

Balance Sheet

December, 2021

Balance

**Assets**

**Current Assets**

5	UMB General Fund	798,728.27
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	20,793.54
29	Prepaid Insurance	84,835.93
60	Allow for Obsolete Inventory	36,366.49
169	CFP HUD Rec/Deferred Revenue	(70,000.00)

**Total Current Assets** 870,924.23

**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** 2,137,987.90

**Liabilities**

**Current Liabilities**

300	Tenants Security Deposit	33,542.00
306	Accrued Comp Absences	7,801.08

**Total Current Liabilities** 41,343.08

**Non-Current Liabilities**

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

**Total Liabilities** 42,369.92

**Net Assets**

600	Capitalized Assets	1,267,063.67
602	Unrestricted Assets	762,163.23
700	Current Year Net Income (Loss)	66,391.08

**Total Net Assets** 2,095,617.98

**Total Liabilities and Net Assets** 2,137,987.90

Pleasant Heights  
Board Operating Statement

Preview

December, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	44,896.00	411,189.00
Other Income - Tenant Charges & Fees	335.92	405.94
Income - Other Sources	741.66	10,976.88
Transfers from Capital Fund Grants	25,000.00	65,000.00
Loss or Gain on Equipment	0.00	14,000.00
HUD Subsidy Earned	69,582.70	552,814.90
<b>Operating Income</b>	<b>140,556.28</b>	<b>1,054,386.72</b>
<b>Expenses</b>		
Administrative Salaries	4,871.75	57,053.73
Legal Expense	0.00	565.38
Audit Fee	0.00	3,762.50
Postage	0.00	157.00
Office Supplies	61.62	969.40
Computer Support / Repair	99.16	5,402.25
Advertising	0.00	377.50
Publications	293.75	413.69
Membership Dues and Fees	0.00	702.00
Telephone/DSL Lines	1,360.59	12,375.89
Misc. Admin Expenses	1,138.72	4,064.59
Admin Contracts	231.67	4,493.45
Tenant Screening	97.46	229.72
Copier Lease/Usage	323.74	1,766.37
Management Fees	10,075.65	92,838.11
Bookkeeping Fees	1,462.50	13,672.50
Asset Management Fees	2,400.00	21,600.00
Tenant Services - Salaries	247.20	1,591.35
Tenant Services - Other incurred service cost	0.00	5,665.44
Water	3,250.34	27,885.79
Electricity	14,440.11	141,961.70
Gas	4,882.70	13,554.02
Other Utilities Expense	4,314.68	37,017.88
Labor	1,856.34	26,261.28
Materials	2,132.58	38,694.48
Contract Cost	13,326.64	91,417.03
HVAC Service	6,568.52	9,321.98
Elevator Contract	1,500.00	14,714.68
Contracts - Landscape and Grounds	155.00	5,512.00
Contracts - Unit Turnaround	2,051.68	25,450.52
Contracts Electrical	434.00	1,708.80
Contracts - Plumbing	0.00	8,187.58
Contracts - Extermination	8,072.00	40,763.00
Contracts - Janitorial	10,420.71	45,564.55
Contract Costs - Misc	4,246.47	32,691.40
Trash Removal	5,424.00	23,148.00
Insurance - Prop	5,297.20	46,991.28
Insurance - Liability	639.92	5,676.68
Insurance - Workman's Comp	1,345.93	10,157.52
Insurance - Other	242.05	2,090.69
Employee Benefit Cont.	3,425.44	34,412.53
Employee Benefits - Maint	1,598.13	12,297.53
Collection Losses	(206.65)	(186.15)
<b>Operating Expenses</b>	<b>118,081.60</b>	<b>922,995.64</b>

Pleasant Heights  
Board Operating Statement  
December, 2021

Preview

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Operating Profit / (Loss)</b>	<b>22,474.68</b>	<b>131,391.08</b>

Report Selections

# Pleasant Heights

## Board Operating Statement / Budget

Preview

December, 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	44,896.00	187.07	50,416.67	210.07	411,189.00	190.37	453,750.00	210.07
Other Income - Tenant Charges &	335.92	1.40	833.34	3.47	405.94	0.19	7,500.00	3.47
Income - Other Sources	741.66	3.09	1,458.33	6.08	10,976.88	5.08	13,125.00	6.08
Transfers from Capital Fund Grant	25,000.00	104.17	4,166.67	17.36	65,000.00	30.09	37,500.00	17.36
Loss or Gain on Equipment	0.00	0.00	0.00	0.00	14,000.00	6.48	0.00	0.00
HUD Subsidy Earned	69,582.70	289.93	58,301.58	242.92	552,814.90	255.93	524,714.25	242.92
<b>Operating Income</b>	<b>140,556.28</b>	<b>585.65</b>	<b>115,176.59</b>	<b>479.90</b>	<b>1,054,386.72</b>	<b>488.14</b>	<b>1,036,589.25</b>	<b>479.90</b>
<b>Expenses</b>								
Administrative Salaries	4,871.75	20.30	5,655.25	23.56	57,053.73	26.41	50,897.25	23.56
Legal Expense	0.00	0.00	250.00	1.04	565.38	0.26	2,250.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	375.00	0.17
Travel	0.00	0.00	124.99	0.52	0.00	0.00	1,125.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	3,762.50	1.74	3,750.00	1.74
Postage	0.00	0.00	0.00	0.00	157.00	0.07	0.00	0.00
Office Supplies	61.62	0.26	166.67	0.69	969.40	0.45	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	99.16	0.41	0.00	0.00	5,402.25	2.50	0.00	0.00
Advertising	0.00	0.00	20.83	0.09	377.50	0.17	187.50	0.09
Publications	293.75	1.22	29.17	0.12	413.69	0.19	262.50	0.12
Membership Dues and Fees	0.00	0.00	270.83	1.13	702.00	0.33	2,437.50	1.13
Telephone/DSL Lines	1,360.59	5.67	833.33	3.47	12,375.89	5.73	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
Misc. Admin Expenses	1,138.72	4.74	333.33	1.39	4,064.59	1.88	3,000.00	1.39
Admin Contracts	231.67	0.97	833.33	3.47	4,493.45	2.08	7,500.00	3.47
Tenant Screening	97.46	0.41	416.67	1.74	229.72	0.11	3,750.00	1.74
Copier Lease/Usage	323.74	1.35	208.33	0.87	1,766.37	0.82	1,875.00	0.87
Management Fees	10,075.65	41.98	11,583.33	48.26	92,838.11	42.98	104,250.00	48.26
Bookkeeping Fees	1,462.50	6.09	1,750.00	7.29	13,672.50	6.33	15,750.00	7.29
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	21,600.00	10.00	21,600.00	10.00
Tenant Services - Salaries	247.20	1.03	416.67	1.74	1,591.35	0.74	3,750.00	1.74
Tenant Services - Other incurred s	0.00	0.00	1,000.00	4.17	5,665.44	2.62	9,000.00	4.17
Water	3,250.34	13.54	3,875.00	16.15	27,885.79	12.91	34,875.00	16.15
Electricity	14,440.11	60.17	17,504.17	72.93	141,961.70	65.72	157,537.50	72.93
Gas	4,882.70	20.34	3,750.00	15.63	13,554.02	6.28	33,750.00	15.63
Other Utilities Expense	4,314.68	17.98	4,500.00	18.75	37,017.88	17.14	40,500.00	18.75
Labor	1,856.34	7.73	8,295.75	34.57	26,261.28	12.16	74,661.75	34.57
Materials	2,132.58	8.89	4,525.00	18.85	38,694.48	17.91	40,725.00	18.85
Contract Cost	13,326.64	55.53	13,750.00	57.29	91,417.03	42.32	123,750.00	57.29
HVAC Service	6,568.52	27.37	3,333.33	13.89	9,321.98	4.32	30,000.00	13.89
Elevator Contract	1,500.00	6.25	833.33	3.47	14,714.68	6.81	7,500.00	3.47
Contracts - Landscape and Groun	155.00	0.65	375.00	1.56	5,512.00	2.55	3,375.00	1.56
Contracts - Unit Turnaround	2,051.68	8.55	3,125.00	13.02	25,450.52	11.78	28,125.00	13.02
Contracts Electrical	434.00	1.81	500.00	2.08	1,708.80	0.79	4,500.00	2.08
Contracts - Plumbing	0.00	0.00	208.33	0.87	8,187.58	3.79	1,875.00	0.87
Contracts - Extermination	8,072.00	33.63	4,500.00	18.75	40,763.00	18.87	40,500.00	18.75
Contracts - Janitorial	10,420.71	43.42	416.67	1.74	45,564.55	21.09	3,750.00	1.74
Contract Costs - Misc	4,246.47	17.69	2,541.67	10.59	32,691.40	15.13	22,875.00	10.59
Trash Removal	5,424.00	22.60	1,250.00	5.21	23,148.00	10.72	11,250.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	0.00	0.00	750.00	0.35
Appliance/equipment Maint & Rep	0.00	0.00	208.33	0.87	0.00	0.00	1,875.00	0.87
Insurance - Prop	5,297.20	22.07	5,000.00	20.83	46,991.28	21.76	45,000.00	20.83

# Pleasant Heights

## Board Operating Statement / Budget

Preview

December, 2021

	<u>Monthly</u> <u>Totals</u>	<u>PUM</u>	<u>Monthly</u> <u>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	5,676.68	2.63	4,500.00	2.08
Insurance - Workman's Comp	1,345.93	5.61	541.67	2.26	10,157.52	4.70	4,875.00	2.26
Insurance - Other	242.05	1.01	208.33	0.87	2,090.69	0.97	1,875.00	0.87
Employee Benefit Cont.	3,425.44	14.27	2,487.83	10.37	34,412.53	15.93	22,390.50	10.37
Employee Benefits - Maint	1,598.13	6.66	0.00	0.00	12,297.53	5.69	0.00	0.00
Collection Losses	(206.65)	(0.86)	1,250.00	5.21	(186.15)	(0.09)	11,250.00	5.21
<b>Operating Expenses</b>	<b>118,081.60</b>	<b>492.01</b>	<b>110,647.14</b>	<b>461.03</b>	<b>922,995.64</b>	<b>427.31</b>	<b>995,824.50</b>	<b>461.03</b>
<b>Operating Profit / (Loss)</b>	<b>22,474.68</b>	<b>93.64</b>	<b>4,529.45</b>	<b>18.87</b>	<b>131,391.08</b>	<b>60.83</b>	<b>40,764.75</b>	<b>18.87</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>Non-Operating Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>416.67</b>	<b>1.74</b>	<b>0.00</b>	<b>0.00</b>	<b>3,750.00</b>	<b>1.74</b>
<b>Profit/(Loss)</b>	<b>22,474.68</b>	<b>93.64</b>	<b>4,112.78</b>	<b>17.14</b>	<b>131,391.08</b>	<b>60.83</b>	<b>37,014.75</b>	<b>17.14</b>

Report Selections