

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	<u>1,206,129.60</u>
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	<u>1,398,147.39</u>
<b>Total Assets</b>	<b><u>2,604,276.99</u></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	<u>246,012.44</u>
Non-Current Liabilities	
470 Comp Absences - NonCurrent	1,635.43
Total Non-Current Liabilities	<u>1,635.43</u>
<b>Total Liabilities</b>	<b><u>247,647.87</u></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	<u>2,356,629.12</u>
<b>Total Liabilities and Net Assets</b>	<b><u>2,604,276.99</u></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

Preview

December, 2020

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	<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>

Report Selections

# 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 Relate	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



Pleasant Heights  
Board Operating Statement Detail

Preview

December, 2020

Monthly Totals

**Income**

Dwelling Rent	47,035.72
Other Income - Tenant Charges & Fees	467.25
Income - Other Sources	1,129.63
HUD PH Op CARE Grant Funds	0.00
Transfers from Capital Fund Grants	0.00
HUD Subsidy Earned	36,639.30

**Operating Income**

**85,271.90**

**Expenses**

Administrative Salaries

00103565	12/10/2020	Deanna L. Roper	Salary	273.76
00103570	12/10/2020	Heather M. Figley	Salary	265.25
00103583	12/10/2020	Tiffany L. Lane	Salary	1,730.12
00103585	12/10/2020	Latisha M French	Salary	692.30
00103591	12/23/2020	Deanna L. Roper	Salary	273.76
00103596	12/23/2020	Heather M. Figley	Salary	265.25
00103608	12/23/2020	Tiffany L. Lane	Salary	1,730.77
00103610	12/23/2020	Latisha M French	Salary	692.30
Total				5,923.51

Admin Salaries - COVID Haz Pay

Total	0.00
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Legal Expense

00021192	12/18/2020	Payment Processing Center	PH; Court Filing Fee; Service of Process	467.25
Total				467.25

Staff Training

00021187	12/18/2020	MONAHRO	2021 MONAHRO Virtual Conference Reg	99.00
00021211	12/18/2020	Visa Card Services	Zoom - 11/10 - 11/10/2020 to 11/9/2021	19.99
Total				118.99

Staff Training - COVID

Total	0.00
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Audit Fee

Total	0.00
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Sundry

00021119	12/04/2020	Grapevine Designs LLC	Wearables; Mens & Womens Polo's, Car	615.48
Total				615.48

Office Supplies

00021135	12/04/2020	National Pen Co. LLC	MMV-1EE Bright Soft Touch Diamond St	162.08
00021142	12/04/2020	Quill Corporation	Paper, 20 lbs., 10 Reams/CT	60.98
00021237	12/31/2020	Quill Corporation	Split Ring Metal Rim Paper Key Tags, 1-	8.49
00021237	12/31/2020	Quill Corporation	Self-Stick Notes, 3" x 3", Neon Colors, 1C	17.79
Total				249.34

# Pleasant Heights

## Board Operating Statement Detail

Preview

December, 2020

				<u>Monthly Totals</u>
<b>Computer Support / Repair</b>				
Total				0.00
<b>Advertising</b>				
00021132	12/04/2020	Metromedia Inc.	Independence Welcome Home Magazine	123.75
00021154	12/04/2020	Target Marketing	Chamber of Commerce Advertising	119.80
00021218	12/31/2020	CareerBuilder LLC	Total TA Stack Good SMB Bundle 3; 11/3	108.33
Total				351.88
<b>Publications</b>				
Total				0.00
<b>Membership Dues and Fees</b>				
00021124	12/04/2020	Independence Chamber of Commerce	Champion Membership	46.00
Total				46.00
<b>Telephone/DSL Lines</b>				
00021109	12/04/2020	Comcast	Account 8512 10 001 0878504; 11/28 to	114.90
00021129	12/04/2020	LogMein Communications, Inc.	Jive+GoToMeeting Pro; Connect Bundle;	112.07
00021166	12/18/2020	AT&T	Account 816 461-6529 521 5; 11/17 to 12/	325.90
00021169	12/18/2020	Comcast	Account 8512 10 001 0839191; 12/19 to	134.85
00021175	12/18/2020	Fusion Cloud Services LLC (Formerly Bir	Account ID: 908985; 12/3 to 1/2/2021	251.31
00021207	12/18/2020	Verizon Wireless	Account 842237831-00001; 11/3 to 12/2	75.13
00021220	12/31/2020	Comcast	Account 8512 10 001 0878504; 12/28 to	114.90
00103508	12/02/2020	Figley, Heather	Cell Phone Allowance - Deputy Executive	10.00
00103522	12/02/2020	Jones, Richard L.	Cell Phone Allowance - Maintenance Sup	23.34
Total				1,162.40
<b>Admin Expenses - COVID Related</b>				
00021214	12/31/2020	Amazon Capital Services	Bandana Face Scarf Cover; Neck & Mou	69.95
00021214	12/31/2020	Amazon Capital Services	Bandana Face Scarf Cover; Neck & Mou	55.96
Total				125.91
<b>Misc. Admin Expenses</b>				
00021104	12/04/2020	Caduceus Occupational Medicine LLC	PH; Drug Screen Confirmation; Robert B	33.00
00021106	12/04/2020	Career Data Inc.	Employment Screening; Paul Elliott	48.96
00021107	12/04/2020	Cereta Gibbons Db	Grant Writing Services-Resident Opportu	2,000.00
00021156	12/04/2020	Trigger Transformation Inc	Employee Evaluation Software; Annual S	436.86
00021211	12/18/2020	Visa Card Services	GoDaddy - 10/31 - Domain Registration,	70.12
00021211	12/18/2020	Visa Card Services	Amazon - 11/4 - Canvas Wall Art	157.80
Total				2,746.74
<b>Admin Contracts</b>				
00021136	12/04/2020	New Directions	12/2020; EAP Services: ID2985	25.00
00021198	12/18/2020	Scott Accounting & Computer Se	SACS Software Maintenance, Mobile Wc	166.66
Total				191.66
<b>Tenant Screening</b>				
00021157	12/04/2020	TruDiligence LLC	Background Checks; Username - D Rop	12.70
Total				12.70
<b>Copier Lease/Usage</b>				

# Pleasant Heights Board Operating Statement Detail

Preview

December, 2020

				<u>Monthly Totals</u>
00021216	12/31/2020	Canon Financial Services Inc	Copier; Model IRDX4735I; Serial 25V03E	199.87
00021216	12/31/2020	Canon Financial Services Inc	Copier; Model IR4535I; Serial UMU0693:	83.40
Total				283.27
<b>Management Fees</b>				
JV21/9065	12/31/2020	Journal Voucher	Post Monthly Mgmt, Bkking & Assets Mgr	10,923.12
Total				10,923.12
<b>Bookkeeping Fees</b>				
JV21/9065	12/31/2020	Journal Voucher	Post Monthly Mgmt, Bkking & Assets Mgr	1,620.00
Total				1,620.00
<b>Asset Management Fees</b>				
JV21/9065	12/31/2020	Journal Voucher	Post Monthly Mgmt, Bkking & Assets Mgr	2,410.00
Total				2,410.00
<b>Tenant Services - Salaries</b>				
00021121	12/04/2020	Harvey, Crealaun E	Stipend Trash Pick Up; 11/15 tp 11/21; 5.	49.61
00021121	12/04/2020	Harvey, Crealaun E	Stipend Trash Pick Up; 11/22 to 11/28; 5.	49.61
00021177	12/18/2020	Harvey, Crealaun E	Stipend Trash Pick Up; 11/29 to 12/5; 5.2	49.61
00021177	12/18/2020	Harvey, Crealaun E	Stipend Trash Pick Up; 12/6 to 12/12; 5.2	49.61
00021230	12/31/2020	Harvey, Crealaun E	Stipend Trash Pick Up; 12/20 to 12/26; 5	49.61
Total				248.05
<b>Tenant Services - Other incurred service cost</b>				
00021211	12/18/2020	Visa Card Services	Vonage - 11/16	35.60
Total				35.60
<b>Water</b>				
00021125	12/04/2020	Independence Utilities	Account 00061271-0127837; 10/6 to 11/	3,023.96
00021181	12/18/2020	Independence Utilities	Account 00061271-0070393; 10/12 to 11	7.40
Total				3,031.36
<b>Electricity</b>				
00021125	12/04/2020	Independence Utilities	Account 00061271-0127837; 10/6 to 11/	15,938.05
00021181	12/18/2020	Independence Utilities	Account 00061271-0070393; 10/12 to 11	31.82
Total				15,969.87
<b>Gas</b>				
00021200	12/18/2020	Spire	Account 0146140279; 11/7 to 12/7; PH	4,594.78
00021200	12/18/2020	Spire	Account 5991231111; 11/6 to 12/4; HH 3:	26.86
Total				4,621.64
<b>Other Utilities Expense</b>				
00021125	12/04/2020	Independence Utilities	Account 00061271-0127837; 10/6 to 11/	4,015.40
00021181	12/18/2020	Independence Utilities	Account 00061271-0070393; 10/12 to 11	16.43
Total				4,031.83
<b>Labor</b>				
00103567	12/10/2020	Richard L. Jones	Salary	763.22
00103575	12/10/2020	Robert B. Barley	Salary	3,147.56

# Pleasant Heights

## Board Operating Statement Detail

Preview

December, 2020

				<u>Monthly Totals</u>
00103584	12/10/2020	Terrenth M. Hill	Salary	621.50
00103593	12/23/2020	Richard L. Jones	Salary	788.72
00103609	12/23/2020	Terrenth M. Hill	Salary	462.40
<b>Total</b>				<b>5,783.40</b>

**Maint Labor - COVID Haz Pay**

<b>Total</b>	<b>0.00</b>
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**Materials**

00021100	12/04/2020	Amazon Capital Services	Lucky Super Soft Hand Sanitizer Gel; 33	46.56
00021100	12/04/2020	Amazon Capital Services	Lucky Super Soft Hand Sanitizer Gel; 8 c	36.00
00021108	12/04/2020	Chemsearch	PH; Case of Drain Cleaner 12 x 32 oz	236.35
00021117	12/04/2020	Ferguson Enterprises Inc.	3 - 1/2 WHIT PVC PLUG L/THRD INS	5.57
00021120	12/04/2020	Greg's Lock & Key Service Inc	Invoice C158970 - KEY BLANKS, SC1	41.00
00021176	12/18/2020	Greg's Lock & Key Service Inc	Invoice C159336 - 7-Pin Keyway	18.00
00021176	12/18/2020	Greg's Lock & Key Service Inc	Invoice C159336 - Cylinder Rekey & Mas	18.00
00021176	12/18/2020	Greg's Lock & Key Service Inc	Invoice C159336 - KEY BLANKS, SC1	18.00
00021176	12/18/2020	Greg's Lock & Key Service Inc	Invoice C159336 - Single Deadbolt Core	140.00
00021211	12/18/2020	Visa Card Services	Amazon - 6Pack 12-Inch Double Ring Di	814.95
00021211	12/18/2020	Visa Card Services	Amazon - 11/23 - 15W 7.5"Dimmable LE	263.96
00021211	12/18/2020	Visa Card Services	Amazon - 11/23 - 24 Inch Vanity Light Up	809.85
00021211	12/18/2020	Visa Card Services	Pro Imprint - 11/25 - Custom Printed Hea	94.40
00021211	12/18/2020	Visa Card Services	TreeTop Products - 11/26 - <adospm Ber	1,977.70
00021211	12/18/2020	Visa Card Services	TreeTop Products - 11/26 - Shipping Cha	84.96
00021214	12/31/2020	Amazon Capital Services	Wuloo Wireless Intercom Doorbells for H	47.99
00021215	12/31/2020	Bishop, Michael S.	Purchase of Dewalt 8" Bench Grinder - M	150.00
00021240	12/31/2020	Sherwin-Williams	PH; Paint Supplies	193.77
00021240	12/31/2020	Sherwin-Williams	PH; Paint Supplies	179.00
00021159	12/04/2020	Verizon Connect NWF Inc.	GPS Device; Monthly Service; November	10.80
00021118	12/04/2020	GE Appliances	REFRIGERATOR 17'	1,940.00
00021118	12/04/2020	GE Appliances	20" ELECTRIC RANGE	1,556.00
00021118	12/04/2020	GE Appliances	Crated Delivery Fee - Refrigerators	128.00
00021118	12/04/2020	GE Appliances	Crated Delivery Fee - Ranges	112.00
00021213	12/18/2020	Wex Bank	Fuel Purchase; On call Van	9.82
00021245	12/31/2020	Tailor Made Exteriors LLC	12/30/2020; 6 Scoops of Salt; PH	150.00
<b>Total</b>				<b>9,082.68</b>

**Materials - COVID**

<b>Total</b>	<b>0.00</b>
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**Contract Cost**

00021102	12/04/2020	Atronic Alarms	PH; Cellular Monitoring, Interactive, & Se	112.00
00021150	12/04/2020	State Public Safety	PH; Security; 11/18 to 12/1; 160.30 Hour	3,927.35
00021168	12/18/2020	Chemsearch	PH; Contract Water Treatment Program;	516.07
00021168	12/18/2020	Chemsearch	PH; Contract Water Treatment Program;	305.14
00021201	12/18/2020	State Public Safety	PH; Security; 12/2 to 12/15; 166.15 Hour	3,904.53
00021214	12/31/2020	Amazon Capital Services	Allstate B2B 4-Year /cameras & Camcord	15.99
00021221	12/31/2020	Critical Protection & Investigation Agency	PH; Monitor Cameras Remotely; Monitor	612.00
00021234	12/31/2020	MDL Technology LLC	Security Event Manager(up to 100 Node	601.60
00021242	12/31/2020	State Public Safety	PH; Security; 12/16/2020 to 12/29/2020;	1,656.75
00021244	12/31/2020	Superior Electrical Construction Inc	PH; Replace Entry Lights, Exterior Walp	507.50
TTC10012	12/31/2020	Tenant Transactions	For Project 02	(10.00)
TTC10012	12/31/2020	Tenant Transactions	For Project 02	(195.00)
<b>Total</b>				<b>11,953.93</b>

**Contract Costs - COVID**

# Pleasant Heights

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				<u>Monthly Totals</u>
<b>Total</b>				<b>0.00</b>
<b>HVAC Service</b>				
00021131	12/04/2020	Martin Mechanical Contractors	PH; Monthly PM Contract October Billing	1,600.81
00021184	12/18/2020	Martin Mechanical Contractors	PH; Look at Boiler; Found 1st Daij Ignitio	251.60
<b>Total</b>				<b>1,852.41</b>
<b>Elevator Contract</b>				
00021191	12/18/2020	Otis Elevator Company	PH; Elevator 1 Large Stuck Floor 4 Door:	3,575.00
<b>Total</b>				<b>3,575.00</b>
<b>Contracts - Landscape and Grounds</b>				
<b>Total</b>				<b>0.00</b>
<b>Contracts - Unit Turnaround</b>				
00021151	12/04/2020	Stevens Services LLC	PH; Make Ready #708(1BR); 11/9 to 11/2	840.84
00021151	12/04/2020	Stevens Services LLC	PH; Make Ready #432(1BR); 11/12 to 12	840.84
00021151	12/04/2020	Stevens Services LLC	PH; Make Ready #312(Large Handi Cap	840.84
00021202	12/18/2020	Stevens Services LLC	PH; Make Ready #516 (1BR); 12/5 to 12,	840.84
00021202	12/18/2020	Stevens Services LLC	PH; Make Ready #507 (1BR); 12/5 to 12,	840.84
00021243	12/31/2020	Stevens Services LLC	PH; Make Ready #527(1BR); 12/16 to 12	840.84
<b>Total</b>				<b>5,045.04</b>
<b>Contracts Electrical</b>				
00021244	12/31/2020	Superior Electrical Construction Inc	PH; Replace Entry Lights, Exterior Walp	700.00
<b>Total</b>				<b>700.00</b>
<b>Contracts - Plumbing</b>				
00021131	12/04/2020	Martin Mechanical Contractors	PH; Unit 422; Backed up Tub & Toilet	302.00
00021131	12/04/2020	Martin Mechanical Contractors	PH; Replaced Shower Valve Cartridge in	408.44
<b>Total</b>				<b>710.44</b>
<b>Contracts - Extermination</b>				
00021139	12/04/2020	Planet Pest Solutions LLC	PH; Bed Bug Treatments; Apts 531 & 20;	800.00
00021139	12/04/2020	Planet Pest Solutions LLC	PH: Cocroach Inspections/Preventions S	364.00
00021149	12/04/2020	Smithereen Pest Management Services	PH; Regularly Scheduled PC Service	324.00
00021193	12/18/2020	Planet Pest Solutions LLC	PH; Bed Bug Treatments; Apt 523, 206 (;	800.00
00021193	12/18/2020	Planet Pest Solutions LLC	PH; Stage 1 Cockroach Inspection/Preve	148.00
<b>Total</b>				<b>2,436.00</b>
<b>Contracts - Janitorial</b>				
00021126	12/04/2020	Jan-Pro Cleaning Systems Midwest	PH; Regular Janitorial Service From 11/1	4,755.00
00021158	12/04/2020	UniFirst Corporation (Formerly Walker Tc	Nylons	229.31
<b>Total</b>				<b>4,984.31</b>
<b>Contract Costs - Misc</b>				
00021143	12/04/2020	Rampart Security Systems	PH; Fire; 12/1/2020 to 2/28/2021	67.50
00021160	12/04/2020	Watchmen Security Services	PH; Agreement Eagle Eye Management,	475.00
<b>Total</b>				<b>542.50</b>
<b>Trash Removal</b>				
00021247	12/31/2020	Ted's Trash Service Inc.	PH; 2 Yard Rearload Service; 12/31	528.00

# Pleasant Heights

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				<u>Monthly Totals</u>
00021247	12/31/2020	Ted's Trash Service Inc.	PH; 2 Yard Rearload Service; Compactex	1,584.00
Total				2,112.00
<b>Vehicle Maintenance</b>				
Total				0.00
<b>Insurance - Prop</b>				
JV21/2019	12/31/2020	Journal Voucher	Post Monthly Insurance Expenses - Dec	5,026.93
Total				5,026.93
<b>Insurance - Liability</b>				
JV21/2019	12/31/2020	Journal Voucher	Post Monthly Insurance Expenses - Dec	595.21
Total				595.21
<b>Insurance - Workman's Comp</b>				
JV21/2019	12/31/2020	Journal Voucher	Post Monthly Insurance Expenses - Dec	738.82
Total				738.82
<b>Insurance - Other</b>				
JV21/2019	12/31/2020	Journal Voucher	Post Monthly Insurance Expenses - Dec	66.68
JV21/2019	12/31/2020	Journal Voucher	Post Monthly Insurance Expenses - Dec	142.23
Total				208.91
<b>Employee Benefit Cont.</b>				
00021113	12/04/2020	Delta Dental of Missouri Lockbox	12/1/2020 Dental; Group 1216-2001; Bar	375.49
00021182	12/18/2020	Lincoln National Life Insurance Company	Group Life&AD+D; Lane, Tiffany	8.34
00021189	12/18/2020	Nationwide Retirement Solution	Pension Fund Contributions; Case #013-	433.86
00021222	12/31/2020	Delta Dental of Missouri Lockbox	1/01/2021 Dental; Group 1216-2001; Fig	139.45
TR210071	12/14/2020	Bank Debit	IRS Tax Pymnt - Payroll 12/10	440.71
TR210072	12/24/2020	Bank Debit	IRS Tax Payment - Payroll 12/23	441.30
Total				1,839.15
<b>Employee Benefits - Maint</b>				
00021182	12/18/2020	Lincoln National Life Insurance Company	Group Life&AD+D; Hill, Terrenth	5.56
00021189	12/18/2020	Nationwide Retirement Solution	Pension Fund Contributions; Case #013-	402.42
TR210071	12/14/2020	Bank Debit	IRS Tax Pymnt - Payroll 12/10	346.71
TR210072	12/24/2020	Bank Debit	IRS Tax Payment - Payroll 12/23	95.73
Total				850.42
<b>Collection Losses</b>				
TTC10012	12/31/2020	Tenant Transactions	For Project 02	1,033.49
Total				1,033.49
<b>Operating Expenses</b>				<b>114,257.24</b>
<b>Operating Profit / (Loss)</b>				<b>(28,985.34)</b>
<b>Retained Earnings</b>				<b>217,904.63</b>

# Pleasant Heights

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Monthly Totals

Report Selections