

# Pleasant Heights Balance Sheet

Preview

May, 2021

Balance

## Assets

### Current Assets

5	UMB General Fund	804,754.42
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	9,296.30
15	Accts Receivable Due from COCC	(25,353.80)
29	Prepaid Insurance	57,924.70
60	Allow for Obsolete Inventory	36,366.49
169	CFP HUD Rec/Deferred Revenue	(11,666.66)

### Total Current Assets

871,521.45

### 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

**2,138,585.12**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	35,215.00
306	Accrued Comp Absences	7,801.08

### Total Current Liabilities

43,016.08

### Non-Current Liabilities

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

1,026.84

## Total Liabilities

**44,042.92**

## Net Assets

600	Capitalized Assets	1,267,063.67
602	Unrestricted Assets	762,163.23
700	Current Year Net Income (Loss)	65,315.30

### Total Net Assets

2,094,542.20

## Total Liabilities and Net Assets

**2,138,585.12**

# Pleasant Heights Board Operating Statement

Preview

May, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	47,306.00	93,851.00
Other Income - Tenant Charges & Fees	1.27	1.27
Income - Other Sources	2,244.72	2,273.79
HUD Subsidy Earned	50,707.60	116,828.20
<b>Operating Income</b>	<b>100,259.59</b>	<b>212,954.26</b>
<b>Expenses</b>		
Administrative Salaries	6,311.87	12,662.01
Office Supplies	0.00	45.24
Telephone/DSL Lines	1,277.45	2,370.65
Misc. Admin Expenses	130.82	150.14
Admin Contracts	758.53	1,628.44
Tenant Screening	14.99	14.99
Copier Lease/Usage	161.87	323.74
Management Fees	10,619.70	21,289.97
Bookkeeping Fees	1,575.00	3,157.50
Asset Management Fees	2,400.00	4,800.00
Tenant Services - Salaries	123.60	247.20
Tenant Services - Other incurred service cost	36.78	36.78
Water	2,701.54	2,701.54
Electricity	13,129.18	13,129.18
Other Utilities Expense	3,589.16	3,589.16
Labor	5,891.62	9,178.30
Materials	2,320.91	3,363.82
Contract Cost	24,182.80	29,027.80
HVAC Service	1,953.05	1,953.05
Contracts - Landscape and Grounds	620.00	930.00
Contracts - Unit Turnaround	1,681.68	2,522.52
Contracts - Plumbing	761.24	(6,470.84)
Contracts - Extermination	50.00	2,070.00
Contracts - Janitorial	0.00	4,755.00
Contract Costs - Misc	4,273.31	6,036.11
Trash Removal	2,112.00	4,224.00
Insurance - Prop	5,297.20	10,423.52
Insurance - Liability	639.92	1,259.19
Insurance - Workman's Comp	738.82	1,453.80
Insurance - Other	196.94	387.52
Employee Benefit Cont.	5,316.59	9,567.04
Employee Benefits - Maint	934.78	1,582.09
Collection Losses	(20.00)	(770.50)
<b>Operating Expenses</b>	<b>99,781.35</b>	<b>147,638.96</b>
<b>Operating Profit / (Loss)</b>	<b>478.24</b>	<b>65,315.30</b>
<b>Retained Earnings</b>		<b>65,315.30</b>

# Pleasant Heights

## Board Operating Statement / Budget

Preview

May, 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>
<b>Income</b>								
Dwelling Rent	47,306.00	197.11	50,416.67	210.07	93,851.00	195.52	100,833.33	210.07
Other Income - Tenant Charges &	1.27	0.01	833.34	3.47	1.27	0.00	1,666.66	3.47
Income - Other Sources	2,244.72	9.35	1,458.33	6.08	2,273.79	4.74	2,916.67	6.08
Transfers from Capital Fund Grant	0.00	0.00	4,166.67	17.36	0.00	0.00	8,333.33	17.36
HUD Subsidy Earned	50,707.60	211.28	58,301.58	242.92	116,828.20	243.39	116,603.17	242.92
<b>Operating Income</b>	<b>100,259.59</b>	<b>417.75</b>	<b>115,176.59</b>	<b>479.90</b>	<b>212,954.26</b>	<b>443.65</b>	<b>230,353.16</b>	<b>479.90</b>
<b>Expenses</b>								
Administrative Salaries	6,311.87	26.30	5,655.25	23.56	12,662.01	26.38	11,310.50	23.56
Legal Expense	0.00	0.00	250.00	1.04	0.00	0.00	500.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	83.33	0.17
Travel	0.00	0.00	124.99	0.52	0.00	0.00	250.01	0.52
Audit Fee	0.00	0.00	416.67	1.74	0.00	0.00	833.33	1.74
Office Supplies	0.00	0.00	166.67	0.69	45.24	0.09	333.33	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	500.00	1.04
Advertising	0.00	0.00	20.83	0.09	0.00	0.00	41.67	0.09
Publications	0.00	0.00	29.17	0.12	0.00	0.00	58.33	0.12
Membership Dues and Fees	0.00	0.00	270.83	1.13	0.00	0.00	541.67	1.13
Telephone/DSL Lines	1,277.45	5.32	833.33	3.47	2,370.65	4.94	1,666.67	3.47
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	166.67	0.35
Misc. Admin Expenses	130.82	0.55	333.33	1.39	150.14	0.31	666.67	1.39
Admin Contracts	758.53	3.16	833.33	3.47	1,628.44	3.39	1,666.67	3.47
Tenant Screening	14.99	0.06	416.67	1.74	14.99	0.03	833.33	1.74
Copier Lease/Usage	161.87	0.67	208.33	0.87	323.74	0.67	416.67	0.87
Management Fees	10,619.70	44.25	11,583.33	48.26	21,289.97	44.35	23,166.67	48.26
Bookkeeping Fees	1,575.00	6.56	1,750.00	7.29	3,157.50	6.58	3,500.00	7.29
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	4,800.00	10.00	4,800.00	10.00
Tenant Services - Salaries	123.60	0.52	416.67	1.74	247.20	0.52	833.33	1.74
Tenant Services - Other incurred s	36.78	0.15	1,000.00	4.17	36.78	0.08	2,000.00	4.17
Water	2,701.54	11.26	3,875.00	16.15	2,701.54	5.63	7,750.00	16.15
Electricity	13,129.18	54.70	17,504.17	72.93	13,129.18	27.35	35,008.33	72.93
Gas	0.00	0.00	3,750.00	15.63	0.00	0.00	7,500.00	15.63
Other Utilities Expense	3,589.16	14.95	4,500.00	18.75	3,589.16	7.48	9,000.00	18.75
Labor	5,891.62	24.55	8,295.75	34.57	9,178.30	19.12	16,591.50	34.57
Materials	2,320.91	9.67	4,525.00	18.85	3,363.82	7.01	9,050.00	18.85
Contract Cost	24,182.80	100.76	13,750.00	57.29	29,027.80	60.47	27,500.00	57.29
HVAC Service	1,953.05	8.14	3,333.33	13.89	1,953.05	4.07	6,666.67	13.89
Elevator Contract	0.00	0.00	833.33	3.47	0.00	0.00	1,666.67	3.47
Contracts - Landscape and Groun	620.00	2.58	375.00	1.56	930.00	1.94	750.00	1.56
Contracts - Unit Turnaround	1,681.68	7.01	3,125.00	13.02	2,522.52	5.26	6,250.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	0.00	0.00	1,000.00	2.08
Contracts - Plumbing	761.24	3.17	208.33	0.87	(6,470.84)	(13.48)	416.67	0.87
Contracts - Extermination	50.00	0.21	4,500.00	18.75	2,070.00	4.31	9,000.00	18.75
Contracts - Janitorial	0.00	0.00	416.67	1.74	4,755.00	9.91	833.33	1.74
Contract Costs - Misc	4,273.31	17.81	2,541.67	10.59	6,036.11	12.58	5,083.33	10.59
Trash Removal	2,112.00	8.80	1,250.00	5.21	4,224.00	8.80	2,500.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	0.00	0.00	166.67	0.35
Appliance/equipment Maint & Rep	0.00	0.00	208.33	0.87	0.00	0.00	416.67	0.87
Insurance - Prop	5,297.20	22.07	5,000.00	20.83	10,423.52	21.72	10,000.00	20.83
Insurance - Liability	639.92	2.67	500.00	2.08	1,259.19	2.62	1,000.00	2.08
Insurance - Workman's Comp	738.82	3.08	541.67	2.26	1,453.80	3.03	1,083.33	2.26
Insurance - Other	196.94	0.82	208.33	0.87	387.52	0.81	416.67	0.87

