.00	2.08
Contracts - Plumbing	7,433.28	30.97	208.33	0.87	962.44	1.34	625.00	0.87
Contracts - Extermination	7,964.00	33.18	4,500.00	18.75	10,034.00	13.94	13,500.00	18.75
Contracts - Janitorial	4,755.00	19.81	416.67	1.74	9,510.00	13.21	1,250.00	1.74
Contract Costs - Misc	2,046.10	8.53	2,541.67	10.59	8,082.21	11.23	7,625.00	10.59
Trash Removal	0.00	0.00	1,250.00	5.21	4,224.00	5.87	3,750.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	0.00	0.00	250.00	0.35
Appliance/equipment Maint & Rep	0.00	0.00	208.33	0.87	0.00	0.00	625.00	0.87
Insurance - Prop	5,126.32	21.36	5,000.00	20.83	15,549.84	21.60	15,000.00	20.83
Insurance - Liability	619.27	2.58	500.00	2.08	1,878.46	2.61	1,500.00	2.08
Insurance - Workman's Comp	714.98	2.98	541.67	2.26	2,168.78	3.01	1,625.00	2.26

Pleasant Heights

Board Operating Statement / Budget

Preview

June, 2021

	<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>
Insurance - Other	218.38	0.91	208.33	0.87	605.90	0.84	625.00	0.87
Employee Benefit Cont.	2,846.08	11.86	2,487.83	10.37	12,413.12	17.24	7,463.50	10.37
Employee Benefits - Maint	1,746.33	7.28	0.00	0.00	3,328.42	4.62	0.00	0.00
Collection Losses	(120.00)	(0.50)	1,250.00	5.21	(890.50)	(1.24)	3,750.00	5.21
Operating Expenses	108,368.97	451.54	110,647.14	461.03	256,007.93	355.57	331,941.50	461.03
Operating Profit / (Loss)	41,947.53	174.78	4,529.45	18.87	107,262.83	148.98	13,588.25	18.87
Non-Operating Expenses								
Extraordinary Maintenance - Conti	0.00	0.00	416.67	1.74	0.00	0.00	1,250.00	1.74
Non-Operating Expenses	0.00	0.00	416.67	1.74	0.00	0.00	1,250.00	1.74
Profit/(Loss)	41,947.53	174.78	4,112.78	17.14	107,262.83	148.98	12,338.25	17.14

Report Selections