

Pleasant Heights

Balance Sheet

August, 2021

Balance

Assets

Current Assets

5	UMB General Fund	822,057.94
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	8,890.90
29	Prepaid Insurance	38,160.24
60	Allow for Obsolete Inventory	36,366.49
169	CFP HUD Rec/Deferred Revenue	(46,666.65)

Total Current Assets 859,008.92

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

2,126,072.59

Liabilities

Current Liabilities

300	Tenants Security Deposit	33,842.00
306	Accrued Comp Absences	7,801.08

Total Current Liabilities 41,643.08

Non-Current Liabilities

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

Total Liabilities

42,669.92

Net Assets

600	Capitalized Assets	1,267,063.67
602	Unrestricted Assets	762,163.23
700	Current Year Net Income (Loss)	54,175.77

Total Net Assets 2,083,402.67

Total Liabilities and Net Assets

2,126,072.59

Pleasant Heights

Board Operating Statement

August, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	45,717.00	231,287.00
Other Income - Tenant Charges & Fees	37.50	38.77
Income - Other Sources	3,067.59	6,265.16
Transfers from Capital Fund Grants	0.00	40,000.00
HUD Subsidy Earned	61,344.80	297,429.00
Operating Income	110,166.89	575,019.93
Expenses		
Administrative Salaries	6,311.46	30,339.13
Legal Expense	(513.98)	0.00
Audit Fee	562.50	3,762.50
Postage	51.00	51.00
Office Supplies	(9.99)	698.61
Computer Support / Repair	41.60	2,845.76
Publications	0.00	59.97
Membership Dues and Fees	0.00	632.00
Telephone/DSL Lines	1,584.48	6,469.14
Misc. Admin Expenses	653.05	1,185.98
Admin Contracts	215.00	3,452.61
Tenant Screening	18.49	86.45
Copier Lease/Usage	290.55	938.03
Management Fees	10,265.71	52,339.95
Bookkeeping Fees	1,522.50	7,762.50
Asset Management Fees	2,400.00	12,000.00
Tenant Services - Salaries	231.75	849.75
Tenant Services - Other incurred service cost	36.73	147.07
Water	4,203.88	13,834.85
Electricity	20,241.71	70,822.10
Gas	841.97	5,184.74
Other Utilities Expense	5,586.27	18,371.60
Labor	1,961.74	17,758.85
Materials	7,909.49	17,093.77
Contract Cost	12,430.00	58,274.60
HVAC Service	0.00	2,753.46
Elevator Contract	2,857.52	6,630.90
Contracts - Landscape and Grounds	775.00	2,795.00
Contracts - Unit Turnaround	6,861.30	15,341.32
Contracts - Plumbing	2,375.30	3,337.74
Contracts - Extermination	4,782.00	18,447.00
Contracts - Janitorial	305.66	19,780.73
Contract Costs - Misc	1,338.73	13,716.05
Trash Removal	2,462.00	10,910.00
Insurance	0.00	16.39
Insurance - Prop	5,297.20	26,144.24
Insurance - Liability	639.92	3,158.30
Insurance - Workman's Comp	1,345.93	4,860.64
Insurance - Other	242.05	1,121.72
Employee Benefit Cont.	4,631.23	20,377.23
Employee Benefits - Maint	1,465.22	6,402.98
Collection Losses	(4.00)	89.50
Operating Expenses	112,210.97	480,844.16

Pleasant Heights
Board Operating Statement
August, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Profit / (Loss)	(2,044.08)	94,175.77

Report Selections

Pleasant Heights

Board Operating Statement / Budget

August, 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	45,717.00	190.49	50,416.67	210.07	231,287.00	192.74	252,083.33	210.07
Other Income - Tenant Charges & Income - Other Sources	37.50	0.16	833.34	3.47	38.77	0.03	4,166.66	3.47
Transfers from Capital Fund Grant	3,067.59	12.78	1,458.33	6.08	6,265.16	5.22	7,291.67	6.08
HUD Subsidy Earned	0.00	0.00	4,166.67	17.36	40,000.00	33.33	20,833.33	17.36
	61,344.80	255.60	58,301.58	242.92	297,429.00	247.86	291,507.92	242.92
Operating Income	110,166.89	459.03	115,176.59	479.90	575,019.93	479.18	575,882.91	479.90
Expenses								
Administrative Salaries	6,311.46	26.30	5,655.25	23.56	30,339.13	25.28	28,276.25	23.56
Legal Expense	(513.98)	(2.14)	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
Travel	0.00	0.00	124.99	0.52	0.00	0.00	625.01	0.52
Audit Fee	562.50	2.34	416.67	1.74	3,762.50	3.14	2,083.33	1.74
Postage	51.00	0.21	0.00	0.00	51.00	0.04	0.00	0.00
Office Supplies	(9.99)	(0.04)	166.67	0.69	698.61	0.58	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	41.60	0.17	0.00	0.00	2,845.76	2.37	0.00	0.00
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	59.97	0.05	145.83	0.12
Membership Dues and Fees	0.00	0.00	270.83	1.13	632.00	0.53	1,354.17	1.13
Telephone/DSL Lines	1,584.48	6.60	833.33	3.47	6,469.14	5.39	4,166.67	3.47
Collection Agent Fees & Court Costs	0.00	0.00	83.33	0.35	0.00	0.00	416.67	0.35
Misc. Admin Expenses	653.05	2.72	333.33	1.39	1,185.98	0.99	1,666.67	1.39
Admin Contracts	215.00	0.90	833.33	3.47	3,452.61	2.88	4,166.67	3.47
Tenant Screening	18.49	0.08	416.67	1.74	86.45	0.07	2,083.33	1.74
Copier Lease/Usage	290.55	1.21	208.33	0.87	938.03	0.78	1,041.67	0.87
Management Fees	10,265.71	42.77	11,583.33	48.26	52,339.95	43.62	57,916.67	48.26
Bookkeeping Fees	1,522.50	6.34	1,750.00	7.29	7,762.50	6.47	8,750.00	7.29
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	12,000.00	10.00	12,000.00	10.00
Tenant Services - Salaries	231.75	0.97	416.67	1.74	849.75	0.71	2,083.33	1.74
Tenant Services - Other incurred s	36.73	0.15	1,000.00	4.17	147.07	0.12	5,000.00	4.17
Water	4,203.88	17.52	3,875.00	16.15	13,834.85	11.53	19,375.00	16.15
Electricity	20,241.71	84.34	17,504.17	72.93	70,822.10	59.02	87,520.83	72.93
Gas	841.97	3.51	3,750.00	15.63	5,184.74	4.32	18,750.00	15.63
Other Utilities Expense	5,586.27	23.28	4,500.00	18.75	18,371.60	15.31	22,500.00	18.75
Labor	1,961.74	8.17	8,295.75	34.57	17,758.85	14.80	41,478.75	34.57
Materials	7,909.49	32.96	4,525.00	18.85	17,093.77	14.24	22,625.00	18.85
Contract Cost	12,430.00	51.79	13,750.00	57.29	58,274.60	48.56	68,750.00	57.29
HVAC Service	0.00	0.00	3,333.33	13.89	2,753.46	2.29	16,666.67	13.89
Elevator Contract	2,857.52	11.91	833.33	3.47	6,630.90	5.53	4,166.67	3.47
Contracts - Landscape and Ground	775.00	3.23	375.00	1.56	2,795.00	2.33	1,875.00	1.56
Contracts - Unit Turnaround	6,861.30	28.59	3,125.00	13.02	15,341.32	12.78	15,625.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	0.00	0.00	2,500.00	2.08
Contracts - Plumbing	2,375.30	9.90	208.33	0.87	3,337.74	2.78	1,041.67	0.87
Contracts - Extermination	4,782.00	19.93	4,500.00	18.75	18,447.00	15.37	22,500.00	18.75
Contracts - Janitorial	305.66	1.27	416.67	1.74	19,780.73	16.48	2,083.33	1.74
Contract Costs - Misc	1,338.73	5.58	2,541.67	10.59	13,716.05	11.43	12,708.33	10.59
Trash Removal	2,462.00	10.26	1,250.00	5.21	10,910.00	9.09	6,250.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	0.00	0.00	416.67	0.35
Appliance/equipment Maint & Rep	0.00	0.00	208.33	0.87	0.00	0.00	1,041.67	0.87
Insurance	0.00	0.00	0.00	0.00	16.39	0.01	0.00	0.00
Insurance - Prop	5,297.20	22.07	5,000.00	20.83	26,144.24	21.79	25,000.00	20.83

Pleasant Heights

Board Operating Statement / Budget

August, 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 - Liability	639.92	2.67	500.00	2.08	3,158.30	2.63	2,500.00	2.08
Insurance - Workman's Comp	1,345.93	5.61	541.67	2.26	4,860.64	4.05	2,708.33	2.26
Insurance - Other	242.05	1.01	208.33	0.87	1,121.72	0.93	1,041.67	0.87
Employee Benefit Cont.	4,631.23	19.30	2,487.83	10.37	20,377.23	16.98	12,439.17	10.37
Employee Benefits - Maint	1,465.22	6.11	0.00	0.00	6,402.98	5.34	0.00	0.00
Collection Losses	(4.00)	(0.02)	1,250.00	5.21	89.50	0.07	6,250.00	5.21
Operating Expenses	112,210.97	467.55	110,647.14	461.03	480,844.16	400.70	553,235.86	461.03
Operating Profit / (Loss)	(2,044.08)	(8.52)	4,529.45	18.87	94,175.77	78.48	22,647.05	18.87
Non-Operating Expenses								
Extraordinary Maintenance - Conti	0.00	0.00	416.67	1.74	0.00	0.00	2,083.33	1.74
Non-Operating Expenses	0.00	0.00	416.67	1.74	0.00	0.00	2,083.33	1.74
Profit/(Loss)	(2,044.08)	(8.52)	4,112.78	17.14	94,175.77	78.48	20,563.72	17.14
Report Selections								