

Pleasant Heights Balance Sheet

Preview

February, 2022

Balance

Assets

Current Assets

5	UMB General Fund	762,067.41
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	17,234.85
29	Prepaid Insurance	69,585.88
60	Allow for Obsolete Inventory	36,366.49
169	CFP HUD Rec/Deferred Revenue	(58,441.80)

Total Current Assets

827,012.83

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

2,094,076.50

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)	22,479.68

Total Net Assets

2,051,706.58

Total Liabilities and Net Assets

2,094,076.50

Pleasant Heights
Board Operating Statement

Preview

February, 2022

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	44,864.00	501,502.00
Other Income - Tenant Charges & Fees	236.50	667.44
Income - Other Sources	2,349.36	13,326.24
Transfers from Capital Fund Grants	0.00	65,000.00
Loss or Gain on Equipment	0.00	14,000.00
HUD Subsidy Earned	59,307.05	671,429.00
Operating Income	106,756.91	1,265,924.68
Expenses		
Administrative Salaries	5,783.30	68,769.19
Legal Expense	0.00	565.38
Audit Fee	0.00	3,762.50
Postage	107.06	264.06
Office Supplies	374.97	1,344.37
Computer Support / Repair	582.16	8,441.74
Advertising	158.00	535.50
Publications	0.00	413.69
Membership Dues and Fees	1,200.00	1,975.00
Telephone & Internet Cost	2,444.46	15,303.92
Misc. Admin Expenses	2,419.29	7,764.03
Admin Contracts	281.67	5,237.62
Tenant Screening	227.22	744.97
Copier Lease/Usage	420.96	2,187.33
Management Fees	10,230.66	113,299.43
Bookkeeping Fees	1,485.00	16,642.50
Asset Management Fees	2,400.00	26,400.00
Tenant Services - Salaries	267.60	1,944.75
Tenant Services - Other incurred service cost	0.00	5,665.44
Water	6,253.05	34,138.84
Electricity	28,024.22	169,985.92
Gas	22,715.89	36,269.91
Sewer Expense	8,280.21	45,298.09
Labor	1,916.44	30,094.16
Materials	3,368.44	42,957.71
Contract Cost	20,146.80	114,602.20
HVAC Service	2,405.53	11,727.51
Contracts - Snow Removal	6,572.00	8,548.25
Elevator Contract	10,863.83	26,603.53
Contracts - Landscape and Grounds	0.00	5,512.00
Contracts - Unit Turnaround	3,858.36	30,334.72
Contracts Electrical	0.00	1,708.80
Contracts - Plumbing	1,567.00	9,754.58
Contracts - Extermination	14,448.00	59,403.00
Contracts - Janitorial	14,670.71	60,395.97
Contract Costs - Misc	3,508.23	37,698.31
Trash Removal	5,074.00	28,572.00
Insurance - Prop	5,209.67	57,968.80
Insurance - Liability	605.47	6,952.49
Insurance - Workman's Comp	1,215.68	12,719.13
Insurance - Other	206.49	2,525.80
Employee Benefit Cont.	3,755.97	41,255.06
Employee Benefits - Maint	1,183.99	14,343.35
Collection Losses	7,999.60	7,813.45

Pleasant Heights
Board Operating Statement

February, 2022

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Expenses	202,231.93	1,178,445.00
Operating Profit / (Loss)	(95,475.02)	87,479.68

Report Selections

Pleasant Heights

Board Operating Statement / Budget

Preview

February, 2022

	<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	44,864.00	186.93	50,416.67	210.07	501,502.00	189.96	554,583.33	210.07
Other Income - Tenant Charges &	236.50	0.99	833.34	3.47	667.44	0.25	9,166.66	3.47
Income - Other Sources	2,349.36	9.79	1,458.33	6.08	13,326.24	5.05	16,041.67	6.08
Transfers from Capital Fund Grant	0.00	0.00	4,166.67	17.36	65,000.00	24.62	45,833.33	17.36
Loss or Gain on Equipment	0.00	0.00	0.00	0.00	14,000.00	5.30	0.00	0.00
HUD Subsidy Earned	59,307.05	247.11	58,301.58	242.92	671,429.00	254.33	641,317.42	242.92
Operating Income	106,756.91	444.82	115,176.59	479.90	1,265,924.68	479.52	1,266,942.41	479.90
Expenses								
Administrative Salaries	5,783.30	24.10	5,655.25	23.56	68,769.19	26.05	62,207.75	23.56
Legal Expense	0.00	0.00	250.00	1.04	565.38	0.21	2,750.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	458.33	0.17
Travel	0.00	0.00	124.99	0.52	0.00	0.00	1,375.01	0.52
Audit Fee	0.00	0.00	416.67	1.74	3,762.50	1.43	4,583.33	1.74
Postage	107.06	0.45	0.00	0.00	264.06	0.10	0.00	0.00
Office Supplies	374.97	1.56	166.67	0.69	1,344.37	0.51	1,833.33	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	2,750.00	1.04
Computer Support / Repair	582.16	2.43	0.00	0.00	8,441.74	3.20	0.00	0.00
Advertising	158.00	0.66	20.83	0.09	535.50	0.20	229.17	0.09
Publications	0.00	0.00	29.17	0.12	413.69	0.16	320.83	0.12
Membership Dues and Fees	1,200.00	5.00	270.83	1.13	1,975.00	0.75	2,979.17	1.13
Telephone & Internet Cost	2,444.46	10.19	833.33	3.47	15,303.92	5.80	9,166.67	3.47
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	916.67	0.35
Misc. Admin Expenses	2,419.29	10.08	333.33	1.39	7,764.03	2.94	3,666.67	1.39
Admin Contracts	281.67	1.17	833.33	3.47	5,237.62	1.98	9,166.67	3.47
Tenant Screening	227.22	0.95	416.67	1.74	744.97	0.28	4,583.33	1.74
Copier Lease/Usage	420.96	1.75	208.33	0.87	2,187.33	0.83	2,291.67	0.87
Management Fees	10,230.66	42.63	11,583.33	48.26	113,299.43	42.92	127,416.67	48.26
Bookkeeping Fees	1,485.00	6.19	1,750.00	7.29	16,642.50	6.30	19,250.00	7.29
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	26,400.00	10.00	26,400.00	10.00
Tenant Services - Salaries	267.60	1.12	416.67	1.74	1,944.75	0.74	4,583.33	1.74
Tenant Services - Other incurred s	0.00	0.00	1,000.00	4.17	5,665.44	2.15	11,000.00	4.17
Water	6,253.05	26.05	3,875.00	16.15	34,138.84	12.93	42,625.00	16.15
Electricity	28,024.22	116.77	17,504.17	72.93	169,985.92	64.39	192,545.83	72.93
Gas	22,715.89	94.65	3,750.00	15.63	36,269.91	13.74	41,250.00	15.63
Sewer Expense	8,280.21	34.50	4,500.00	18.75	45,298.09	17.16	49,500.00	18.75
Labor	1,916.44	7.99	8,295.75	34.57	30,094.16	11.40	91,253.25	34.57
Materials	3,368.44	14.04	4,525.00	18.85	42,957.71	16.27	49,775.00	18.85
Contract Cost	20,146.80	83.95	13,750.00	57.29	114,602.20	43.41	151,250.00	57.29
HVAC Service	2,405.53	10.02	3,333.33	13.89	11,727.51	4.44	36,666.67	13.89
Contracts - Snow Removal	6,572.00	27.38	0.00	0.00	8,548.25	3.24	0.00	0.00
Elevator Contract	10,863.83	45.27	833.33	3.47	26,603.53	10.08	9,166.67	3.47
Contracts - Landscape and Groun	0.00	0.00	375.00	1.56	5,512.00	2.09	4,125.00	1.56
Contracts - Unit Turnaround	3,858.36	16.08	3,125.00	13.02	30,334.72	11.49	34,375.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	1,708.80	0.65	5,500.00	2.08
Contracts - Plumbing	1,567.00	6.53	208.33	0.87	9,754.58	3.69	2,291.67	0.87
Contracts - Extermination	14,448.00	60.20	4,500.00	18.75	59,403.00	22.50	49,500.00	18.75
Contracts - Janitorial	14,670.71	61.13	416.67	1.74	60,395.97	22.88	4,583.33	1.74
Contract Costs - Misc	3,508.23	14.62	2,541.67	10.59	37,698.31	14.28	27,958.33	10.59
Trash Removal	5,074.00	21.14	1,250.00	5.21	28,572.00	10.82	13,750.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	0.00	0.00	916.67	0.35
Appliance/equipment Maint & Rep	0.00	0.00	208.33	0.87	0.00	0.00	2,291.67	0.87

Pleasant Heights

Board Operating Statement / Budget

Preview

February, 2022

	<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 - Prop	5,209.67	21.71	5,000.00	20.83	57,968.80	21.96	55,000.00	20.83
Insurance - Liability	605.47	2.52	500.00	2.08	6,952.49	2.63	5,500.00	2.08
Insurance - Workman's Comp	1,215.68	5.07	541.67	2.26	12,719.13	4.82	5,958.33	2.26
Insurance - Other	206.49	0.86	208.33	0.87	2,525.80	0.96	2,291.67	0.87
Employee Benefit Cont.	3,755.97	15.65	2,487.83	10.37	41,255.06	15.63	27,366.17	10.37
Employee Benefits - Maint	1,183.99	4.93	0.00	0.00	14,343.35	5.43	0.00	0.00
Collection Losses	7,999.60	33.33	1,250.00	5.21	7,813.45	2.96	13,750.00	5.21
Operating Expenses	202,231.93	842.63	110,647.14	461.03	1,178,445.00	446.38	1,217,118.86	461.03
Operating Profit / (Loss)	(95,475.02)	(397.81)	4,529.45	18.87	87,479.68	33.14	49,823.55	18.87
Non-Operating Expenses								
Extraordinary Maintenance - Conti	0.00	0.00	416.67	1.74	0.00	0.00	4,583.33	1.74
Non-Operating Expenses	0.00	0.00	416.67	1.74	0.00	0.00	4,583.33	1.74
Profit/(Loss)	(95,475.02)	(397.81)	4,112.78	17.14	87,479.68	33.14	45,240.22	17.14

Report Selections