

Pleasant Heights Balance Sheet

Preview

January, 2021

	<u>Balance</u>
Assets	
Current Assets	
5 UMB General Fund	883,568.46
9 Petty Cash	200.00
11 Allowance for Doubtful Accounts	6,086.82
29 Prepaid Insurance	68,682.10
60 Allow for Obsolete Inventory	32,330.04
169 CFP HUD Rec/Deferred Revenue	(19,551.29)
Total Current Assets	<u>971,316.13</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>
Total Assets	<u>2,369,463.52</u>
Liabilities	
Current Liabilities	
300 Tenants Security Deposit	34,782.00
306 Accrued Comp Absences	7,243.82
Total Current Liabilities	<u>42,025.82</u>
Non-Current Liabilities	
470 Comp Absences - NonCurrent	1,635.43
Total Non-Current Liabilities	<u>1,635.43</u>
Total Liabilities	<u>43,661.25</u>
Net Assets	
600 Capitalized Assets	1,398,147.39
602 Unrestricted Assets	770,577.10
700 Current Year Net Income (Loss)	157,077.78
Total Net Assets	<u>2,325,802.27</u>
Total Liabilities and Net Assets	<u>2,369,463.52</u>

Pleasant Heights Board Operating Statement

Preview

January, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	47,493.00	485,644.22
Other Income - Tenant Charges & Fees	12.50	465.99
Income - Other Sources	1,269.34	15,325.16
HUD PH Op CARE Grant Funds	0.00	116,925.61
Transfers from Capital Fund Grants	0.00	30,000.00
HUD Subsidy Earned	71,583.40	574,273.30
Operating Income	120,358.24	1,222,634.28
Expenses		
Administrative Salaries	5,841.23	51,112.31
Admin Salaries - COVID Haz Pay	0.00	13,266.51
Legal Expense	0.00	467.25
Staff Training	0.00	118.99
Staff Training - COVID	0.00	600.00
Audit Fee	0.00	4,250.00
Sundry	191.53	807.01
Office Supplies	145.40	990.53
Expendable Office Equipment	817.98	817.98
Computer Support / Repair	2,364.33	9,488.71
Advertising	108.33	676.87
Publications	0.00	83.80
Membership Dues and Fees	0.00	683.55
Telephone/DSL Lines	1,122.34	10,225.85
Admin Expenses - COVID Related	0.00	7,953.56
Misc. Admin Expenses	1,255.23	5,219.71
Admin Contracts	1,177.26	4,763.64
Tenant Screening	33.09	321.79
Copier Lease/Usage	38.00	1,421.67
Management Fees	10,872.55	113,125.09
Bookkeeping Fees	1,612.50	16,777.50
Asset Management Fees	2,410.00	24,100.00
Tenant Services - Salaries	245.89	2,732.83
Tenant Services - Other incurred service cost	35.60	6,188.69
Water	6,259.58	33,745.71
Electricity	30,120.43	158,768.32
Gas	7,017.94	20,843.73
Other Utilities Expense	8,290.82	43,718.93
Labor	3,241.90	54,528.53
Maint Labor - COVID Haz Pay	0.00	10,835.93
Materials	5,343.30	38,167.71
Materials - COVID	0.00	8,956.27
Contract Cost	13,538.71	93,212.39
Contract Costs - COVID	0.00	9,200.59
HVAC Service	2,139.23	9,342.56
Elevator Contract	3,300.00	9,742.50
Contracts - Landscape and Grounds	0.00	3,255.00
Contracts - Unit Turnaround	4,466.68	33,043.82
Contracts Electrical	350.00	1,975.00
Contracts - Plumbing	0.00	5,206.13
Contracts - Extermination	6,774.00	54,256.75
Contracts - Janitorial	5,454.13	22,264.30
Contract Costs - Misc	1,297.00	12,136.65
Trash Removal	2,112.00	13,442.00
Vehicle Maintenance	14.58	419.30
Insurance	54.71	54.71

Pleasant Heights
Board Operating Statement

Preview

January, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Insurance - Prop	5,297.20	49,890.93
Insurance - Liability	1,218.72	6,498.81
Insurance - Workman's Comp	738.82	6,682.41
Insurance - Other	142.23	1,931.25
Employee Benefit Cont.	12,989.81	42,188.43
Employee Benefits - Maint	3,552.04	13,677.52
Collection Losses	(800.00)	1,376.48
Operating Expenses	151,185.09	1,035,556.50
Operating Profit / (Loss)	(30,826.85)	187,077.78
Retained Earnings		187,077.78

Report Selections

Pleasant Heights Board Operating Statement / Budget

Preview

January, 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	47,493.00	197.89	50,416.67	210.07	485,644.22	202.35	504,166.67	210.07
Other Income - Tenant Charges & Income - Other Sources	12.50	0.05	833.34	3.47	465.99	0.19	8,333.34	3.47
HUD PH Op CARE Grant Funds	1,269.34	5.29	1,458.33	6.08	15,325.16	6.39	14,583.33	6.08
Transfers from Capital Fund Grant	0.00	0.00	0.00	0.00	116,925.61	48.72	0.00	0.00
HUD Subsidy Earned	0.00	0.00	4,166.67	17.36	30,000.00	12.50	41,666.67	17.36
	71,583.40	298.26	58,301.58	242.92	574,273.30	239.28	583,015.83	242.92
Operating Income	120,358.24	501.49	115,176.59	479.90	1,222,634.28	509.43	1,151,765.84	479.90
Expenses								
Administrative Salaries	5,841.23	24.34	5,655.25	23.56	51,112.31	21.30	56,552.50	23.56
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	13,266.51	5.53	0.00	0.00
Legal Expense	0.00	0.00	250.00	1.04	467.25	0.19	2,500.00	1.04
Staff Training	0.00	0.00	41.67	0.17	118.99	0.05	416.67	0.17
Staff Training - COVID	0.00	0.00	0.00	0.00	600.00	0.25	0.00	0.00
Travel	0.00	0.00	125.00	0.52	0.00	0.00	1,250.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	4,250.00	1.77	4,166.67	1.74
Sundry	191.53	0.80	125.00	0.52	807.01	0.34	1,250.00	0.52
Office Supplies	145.40	0.61	166.67	0.69	990.53	0.41	1,666.67	0.69
Expendable Office Equipment	817.98	3.41	250.00	1.04	817.98	0.34	2,500.00	1.04
Computer Support / Repair	2,364.33	9.85	416.67	1.74	9,488.71	3.95	4,166.67	1.74
Advertising	108.33	0.45	20.83	0.09	676.87	0.28	208.33	0.09
Publications	0.00	0.00	29.17	0.12	83.80	0.03	291.67	0.12
Membership Dues and Fees	0.00	0.00	270.83	1.13	683.55	0.28	2,708.33	1.13
Telephone/DSL Lines	1,122.34	4.68	833.33	3.47	10,225.85	4.26	8,333.33	3.47
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	833.33	0.35
Admin Expenses - COVID Related	0.00	0.00	0.00	0.00	7,953.56	3.31	0.00	0.00
Misc. Admin Expenses	1,255.23	5.23	208.33	0.87	5,219.71	2.17	2,083.33	0.87
Admin Contracts	1,177.26	4.91	833.33	3.47	4,763.64	1.98	8,333.33	3.47
Tenant Screening	33.09	0.14	416.67	1.74	321.79	0.13	4,166.67	1.74
Copier Lease/Usage	38.00	0.16	208.33	0.87	1,421.67	0.59	2,083.33	0.87
Management Fees	10,872.55	45.30	11,583.33	48.26	113,125.09	47.14	115,833.33	48.26
Bookkeeping Fees	1,612.50	6.72	1,750.00	7.29	16,777.50	6.99	17,500.00	7.29
Asset Management Fees	2,410.00	10.04	2,400.00	10.00	24,100.00	10.04	24,000.00	10.00
Tenant Services - Salaries	245.89	1.02	416.67	1.74	2,732.83	1.14	4,166.67	1.74
Tenant Services - Other incurred s	35.60	0.15	1,000.00	4.17	6,188.69	2.58	10,000.00	4.17
Water	6,259.58	26.08	3,875.00	16.15	33,745.71	14.06	38,750.00	16.15
Electricity	30,120.43	125.50	17,504.17	72.93	158,768.32	66.15	175,041.67	72.93
Gas	7,017.94	29.24	3,750.00	15.63	20,843.73	8.68	37,500.00	15.63
Other Utilities Expense	8,290.82	34.55	4,500.00	18.75	43,718.93	18.22	45,000.00	18.75
Labor	3,241.90	13.51	8,295.75	34.57	54,528.53	22.72	82,957.50	34.57
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	10,835.93	4.51	0.00	0.00
Materials	5,343.30	22.26	4,733.33	19.72	38,167.71	15.90	47,333.33	19.72
Materials - COVID	0.00	0.00	0.00	0.00	8,956.27	3.73	0.00	0.00
Contract Cost	13,538.71	56.41	13,750.00	57.29	93,212.39	38.84	137,500.00	57.29
Contract Costs - COVID	0.00	0.00	0.00	0.00	9,200.59	3.83	0.00	0.00
HVAC Service	2,139.23	8.91	3,333.33	13.89	9,342.56	3.89	33,333.33	13.89
Elevator Contract	3,300.00	13.75	833.33	3.47	9,742.50	4.06	8,333.33	3.47
Contracts - Landscape and Ground	0.00	0.00	375.00	1.56	3,255.00	1.36	3,750.00	1.56
Contracts - Unit Turnaround	4,466.68	18.61	3,125.00	13.02	33,043.82	13.77	31,250.00	13.02
Contracts Electrical	350.00	1.46	500.00	2.08	1,975.00	0.82	5,000.00	2.08
Contracts - Plumbing	0.00	0.00	208.33	0.87	5,206.13	2.17	2,083.33	0.87
Contracts - Extermination	6,774.00	28.23	4,500.00	18.75	54,256.75	22.61	45,000.00	18.75

Pleasant Heights

Board Operating Statement Detail

Preview

January, 2021

Monthly Totals

Income

Dwelling Rent	47,493.00
Other Income - Tenant Charges & Fees	12.50
Income - Other Sources	1,269.34
HUD PH Op CARE Grant Funds	0.00
Transfers from Capital Fund Grants	0.00
HUD Subsidy Earned	71,583.40

Operating Income

120,358.24

Expenses

Administrative Salaries

00103684	01/07/2021	Deanna L. Roper	Salary	191.63
00103689	01/07/2021	Heather M. Figley	Salary	266.83
00103700	01/07/2021	Tiffany L. Lane	Salary	1,739.21
00103702	01/07/2021	Latisha M French	Salary	692.30
00103712	01/21/2021	Deanna L. Roper	Salary	273.76
00103717	01/21/2021	Heather M. Figley	Salary	265.25
00103729	01/21/2021	Tiffany L. Lane	Salary	1,719.95
00103731	01/21/2021	Latisha M French	Salary	692.30
Total				5,841.23

Admin Salaries - COVID Haz Pay

Total	0.00
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Legal Expense

Total	0.00
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Staff Training

Total	0.00
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Staff Training - COVID

Total	0.00
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Audit Fee

Total	0.00
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Sundry

00021325	01/29/2021	Grapevine Designs LLC	Additional T-Shirts; Short & Long Sleeve	191.53
Total				191.53

Office Supplies

00021312	01/29/2021	Amazon Capital Services	Lysol Dual Action Complete Clean Disinfectant	91.75
00021312	01/29/2021	Amazon Capital Services	Plastic Hangers 50 Pack Heavy Duty	10.66
00021346	01/29/2021	Quill Corporation	Brother Genuine TN730 Black Toner Cartridge	42.99
Total				145.40

Expendable Office Equipment

00021250	01/15/2021	Amazon Capital Services	Invoice 14MN-JKJP-H1JF - Epson DS-5000	798.00
00021250	01/15/2021	Amazon Capital Services	Invoice 14MN-JKJP-H1JF - USB Printer	19.98
Total				817.98

Pleasant Heights Board Operating Statement Detail

Preview

January, 2021

				<u>Monthly Totals</u>
Computer Support / Repair				
00021275	01/15/2021	MDL Technology LLC	Server, Desktop & Network Device Gold;	2,364.33
Total				2,364.33
Advertising				
00021256	01/15/2021	CareerBuilder LLC	Total TA Stack Good SMB Bundle 3; 12/3	108.33
Total				108.33
Publications				
Total				0.00
Membership Dues and Fees				
Total				0.00
Telephone/DSL Lines				
00021262	01/15/2021	Fusion Cloud Services LLC (Formerly Bit	Account ID: 908985; 1/3 to 2/2	168.06
00021272	01/15/2021	LogMein Communications, Inc.	Jive+GoToMeeting Pro; Connect Bundle;	112.75
00021306	01/15/2021	Verizon Wireless	Account 842237831-00001; 12/3/2020 tc	231.85
00021313	01/29/2021	AT&T	Account 816 461-6529 521 5; 1/7 to 2/6	326.59
00021318	01/29/2021	Comcast	Account 8512 10 001 0878504; 1/28 to 2	114.90
00021318	01/29/2021	Comcast	Account 8512 10 001 0839191; 1/19 to 2	134.85
00103705	01/07/2021	Figley, Heather	Cell Phone Allowance - Deputy Executive	10.00
00103706	01/07/2021	Jones, Richard L.	Cell Phone Allowance - Maintenance Sup	23.34
Total				1,122.34
Admin Expenses - COVID Related				
Total				0.00
Misc. Admin Expenses				
00021255	01/15/2021	Career Data Inc.	Employment Screening; Chris Embertsor	55.76
00021308	01/15/2021	Visa Card Services	4Imprint - 12/4 - Zippered Portfolio Leath	268.43
00021308	01/15/2021	Visa Card Services	Quality Logo Products - 12/5 - Bistro Twc	41.15
00021308	01/15/2021	Visa Card Services	AnyPromo - 12/5 - Building Block Stress	720.02
00021308	01/15/2021	Visa Card Services	Personal Concepts - 12/11 - Mental Heal	83.96
00021308	01/15/2021	Visa Card Services	4Imprint - 12/17 - Swing USB Drive-4GB-	85.91
Total				1,255.23
Admin Contracts				
00021278	01/15/2021	New Directions	1/2021; EAP Services; ID2985	25.00
00021289	01/15/2021	Scott Accounting & Computer Se	SACS Software Maintenance, Mobile Wc	166.66
00021316	01/29/2021	Business Personnel Services Inc	Temps; Samuel Nelson; 40 Hours @ \$26	352.00
00021316	01/29/2021	Business Personnel Services Inc	Temps; Samuel Nelson; 40 Hours @ \$26	352.00
00021316	01/29/2021	Business Personnel Services Inc	Temps Samuel Nelson; 32 Hours @ \$26.	281.60
Total				1,177.26
Tenant Screening				
00021302	01/15/2021	TruDiligence LLC	Background Checks; Username - D Rop	33.09
Total				33.09
Copier Lease/Usage				
00021317	01/29/2021	Canon Financial Services Inc	B&W Copier; Model - Image Runner Adv	38.00
Total				38.00
Management Fees				

Pleasant Heights Board Operating Statement Detail

Preview

January, 2021

					<u>Monthly Totals</u>
JV21/9073	01/31/2021	Journal Voucher	Post Monthly Mgmt, Bkking & Assets Fee		10,872.55
Total					10,872.55
Bookkeeping Fees					
JV21/9073	01/31/2021	Journal Voucher	Post Monthly Mgmt, Bkking & Assets Fee		1,612.50
Total					1,612.50
Asset Management Fees					
JV21/9073	01/31/2021	Journal Voucher	Post Monthly Mgmt, Bkking & Assets Fee		2,410.00
Total					2,410.00
Tenant Services - Salaries					
00021264	01/15/2021	Harvey, Crealaun E	Stipend Trash Pick Up; 1/3/2021 to 1/9/2		49.85
00021264	01/15/2021	Harvey, Crealaun E	Stipend Trash Pick Up; 12/13 to 12/19; 5		49.61
00021264	01/15/2021	Harvey, Crealaun E	Stipend Trash Pick Up; 12/27 to 1/2/2021		49.61
00021327	01/29/2021	Harvey, Crealaun E	Stipend Trash Pick Up; 1/10 to 1/16; 4.7C		48.41
00021327	01/29/2021	Harvey, Crealaun E	Stipend Trash Pick Up; 1/17 to 1/23; 4.7C		48.41
Total					245.89
Tenant Services - Other incurred service cost					
00021308	01/15/2021	Visa Card Services	Vonage - 12/16		35.60
Total					35.60
Water					
00021334	01/29/2021	Independence Utilities	Account 00061271-0127837; 11/3 to 1/1		6,259.58
Total					6,259.58
Electricity					
00021334	01/29/2021	Independence Utilities	Account 00061271-0127837; 11/3 to 1/1		30,120.43
Total					30,120.43
Gas					
00021293	01/15/2021	Spire	Account 0146140279; 12/8 to 1/8; PH		6,977.70
00021293	01/15/2021	Spire	Account 5991231111; 12/5 to 1/7; HH 33		40.24
Total					7,017.94
Other Utilities Expense					
00021334	01/29/2021	Independence Utilities	Account 00061271-0127837; 11/3 to 1/1		8,290.82
Total					8,290.82
Labor					
00103686	01/07/2021	Richard L. Jones	Salary		756.42
00103701	01/07/2021	Terrenth M. Hill	Salary		1,002.17
00103704	01/07/2021	Chris Embertson	Salary		153.17
00103714	01/21/2021	Richard L. Jones	Salary		822.72
00103730	01/21/2021	Terrenth M. Hill	Salary		507.42
Total					3,241.90
Maint Labor - COVID Haz Pay					
Total					0.00
Materials					

Pleasant Heights

Board Operating Statement Detail

Preview

January, 2021

				<u>Monthly Totals</u>
00021251	01/15/2021	American Equipment Co.	Thrower Wheel for Salt Spreader	70.49
00021251	01/15/2021	American Equipment Co.	Pin, Clevis for Salt Spreader	1.00
00021263	01/15/2021	Greg's Lock & Key Service Inc	Invoice C159796 - KEY BLANKS	60.00
00021269	01/15/2021	Home Depot Pro (Formerly Supplyworks)	GERBER SINGLE HANDLE KITCHEN F.	293.12
00021269	01/15/2021	Home Depot Pro (Formerly Supplyworks)	GERBER KITCHEN FAUCET 2 HANDLE	569.70
00021273	01/15/2021	Lowe's Commercial Services	Invoice 94332 - Solar Salt Crystals - 12/1	260.03
00021273	01/15/2021	Lowe's Commercial Services	Invoice 61917 - 40-LB Ice Melt	524.72
00021281	01/15/2021	PDQ Supply Inc.	Fresh Food Gasket - PH 304 - Model FR	65.99
00021295	01/15/2021	SumnerOne Inc	Sanitizer, Hand Purell, 800ML	175.93
00021326	01/29/2021	Greg's Lock & Key Service Inc	Invoice C159898 - KEY BLANKS, SC1	60.00
00021326	01/29/2021	Greg's Lock & Key Service Inc	Invoice C160336 - Service Call & Labor t	95.00
00021326	01/29/2021	Greg's Lock & Key Service Inc	Invoice C160336 - L Handle 1-3/4"	18.00
00021329	01/29/2021	HD Supply Facilities Maint.	36x72" Cordless 1" Vinyl Mini Blind Alabaz	8.46
00021329	01/29/2021	HD Supply Facilities Maint.	DRYWALL PATCH, 8x8, SELF-ADHESIV	63.26
00021329	01/29/2021	HD Supply Facilities Maint.	DRAIN OPENER, ZEP GRANULES, 1 P	35.97
00021329	01/29/2021	HD Supply Facilities Maint.	BED BUG KILLER, 1 GAL, EGG KILL/RE	172.20
00021329	01/29/2021	HD Supply Facilities Maint.	BI METAL DEFROST THERMOSTAT	86.64
00021329	01/29/2021	HD Supply Facilities Maint.	DOORBELL/VIEWER COMBO	81.32
00021329	01/29/2021	HD Supply Facilities Maint.	OUTLET DRYER 30 AMP	22.92
00021329	01/29/2021	HD Supply Facilities Maint.	RECEPTACLES GROUND FAULT (GFC	195.10
00021329	01/29/2021	HD Supply Facilities Maint.	SUPPLY LINE 3/8" x 1/2" x 20", STAINLE	37.30
00021329	01/29/2021	HD Supply Facilities Maint.	FLAPPER	71.10
00021329	01/29/2021	HD Supply Facilities Maint.	SHOWER HEAD, CHROME	206.64
00021329	01/29/2021	HD Supply Facilities Maint.	AERATOR, 6/PKG	132.88
00021329	01/29/2021	HD Supply Facilities Maint.	SOAP DISH	33.36
00021329	01/29/2021	HD Supply Facilities Maint.	BATHROOM SINK 19" x 17" SEASONS	172.20
00021329	01/29/2021	HD Supply Facilities Maint.	ANGLE VALVE NO DRIP (COMPR), 1/2"	44.76
00021329	01/29/2021	HD Supply Facilities Maint.	SMOKE ALARM ELECTRIC W/BATTER'	165.84
00021329	01/29/2021	HD Supply Facilities Maint.	GERBER HOT STEM	123.84
00021329	01/29/2021	HD Supply Facilities Maint.	GERBER COLD STEM	123.84
00021329	01/29/2021	HD Supply Facilities Maint.	TRASH BAGS, 56 GAL 1.55 MIL - 50/Pk	220.44
00021329	01/29/2021	HD Supply Facilities Maint.	1 Gallon Home Pest Control 2/Pkg	38.97
00021329	01/29/2021	HD Supply Facilities Maint.	GERBER BATHROOM FAUCET 2 HANC	281.08
00021340	01/29/2021	PDQ Supply Inc.	Fresh Food Gasket - GE Model GPE16D	44.94
00021348	01/29/2021	Sherwin-Williams	PH; Paint Supplies	193.77
00021348	01/29/2021	Sherwin-Williams	PH; Paint Supplies	193.77
00021356	01/29/2021	Tailor Made Exteriors LLC	1/26/2021 - 3 Scoops of Salt; PH	75.00
00021362	01/29/2021	Westlake Ace Hardware	Invoice 4927777 - Screw WD ZN PH 14F	20.99
00021362	01/29/2021	Westlake Ace Hardware	Invoice 4927883 - Heet Gas Antifreeze	8.07
TT110014	01/31/2021	Tenant Transactions	For Project 02	(36.50)
00021305	01/15/2021	Verizon Connect NWF Inc.	GPS Device; Monthly Service; Decembe	10.80
00021311	01/15/2021	Wex Bank	Fuel for On Call Van	21.03
00021311	01/15/2021	Wex Bank	Fuel Rebate	(0.67)
00021298	01/15/2021	Tailor Made Exteriors LLC	1/14/2021 - 6 Scoops of Salt; PH	150.00
00021356	01/29/2021	Tailor Made Exteriors LLC	1/14/2021 - 3 Scoops of Salt	75.00
00021356	01/29/2021	Tailor Made Exteriors LLC	1/22/2021; 3 Scoops of Salt; PH	75.00
Total				5,343.30
Materials - COVID				
Total				0.00
Contract Cost				
00021252	01/15/2021	Atronic Alarms	PH Bsmt Office; Cellular Monitoring, Sec	56.00
00021252	01/15/2021	Atronic Alarms	PH Mgr Office; Cellular Monitoring, Secu	56.00
00021257	01/15/2021	Chemsearch	PH; Contract Water Treatment Program;	516.07

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				<u>Monthly Totals</u>
00021257	01/15/2021	Chemsearch	PH; Contract Water Treatment Program;	305.14
00021261	01/15/2021	Critical Protection & Investigation Agency	PH; Monitor Cameras Remotely; New Ye	894.00
00021261	01/15/2021	Critical Protection & Investigation Agency	PH; Security Patrol; Monitor Cameras Re	834.00
00021294	01/15/2021	Stevens Services LLC	PH; Make Ready #310(1BR); 12/28 to 12	840.84
00021296	01/15/2021	Superior Electrical Construction Inc	PH; Repair Pole Light; Labor & Materials	148.75
00021296	01/15/2021	Superior Electrical Construction Inc	PH; Made Repairs to Broken Conduit Un	161.25
00021314	01/29/2021	Atronic Alarms	PH Bsmt Office; Cellular Monitoring & Int	56.40
00021314	01/29/2021	Atronic Alarms	PH Mgr Office; Cellular Monitoring & Inte	56.40
00021319	01/29/2021	Critical Protection & Investigation Agency	PH; Security Patrol; Monitor Cameras R	1,916.00
00021319	01/29/2021	Critical Protection & Investigation Agency	PH; Security Patrol; Monitor Cameras Re	2,330.00
00021337	01/29/2021	Martin Mechanical Contractors	PH; Replace Tower Pump	5,452.86
TT110014	01/31/2021	Tenant Transactions	For Project 02	(85.00)
Total				13,538.71
Contract Costs - COVID				
Total				0.00
HVAC Service				
00021337	01/29/2021	Martin Mechanical Contractors	PH; Install Chemical Feed Pumps/ Repla	1,338.82
00021337	01/29/2021	Martin Mechanical Contractors	PH; Monthly PM Contract; 5/1/2020 to 4/	800.41
Total				2,139.23
Elevator Contract				
00021280	01/15/2021	Otis Elevator Company	PH; 11/12; Large Elevator 1 Stuck at Bas	1,223.75
00021280	01/15/2021	Otis Elevator Company	PH; Large Elevator Out of Service on the	1,347.50
00021280	01/15/2021	Otis Elevator Company	PH; Elevator 1, Out of Service; Stuck on	728.75
Total				3,300.00
Contracts - Landscape and Grounds				
Total				0.00
Contracts - Unit Turnaround				
00021354	01/29/2021	Stevens Services LLC	PH; Make Ready #223(1BR); 1/11 to 1/11	840.84
00021354	01/29/2021	Stevens Services LLC	PH; Make Ready #132(1BR); 1/6 to 1/11	840.84
00021354	01/29/2021	Stevens Services LLC	PH; Make Ready #117(1BR); 1/13 to 1/11	840.84
00021354	01/29/2021	Stevens Services LLC	PH; Make Ready #628(2BR); 1/18 to 1/21	918.32
00021354	01/29/2021	Stevens Services LLC	PH; Make Ready #430(1BR); 1/21 to 1/21	840.84
00021354	01/29/2021	Stevens Services LLC	PH; Trash Out of Unit #606; 1/28	185.00
Total				4,466.68
Contracts Electrical				
00021296	01/15/2021	Superior Electrical Construction Inc	PH; Made Repairs to Broken Conduit Un	350.00
Total				350.00
Contracts - Plumbing				
Total				0.00
Contracts - Extermination				
00021283	01/15/2021	Planet Pest Solutions LLC	PH; Bed Bug Treatments; Apt 725, 703, 2	1,250.00
00021283	01/15/2021	Planet Pest Solutions LLC	PH; Bed Bug Inspections; Apt 420 B & 30	1,200.00
00021283	01/15/2021	Planet Pest Solutions LLC	PH; Bed Bug Treatments; Apt 824, 523 &	1,200.00
00021283	01/15/2021	Planet Pest Solutions LLC	PH; Bed Bug Treatments; Apt 301(2 Roo	300.00
00021292	01/15/2021	Smithereen Pest Management Services	PH; Regularly Scheduled PC Service	324.00
00021343	01/29/2021	Planet Pest Solutions LLC	PH; Bed Bug Treatments; Apts 828 & 628	1,600.00
00021343	01/29/2021	Planet Pest Solutions LLC	PH; Bed Bug Treatments; Apts 812, 725,	900.00

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Total	<u>Monthly Totals</u>
	6,774.00
Contracts - Janitorial	
00021271 01/15/2021 Jan-Pro Cleaning Systems Midwest PH; Regular Janitorial Service from 12/1	4,755.00
00021303 01/15/2021 UniFirst Corporation (Formerly Walker Tc Nylons and Mops and Mop Handles	229.31
00021303 01/15/2021 UniFirst Corporation (Formerly Walker Tc Nylons and Mops and Mop Handles	229.31
00021360 01/29/2021 UniFirst Corporation (Formerly Walker Tc Nylons, Mops and Handles	240.51
Total	5,454.13
Contract Costs - Misc	
00021263 01/15/2021 Greg's Lock & Key Service Inc Invoice C159796 - Service Call/Labor - 2	96.00
00021287 01/15/2021 Rampart Security Systems PH; Elevator; 1/1/2021 to 3/31/2021	54.00
00021287 01/15/2021 Rampart Security Systems PH; Elevator; 1/1/2021 to 3/31/2021	54.00
00021291 01/15/2021 Shred One KC (Formerly JobOne Secure PH; Container Picked Up; 11/13/2020	28.00
00021291 01/15/2021 Shred One KC (Formerly JobOne Secure PH; Container Picked Up; 12/11/2020	28.00
00021309 01/15/2021 Watchmen Security Services PH; Agreement Eagle Eye Management;	475.00
00021326 01/29/2021 Greg's Lock & Key Service Inc Invoice C159898 - Service Call/Labor - F	102.00
00021334 01/29/2021 Independence Utilities Account 00061271-0127840; Fire; Ph	432.00
00021349 01/29/2021 Shred One KC (Formerly JobOne Secure PH; Container Picked Up; 1/8	28.00
Total	1,297.00
Trash Removal	
00021357 01/29/2021 Ted's Trash Service Inc. PH; 2 Yard Rearload Service; 1/31/2021	528.00
00021357 01/29/2021 Ted's Trash Service Inc. PH; Compacted Trash; 2 Yard Rearload :	1,584.00
Total	2,112.00
Vehicle Maintenance	
00021301 01/15/2021 TLC Automotive Of Independence Inc 2015 Ford F250 Super Duty 3/4 Ton; Lub	14.58
Total	14.58
Insurance	
JV21/2021 01/31/2021 Journal Voucher Post Monthly Insurance Expenses - Janu	54.71
Total	54.71
Insurance - Prop	
JV21/2021 01/31/2021 Journal Voucher Post Monthly Insurance Expenses - Janu	5,297.20
Total	5,297.20
Insurance - Liability	
00021359 01/29/2021 Travelers CL Remittance Center Account 8082K4193; Policy 0105738616	578.80
JV21/2021 01/31/2021 Journal Voucher Post Monthly Insurance Expenses - Janu	639.92
Total	1,218.72
Insurance - Workman's Comp	
JV21/2021 01/31/2021 Journal Voucher Post Monthly Insurance Expenses - Janu	738.82
Total	738.82
Insurance - Other	
JV21/2021 01/31/2021 Journal Voucher Post Monthly Insurance Expenses - Janu	142.23
Total	142.23
Employee Benefit Cont.	

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Monthly Totals

00021276	01/15/2021	Nationwide Retirement Solution	Pension Funde Contributions; Case #01;	114.91
00021304	01/15/2021	United HealthCare (UHC)	Final/Term Acct Bill Medical; Cust#00F68	2,268.11
00021320	01/29/2021	Delta Dental of Missouri Lockbox	Dental; Group #1216-2001; Figley, Frenc	139.45
00021338	01/29/2021	Nationwide Retirement Solution	Pension Fund Contributions; Case #013-	433.61
00021344	01/29/2021	Principal Life Insurance Company	Account #1132636-10001; Group Life AC	19.00
00021344	01/29/2021	Principal Life Insurance Company	Account #1132636-10001; Group LifeAD	23.56
TR210076	01/08/2021	Bank Debit	IRS Tax Payment - Payroll 1/7/2021	455.21
TR210077	01/22/2021	Bank Debit	IRS Tax Payment - Payroll 1/21/2021	433.45
TR210079	01/29/2021	Bank Debit	BCBS KC - Blue Cross/Shield Ins Premiu	3,034.17
TR210079	01/29/2021	Bank Debit	BCBS KC - Blue Cross/Shield Ins Premiu	3,034.17
TR210079	01/29/2021	Bank Debit	BCBS KC - Blue Cross/Shield Ins Premiu	3,034.17
Total				12,989.81

Employee Benefits - Maint

00021276	01/15/2021	Nationwide Retirement Solution	Pension Funde Contributions; Case #01;	399.58
00021338	01/29/2021	Nationwide Retirement Solution	Pension Fund Contributions; Case #013-	134.23
00021344	01/29/2021	Principal Life Insurance Company	Account #1132636-10001; Group Life AC	2.53
00021344	01/29/2021	Principal Life Insurance Company	Account #1132636-10001; Group LifeAD	2.53
TR210076	01/08/2021	Bank Debit	IRS Tax Payment - Payroll 1/7/2021	146.25
TR210077	01/22/2021	Bank Debit	IRS Tax Payment - Payroll 1/21/2021	101.76
TR210079	01/29/2021	Bank Debit	BCBS KC - Blue Cross/Shield Ins Premiu	1,005.32
TR210079	01/29/2021	Bank Debit	BCBS KC - Blue Cross/Shield Ins Premiu	359.54
TR210079	01/29/2021	Bank Debit	BCBS KC - Blue Cross/Shield Ins Premiu	700.15
TR210079	01/29/2021	Bank Debit	BCBS KC - Blue Cross/Shield Ins Premiu	700.15
Total				3,552.04

Collection Losses

TT110014	01/31/2021	Tenant Transactions	For Project 02	(800.00)
Total				(800.00)

Operating Expenses

151,185.09

Operating Profit / (Loss)

(30,826.85)

Retained Earnings

187,077.78

Report Selections