

Pleasant Heights Balance Sheet

July, 2020

Balance

Assets

Current Assets

5	UMB General Fund	867,261.08
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	2,352.24
29	Prepaid Insurance	44,001.43
60	Allow for Obsolete Inventory	32,330.04
169	CFP HUD Rec/Deferred Revenue	(38,590.46)

Total Current Assets

907,554.33

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

1,398,147.39

Total Assets

2,305,701.72

Liabilities

Current Liabilities

300	Tenants Security Deposit	36,420.00
306	Accrued Comp Absences	7,243.82

Total Current Liabilities

43,663.82

Non-Current Liabilities

470	Comp Absences - NonCurrent	1,635.43
-----	----------------------------	----------

Total Non-Current Liabilities

1,635.43

Total Liabilities

45,299.25

Net Assets

600	Capitalized Assets	1,398,147.39
602	Unrestricted Assets	770,577.10
700	Current Year Net Income (Loss)	91,677.98

Total Net Assets

2,260,402.47

Total Liabilities and Net Assets

2,305,701.72

Pleasant Heights Board Operating Statement

Preview

July, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	48,478.00	197,291.00
Other Income - Tenant Charges & Fees	0.00	(62.50)
Income - Other Sources	2,182.89	6,549.24
HUD PH Op CARE Grant Funds	24,560.78	36,860.31
Transfers from Capital Fund Grants	0.00	30,000.00
HUD Subsidy Earned	48,866.20	234,761.20
Operating Income	124,087.87	505,399.25
Expenses		
Administrative Salaries	6,779.15	27,824.56
Admin Salaries - COVID Haz Pay	0.00	3,464.35
Staff Training - COVID	0.00	600.00
Office Supplies	0.00	452.44
Computer Support / Repair	2,364.33	4,688.05
Publications	0.00	83.80
Telephone Cost	345.06	597.55
Telephone/DSL Lines	1,077.10	3,628.04
Admin Expenses - COVID Related	2,643.05	5,121.81
Misc. Admin Expenses	0.00	220.00
Admin Contracts	254.66	983.66
Tenant Screening	158.27	184.53
Copier Lease/Usage	183.40	550.20
Management Fees	11,378.25	46,473.83
Bookkeeping Fees	1,687.50	6,892.50
Asset Management Fees	2,410.00	9,640.00
Tenant Services - Salaries	403.32	1,445.13
Tenant Services - Other incurred service cost	177.84	326.08
Water	3,391.51	9,474.81
Electricity	19,631.61	54,309.87
Gas	934.48	3,904.46
Other Utilities Expense	4,507.96	11,508.34
Labor	5,059.29	30,327.25
Maint Labor - COVID Haz Pay	0.00	2,116.04
Materials	3,836.09	11,460.08
Materials - COVID	318.37	4,341.58
Contract Cost	12,859.46	28,660.15
Contract Costs - COVID	0.00	4,645.88
HVAC Service	552.06	3,750.10
Elevator Contract	0.00	852.50
Contracts - Landscape and Grounds	465.00	1,860.00
Contracts - Unit Turnaround	5,045.04	12,394.24
Contracts Electrical	0.00	925.00
Contracts - Extermination	4,487.75	16,222.75
Contracts - Janitorial	699.31	1,392.93
Contract Costs - Misc	2,330.00	5,897.55
Trash Removal	1,008.00	4,082.00
Vehicle Maintenance	0.00	404.72
Insurance - Prop	5,026.93	19,783.40
Insurance - Liability	595.21	2,342.44
Insurance - Workman's Comp	738.82	2,297.17
Insurance - Other	208.91	757.95
Employee Benefit Cont.	5,580.66	14,863.51
Employee Benefits - Maint	1,260.91	5,083.46
Collection Losses	(15.00)	1,182.99

Pleasant Heights Board Operating Statement

Preview

July, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Expenses	108,384.30	368,017.70
Operating Profit / (Loss)	15,703.57	137,381.55
Retained Earnings		137,381.55

Report Selections

Pleasant Heights

Board Operating Statement / Budget

Preview

July, 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>
Income								
Dwelling Rent	48,478.00	201.99	50,416.67	210.07	197,291.00	205.51	201,666.67	210.07
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	833.34	3.47	(62.50)	(0.07)	3,333.34	3.47
HUD PH Op CARE Grant Funds	2,182.89	9.10	1,458.33	6.08	6,549.24	6.82	5,833.33	6.08
Transfers from Capital Fund Grant	24,560.78	102.34	0.00	0.00	36,860.31	38.40	0.00	0.00
HUD Subsidy Earned	0.00	0.00	4,166.67	17.36	30,000.00	31.25	16,666.67	17.36
	48,866.20	203.61	58,301.58	242.92	234,761.20	244.54	233,206.33	242.92
Operating Income	124,087.87	517.03	115,176.59	479.90	505,399.25	526.46	460,706.34	479.90
Expenses								
Administrative Salaries	6,779.15	28.25	5,655.25	23.56	27,824.56	28.98	22,621.00	23.56
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	3,464.35	3.61	0.00	0.00
Legal Expense	0.00	0.00	250.00	1.04	0.00	0.00	1,000.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	166.67	0.17
Staff Training - COVID	0.00	0.00	0.00	0.00	600.00	0.63	0.00	0.00
Travel	0.00	0.00	125.00	0.52	0.00	0.00	500.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	0.00	0.00	1,666.67	1.74
Sundry	0.00	0.00	125.00	0.52	0.00	0.00	500.00	0.52
Office Supplies	0.00	0.00	166.67	0.69	452.44	0.47	666.67	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	1,000.00	1.04
Computer Support / Repair	2,364.33	9.85	416.67	1.74	4,688.05	4.88	1,666.67	1.74
Advertising	0.00	0.00	20.83	0.09	0.00	0.00	83.33	0.09
Publications	0.00	0.00	29.17	0.12	83.80	0.09	116.67	0.12
Telephone Cost	345.06	1.44	270.83	1.13	597.55	0.62	1,083.33	1.13
Telephone/DSL Lines	1,077.10	4.49	833.33	3.47	3,628.04	3.78	3,333.33	3.47
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	333.33	0.35
Admin Expenses - COVID Related	2,643.05	11.01	0.00	0.00	5,121.81	5.34	0.00	0.00
Misc. Admin Expenses	0.00	0.00	208.33	0.87	220.00	0.23	833.33	0.87
Admin Contracts	254.66	1.06	833.33	3.47	983.66	1.02	3,333.33	3.47
Tenant Screening	158.27	0.66	416.67	1.74	184.53	0.19	1,666.67	1.74
Copier Lease/Usage	183.40	0.76	208.33	0.87	550.20	0.57	833.33	0.87
Management Fees	11,378.25	47.41	11,583.33	48.26	46,473.83	48.41	46,333.33	48.26
Bookkeeping Fees	1,687.50	7.03	1,750.00	7.29	6,892.50	7.18	7,000.00	7.29
Asset Management Fees	2,410.00	10.04	2,400.00	10.00	9,640.00	10.04	9,600.00	10.00
Tenant Services - Salaries	403.32	1.68	416.67	1.74	1,445.13	1.51	1,666.67	1.74
Tenant Services - Other incurred	177.84	0.74	1,000.00	4.17	326.08	0.34	4,000.00	4.17
Water	3,391.51	14.13	3,875.00	16.15	9,474.81	9.87	15,500.00	16.15
Electricity	19,631.61	81.80	17,504.17	72.93	54,309.87	56.57	70,016.67	72.93
Gas	934.48	3.89	3,750.00	15.63	3,904.46	4.07	15,000.00	15.63
Other Utilities Expense	4,507.96	18.78	4,500.00	18.75	11,508.34	11.99	18,000.00	18.75
Labor	5,059.29	21.08	8,295.75	34.57	30,327.25	31.59	33,183.00	34.57
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	2,116.04	2.20	0.00	0.00
Materials	3,836.09	15.98	4,733.33	19.72	11,460.08	11.94	18,933.33	19.72
Materials - COVID	318.37	1.33	0.00	0.00	4,341.58	4.52	0.00	0.00
Contract Cost	12,859.46	53.58	13,750.00	57.29	28,660.15	29.85	55,000.00	57.29
Contract Costs - COVID	0.00	0.00	0.00	0.00	4,645.88	4.84	0.00	0.00
WAC Service	552.06	2.30	3,333.33	13.89	3,750.10	3.91	13,333.33	13.89
Elevator Contract	0.00	0.00	833.33	3.47	852.50	0.89	3,333.33	3.47
Contracts - Landscape and Ground	465.00	1.94	375.00	1.56	1,860.00	1.94	1,500.00	1.56
Contracts - Unit Turnaround	5,045.04	21.02	3,125.00	13.02	12,394.24	12.91	12,500.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	925.00	0.96	2,000.00	2.08
Contracts - Plumbing	0.00	0.00	208.33	0.87	0.00	0.00	833.33	0.87
Contracts - Extermination	4,487.75	18.70	4,500.00	18.75	16,222.75	16.90	18,000.00	18.75

Pleasant Heights

Board Operating Statement / Budget

Preview

July, 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>
Contracts - Janitorial	699.31	2.91	416.67	1.74	1,392.93	1.45	1,666.67	1.74
Contract Costs - Misc	2,330.00	9.71	2,541.67	10.59	5,897.55	6.14	10,166.67	10.59
Trash Removal	1,008.00	4.20	1,250.00	5.21	4,082.00	4.25	5,000.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	404.72	0.42	333.33	0.35
Insurance - Prop	5,026.93	20.95	5,000.00	20.83	19,783.40	20.61	20,000.00	20.83
Insurance - Liability	595.21	2.48	500.00	2.08	2,342.44	2.44	2,000.00	2.08
Insurance - Workman's Comp	738.82	3.08	541.67	2.26	2,297.17	2.39	2,166.67	2.26
Insurance - Other	208.91	0.87	208.33	0.87	757.95	0.79	833.33	0.87
Employee Benefit Cont.	5,580.66	23.25	2,487.83	10.37	14,863.51	15.48	9,951.33	10.37
Employee Benefits - Maint	1,260.91	5.25	3,071.00	12.80	5,083.46	5.30	12,284.00	12.80
Collection Losses	(15.00)	(0.06)	1,250.00	5.21	1,182.99	1.23	5,000.00	5.21
Operating Expenses	108,384.30	451.60	114,134.82	475.56	368,017.70	383.35	456,539.32	475.56
Operating Profit / (Loss)	15,703.57	65.43	1,041.77	4.34	137,381.55	143.11	4,167.02	4.34
Non-Operating Expenses								
Extraordinary Maintenance - Cont	0.00	0.00	416.67	1.74	0.00	0.00	1,666.67	1.74
Total Operating Funds Available	15,703.57	65.43	625.10	2.60	137,381.55	143.11	2,500.35	2.60
Retained Earnings					137,381.55	143.11	2,500.35	2.60

Report Selections