

# Pleasant Heights Balance Sheet

Preview

March, 2021

Balance

## Assets

### Current Assets

5	UMB General Fund	786,809.59
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	6,310.34
29	Prepaid Insurance	55,601.47
30	A/R CFP due PHA	28,884.00
60	Allow for Obsolete Inventory	36,366.49
169	CFP HUD Rec/Deferred Revenue	(58,739.00)

Total Current Assets 855,432.89

### 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

**2,122,496.56**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	34,482.00
305	Federal W/H	26,564.10
306	Accrued Comp Absences	52,993.00
307	Prepaid Rent	3,745.31
311	A/P COCC	4,458.41

Total Current Liabilities 122,242.82

### Non-Current Liabilities

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

## Total Liabilities

**123,269.66**

## Net Assets

600	Capitalized Assets	1,267,063.67
602	Unrestricted Assets	762,163.23
700	Current Year Net Income (Loss)	(30,000.00)
701	Betterments and Additions	(28,493.28)
702	Property Contra	28,493.28

Total Net Assets 1,999,226.90

## Total Liabilities and Net Assets

**2,122,496.56**

# Pleasant Heights Balance Sheet

Preview

March, 2021

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Balance

Report Selections

Pleasant Heights  
Board Operating Statement

Preview

March, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	46,254.00	578,243.58
Other Income - Tenant Charges & Fees	100.00	568.07
Income - Other Sources	1,960.25	18,539.64
HUD PH Op CARE Grant Funds	(46,809.10)	70,116.51
Transfers from Capital Fund Grants	0.00	30,000.00
HUD Subsidy Earned	66,120.60	681,298.70
<b>Operating Income</b>	<b>67,625.75</b>	<b>1,378,766.50</b>
<b>Expenses</b>		
Administrative Salaries	8,552.54	65,636.63
Admin Salaries - COVID Haz Pay	0.00	13,266.51
Legal Expense	100.00	567.25
Staff Training	0.00	658.99
Staff Training - COVID	0.00	600.00
Travel	317.00	0.00
Audit Fee	0.00	4,250.00
Office Supplies	0.00	1,148.73
Expendable Office Equipment	0.00	817.98
Computer Support / Repair	2,676.33	12,165.04
Advertising	414.16	1,199.36
Publications	0.00	264.56
Membership Dues and Fees	670.21	1,353.76
Telephone/DSL Lines	1,804.18	12,667.74
Admin Expenses - COVID Related	0.00	7,953.56
Misc. Admin Expenses	2,655.19	8,768.24
Admin Contracts	(749.35)	4,548.20
Tenant Screening	16.50	425.85
Copier Lease/Usage	161.87	1,745.41
Management Fees	10,670.27	134,667.91
Bookkeeping Fees	1,582.50	19,972.50
Asset Management Fees	2,410.00	28,920.00
Tenant Services - Salaries	247.20	3,160.08
Tenant Services - Other incurred service cost	73.04	6,298.25
Water	8,176.09	41,921.80
Electricity	36,793.30	195,561.62
Gas	10,756.31	38,200.44
Other Utilities Expense	10,762.45	54,481.38
Labor	7,249.40	65,721.14
Maint Labor - COVID Haz Pay	0.00	10,835.93
Materials	14,546.76	59,968.76
Materials - COVID	0.00	8,956.27
Contract Cost	31,984.90	145,608.02
Contract Costs - COVID	19,303.65	28,504.24
HVAC Service	475.27	10,618.24
Contracts - Snow Removal	599.96	599.96
Elevator Contract	5,587.25	16,125.19
Contracts - Landscape and Grounds	155.00	3,410.00
Contracts - Unit Turnaround	5,782.52	43,400.54
Contracts Electrical	1,459.70	5,163.64
Contracts - Plumbing	7,584.48	15,817.50
Contracts - Extermination	3,292.00	61,508.75
Contracts - Janitorial	9,761.69	37,021.50
Contract Costs - Misc	3,782.16	19,089.81
Trash Removal	2,112.00	17,666.00
Vehicle Maintenance	0.00	1,137.28

Pleasant Heights  
Board Operating Statement

Preview

March, 2021

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Insurance	(54.71)	0.00
Insurance - Prop	5,297.20	59,972.70
Insurance - Liability	639.92	7,716.72
Insurance - Workman's Comp	738.82	8,088.55
Insurance - Other	251.65	2,360.77
Employee Benefit Cont.	5,235.72	48,494.50
Employee Benefits - Maint	1,145.19	15,058.06
Collection Losses	3,241.25	4,617.73
<b>Operating Expenses</b>	<b>228,261.57</b>	<b>1,358,683.59</b>
<b>Operating Profit / (Loss)</b>	<b>(160,635.82)</b>	<b>20,082.91</b>
<b>Non-Operating Expenses</b>		
Betterments and Additions	0.00	28,493.28
<b>Total Operating Funds Available</b>	<b>(160,635.82)</b>	<b>(8,410.37)</b>
<b>Retained Earnings</b>		<b>(8,410.37)</b>

Report Selections

# Pleasant Heights

## Board Operating Statement / Budget

Preview

March, 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	46,254.00	192.73	50,416.67	210.07	578,243.58	200.78	605,000.00	210.07
Other Income - Tenant Charges & Income - Other Sources	100.00	0.42	833.34	3.47	568.07	0.20	10,000.00	3.47
HUD PH Op CARE Grant Funds	1,960.25	8.17	1,458.33	6.08	18,539.64	6.44	17,500.00	6.08
Transfers from Capital Fund Grants	19,303.65	80.43	0.00	0.00	136,229.26	47.30	0.00	0.00
HUD Subsidy Earned	0.00	0.00	4,166.67	17.36	30,000.00	10.42	50,000.00	17.36
	66,120.60	275.50	58,301.58	242.92	681,298.70	236.56	699,619.00	242.92
<b>Operating Income</b>	<b>133,738.50</b>	<b>557.24</b>	<b>115,176.59</b>	<b>479.90</b>	<b>1,444,879.25</b>	<b>501.69</b>	<b>1,382,119.00</b>	<b>479.90</b>
<b>Expenses</b>								
Administrative Salaries	8,552.54	35.64	5,655.25	23.56	65,636.63	22.79	67,863.00	23.56
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	13,266.51	4.61	0.00	0.00
Legal Expense	100.00	0.42	250.00	1.04	567.25	0.20	3,000.00	1.04
Staff Training	0.00	0.00	41.67	0.17	658.99	0.23	500.00	0.17
Staff Training - COVID	0.00	0.00	0.00	0.00	600.00	0.21	0.00	0.00
Travel	317.00	1.32	125.00	0.52	0.00	0.00	1,500.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	4,250.00	1.48	5,000.00	1.74
Office Supplies	0.00	0.00	166.67	0.69	1,148.73	0.40	2,000.00	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	817.98	0.28	3,000.00	1.04
Computer Support / Repair	2,676.33	11.15	416.67	1.74	12,165.04	4.22	5,000.00	1.74
Advertising	414.16	1.73	20.83	0.09	1,199.36	0.42	250.00	0.09
Publications	0.00	0.00	29.17	0.12	264.56	0.09	350.00	0.12
Membership Dues and Fees	670.21	2.79	270.83	1.13	1,353.76	0.47	3,250.00	1.13
Telephone/DSL Lines	1,804.18	7.52	833.33	3.47	12,667.74	4.40	10,000.00	3.47
Collection Agent Fees & Court Costs	0.00	0.00	83.33	0.35	0.00	0.00	1,000.00	0.35
Admin Expenses - COVID Related	0.00	0.00	0.00	0.00	7,953.56	2.76	0.00	0.00
Misc. Admin Expenses	2,655.19	11.06	333.33	1.39	8,768.24	3.04	4,000.00	1.39
Admin Contracts	(749.35)	(3.12)	833.33	3.47	4,548.20	1.58	10,000.00	3.47
Tenant Screening	16.50	0.07	416.67	1.74	425.85	0.15	5,000.00	1.74
Copier Lease/Usage	161.87	0.67	208.33	0.87	1,745.41	0.61	2,500.00	0.87
Management Fees	10,670.27	44.46	11,583.33	48.26	134,667.91	46.76	139,000.00	48.26
Bookkeeping Fees	1,582.50	6.59	1,750.00	7.29	19,972.50	6.93	21,000.00	7.29
Asset Management Fees	2,410.00	10.04	2,400.00	10.00	28,920.00	10.04	28,800.00	10.00
Tenant Services - Salaries	247.20	1.03	416.67	1.74	3,160.08	1.10	5,000.00	1.74
Tenant Services - Other incurred	73.04	0.30	1,000.00	4.17	6,298.25	2.19	12,000.00	4.17
Water	8,176.09	34.07	3,875.00	16.15	41,921.80	14.56	46,500.00	16.15
Electricity	36,793.30	153.31	17,504.17	72.93	195,561.62	67.90	210,050.00	72.93
Gas	10,756.31	44.82	3,750.00	15.63	38,200.44	13.26	45,000.00	15.63
Other Utilities Expense	10,762.45	44.84	4,500.00	18.75	54,481.38	18.92	54,000.00	18.75
Labor	7,249.40	30.21	8,295.75	34.57	65,721.14	22.82	99,549.00	34.57
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	10,835.93	3.76	0.00	0.00
Materials	14,546.76	60.61	4,733.33	19.72	59,968.76	20.82	56,800.00	19.72
Materials - COVID	0.00	0.00	0.00	0.00	8,956.27	3.11	0.00	0.00
Contract Cost	31,984.90	133.27	13,750.00	57.29	145,608.02	50.56	165,000.00	57.29
Contract Costs - COVID	19,303.65	80.43	0.00	0.00	28,504.24	9.90	0.00	0.00
HVAC Service	475.27	1.98	3,333.33	13.89	10,618.24	3.69	40,000.00	13.89
Contracts - Snow Removal	599.96	2.50	0.00	0.00	599.96	0.21	0.00	0.00
Elevator Contract	5,587.25	23.28	833.33	3.47	16,125.19	5.60	10,000.00	3.47
Contracts - Landscape and Grounds	155.00	0.65	375.00	1.56	3,410.00	1.18	4,500.00	1.56
Contracts - Unit Turnaround	5,782.52	24.09	3,125.00	13.02	43,400.54	15.07	37,500.00	13.02
Contracts Electrical	1,459.70	6.08	500.00	2.08	5,163.64	1.79	6,000.00	2.08
Contracts - Plumbing	7,584.48	31.60	208.33	0.87	15,817.50	5.49	2,500.00	0.87
Contracts - Extermination	3,292.00	13.72	4,500.00	18.75	61,508.75	21.36	54,000.00	18.75



Board Operating Statement Percentages

Preview

March, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>	<u>Year-to-Date Budget</u>	<u>Percentage</u>
<b>Income</b>				
Dwelling Rent	46,254.00	578,243.58	605,000.00	4.42
Other Income - Tenant Charges & Fees	100.00	568.07	10,000.00	94.32
Income - Other Sources	1,960.25	18,539.64	17,500.00	(5.94)
HUD PH Op CARE Grant Funds	19,303.65	136,229.26	0.00	0.00
Transfers from Capital Fund Grants	0.00	30,000.00	50,000.00	40.00
HUD Subsidy Earned	66,120.60	681,298.70	699,619.00	2.62
<b>Operating Income</b>	<b>133,738.50</b>	<b>1,444,879.25</b>	<b>1,382,119.00</b>	<b>(4.54)</b>
<b>Expenses</b>				
Administrative Salaries	8,552.54	65,636.63	67,863.00	3.28
Admin Salaries - COVID Haz Pay	0.00	13,266.51	0.00	0.00
Legal Expense	100.00	567.25	3,000.00	81.09
Staff Training	0.00	658.99	500.00	(31.80)
Staff Training - COVID	0.00	600.00	0.00	0.00
Travel	317.00	0.00	1,500.00	100.00
Audit Fee	0.00	4,250.00	5,000.00	15.00
Office Supplies	0.00	1,148.73	2,000.00	42.56
Expendable Office Equipment	0.00	817.98	3,000.00	72.73
Computer Support / Repair	2,676.33	12,165.04	5,000.00	(143.30)
Advertising	414.16	1,199.36	250.00	(379.74)
Publications	0.00	264.56	350.00	24.41
Membership Dues and Fees	670.21	1,353.76	3,250.00	58.35
Telephone/DSL Lines	1,804.18	12,667.74	10,000.00	(26.68)
Collection Agent Fees & Court Costs	0.00	0.00	1,000.00	100.00
Admin Expenses - COVID Related	0.00	7,953.56	0.00	0.00
Misc. Admin Expenses	2,655.19	8,768.24	4,000.00	(119.21)
Admin Contracts	(749.35)	4,548.20	10,000.00	54.52
Tenant Screening	16.50	425.85	5,000.00	91.48
Copier Lease/Usage	161.87	1,745.41	2,500.00	30.18
Management Fees	10,670.27	134,667.91	139,000.00	3.12
Bookkeeping Fees	1,582.50	19,972.50	21,000.00	4.89
Asset Management Fees	2,410.00	28,920.00	28,800.00	(0.42)
Tenant Services - Salaries	247.20	3,160.08	5,000.00	36.80
Tenant Services - Other incurred service cost	73.04	6,298.25	12,000.00	47.51
Water	8,176.09	41,921.80	46,500.00	9.85
Electricity	36,793.30	195,561.62	210,050.00	6.90
Gas	10,756.31	38,200.44	45,000.00	15.11
Other Utilities Expense	10,762.45	54,481.38	54,000.00	(0.89)
Labor	7,249.40	65,721.14	99,549.00	33.98
Maint Labor - COVID Haz Pay	0.00	10,835.93	0.00	0.00
Materials	14,546.76	59,968.76	56,800.00	(5.58)
Materials - COVID	0.00	8,956.27	0.00	0.00
Contract Cost	31,984.90	145,608.02	165,000.00	11.75
Contract Costs - COVID	19,303.65	28,504.24	0.00	0.00
HVAC Service	475.27	10,618.24	40,000.00	73.45
Contracts - Snow Removal	599.96	599.96	0.00	0.00
Elevator Contract	5,587.25	16,125.19	10,000.00	(61.25)
Contracts - Landscape and Grounds	155.00	3,410.00	4,500.00	24.22
Contracts - Unit Turnaround	5,782.52	43,400.54	37,500.00	(15.73)
Contracts Electrical	1,459.70	5,163.64	6,000.00	13.94
Contracts - Plumbing	7,584.48	15,817.50	2,500.00	(532.70)
Contracts - Extermination	3,292.00	61,508.75	54,000.00	(13.91)
Contracts - Janitorial	9,761.69	37,021.50	5,000.00	(640.43)
Contract Costs - Misc	3,782.16	19,089.81	30,500.00	37.41
Trash Removal	2,112.00	17,666.00	15,000.00	(17.77)
Vehicle Maintenance	0.00	1,137.28	1,000.00	(13.73)

# Pleasant Heights

## Board Operating Statement Percentages

Preview

March, 2021

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>	<u>Year-to-Date Budget</u>	<u>Percentage</u>
Insurance	(54.71)	0.00	0.00	0.00
Insurance - Prop	5,297.20	59,972.70	60,000.00	0.05
Insurance - Liability	639.92	7,716.72	6,000.00	(28.61)
Insurance - Workman's Comp	738.82	8,088.55	6,500.00	(24.44)
Insurance - Other	251.65	2,360.77	2,500.00	5.57
Employee Benefit Cont.	5,235.72	48,494.50	29,854.00	(62.44)
Employee Benefits - Maint	1,145.19	15,058.06	36,852.00	59.14
Collection Losses	3,241.25	4,617.73	15,000.00	69.22
<b>Operating Expenses</b>	<b>228,261.57</b>	<b>1,358,683.59</b>	<b>1,369,618.00</b>	<b>0.80</b>
<b>Operating Profit / (Loss)</b>	<b>(94,523.07)</b>	<b>86,195.66</b>	<b>12,501.00</b>	
<b>Non-Operating Expenses</b>				
Extraordinary Maintenance - Contract	0.00	0.00	5,000.00	100.00
Betterments and Additions	0.00	28,493.28	0.00	0.00
<b>Total Operating Funds Available</b>	<b>(94,523.07)</b>	<b>57,702.38</b>	<b>7,501.00</b>	
<b>Retained Earnings</b>		<b>57,702.38</b>		