

Pleasant Heights  
Balance Sheet

Preview

November, 2021

Balance

**Assets**

Current Assets

5	UMB General Fund	857,592.00
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	10,787.26
29	Prepaid Insurance	16,070.46
60	Allow for Obsolete Inventory	36,366.49
169	CFP HUD Rec/Deferred Revenue	(46,666.66)

Total Current Assets 874,349.55

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**

**2,141,413.22**

**Liabilities**

Current Liabilities

300	Tenants Security Deposit	34,442.00
306	Accrued Comp Absences	7,801.08

Total Current Liabilities 42,243.08

Non-Current Liabilities

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

**Total Liabilities**

**43,269.92**

**Net Assets**

600	Capitalized Assets	1,267,063.67
602	Unrestricted Assets	762,163.23
700	Current Year Net Income (Loss)	68,916.40

Total Net Assets 2,098,143.30

**Total Liabilities and Net Assets**

**2,141,413.22**

# Pleasant Heights Board Operating Statement

Preview

November, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	44,457.00	366,293.00
Other Income - Tenant Charges & Fees	31.25	70.02
Income - Other Sources	1,081.08	10,235.22
Transfers from Capital Fund Grants	0.00	40,000.00
Loss or Gain on Equipment	14,000.00	14,000.00
HUD Subsidy Earned	56,243.75	483,232.20
<b>Operating Income</b>	<b>115,813.08</b>	<b>913,830.44</b>
<b>Expenses</b>		
Administrative Salaries	6,141.90	52,181.98
Legal Expense	0.00	565.38
Audit Fee	0.00	3,762.50
Postage	106.00	157.00
Office Supplies	0.00	907.78
Computer Support / Repair	0.00	5,303.09
Advertising	377.50	377.50
Publications	0.00	119.94
Membership Dues and Fees	30.00	702.00
Telephone/DSL Lines	1,560.19	11,015.30
Misc. Admin Expenses	606.02	2,925.87
Admin Contracts	331.67	4,261.78
Tenant Screening	39.65	132.26
Copier Lease/Usage	0.00	1,442.63
Management Fees	10,178.99	82,762.46
Bookkeeping Fees	1,477.50	12,210.00
Asset Management Fees	2,400.00	19,200.00
Tenant Services - Salaries	164.80	1,344.15
Tenant Services - Other incurred service cost	0.00	5,665.44
Water	3,178.31	24,635.45
Electricity	16,270.48	127,521.59
Gas	1,954.20	8,671.32
Other Utilities Expense	4,219.46	32,703.20
Labor	1,853.74	24,404.94
Materials	5,093.17	36,561.90
Contract Cost	5,486.64	78,090.39
HVAC Service	0.00	2,753.46
Elevator Contract	3,144.70	13,214.68
Contracts - Landscape and Grounds	1,230.00	5,357.00
Contracts - Unit Turnaround	990.84	23,398.84
Contracts Electrical	1,274.80	1,274.80
Contracts - Plumbing	3,222.64	8,187.58
Contracts - Extermination	3,916.00	32,691.00
Contracts - Janitorial	5,401.42	35,143.84
Contract Costs - Misc	7,564.90	28,444.93
Trash Removal	1,050.00	17,724.00
Insurance - Prop	5,126.32	41,694.08
Insurance - Liability	619.27	5,036.76
Insurance - Workman's Comp	1,302.51	8,811.59
Insurance - Other	234.24	1,848.64
Employee Benefit Cont.	2,858.36	30,987.09
Employee Benefits - Maint	1,430.25	10,699.40
Collection Losses	0.00	20.50
<b>Operating Expenses</b>	<b>100,836.47</b>	<b>804,914.04</b>

# Pleasant Heights Board Operating Statement

Preview

November, 2021

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Operating Profit / (Loss)</b>	<b>14,976.61</b>	<b>108,916.40</b>

Report Selections

# Pleasant Heights Board Operating Statement / Budget

Preview

November, 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	44,457.00	185.24	50,416.67	210.07	366,293.00	190.78	403,333.33	210.07
Other Income - Tenant Charges &	31.25	0.13	833.34	3.47	70.02	0.04	6,666.66	3.47
Income - Other Sources	1,081.08	4.50	1,458.33	6.08	10,235.22	5.33	11,666.67	6.08
Transfers from Capital Fund Grant	0.00	0.00	4,166.67	17.36	40,000.00	20.83	33,333.33	17.36
Loss or Gain on Equipment	14,000.00	58.33	0.00	0.00	14,000.00	7.29	0.00	0.00
HUD Subsidy Earned	56,243.75	234.35	58,301.58	242.92	483,232.20	251.68	466,412.67	242.92
<b>Operating Income</b>	<b>115,813.08</b>	<b>482.55</b>	<b>115,176.59</b>	<b>479.90</b>	<b>913,830.44</b>	<b>475.95</b>	<b>921,412.66</b>	<b>479.90</b>
<b>Expenses</b>								
Administrative Salaries	6,141.90	25.59	5,655.25	23.56	52,181.98	27.18	45,242.00	23.56
Legal Expense	0.00	0.00	250.00	1.04	565.38	0.29	2,000.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	333.33	0.17
Travel	0.00	0.00	124.99	0.52	0.00	0.00	1,000.01	0.52
Audit Fee	0.00	0.00	416.67	1.74	3,762.50	1.96	3,333.33	1.74
Postage	106.00	0.44	0.00	0.00	157.00	0.08	0.00	0.00
Office Supplies	0.00	0.00	166.67	0.69	907.78	0.47	1,333.33	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	2,000.00	1.04
Computer Support / Repair	0.00	0.00	0.00	0.00	5,303.09	2.76	0.00	0.00
Advertising	377.50	1.57	20.83	0.09	377.50	0.20	166.67	0.09
Publications	0.00	0.00	29.17	0.12	119.94	0.06	233.33	0.12
Membership Dues and Fees	30.00	0.13	270.83	1.13	702.00	0.37	2,166.67	1.13
Telephone/DSL Lines	1,560.19	6.50	833.33	3.47	11,015.30	5.74	6,666.67	3.47
Collection Agent Fees & Court Costs	0.00	0.00	83.33	0.35	0.00	0.00	666.67	0.35
Misc. Admin Expenses	606.02	2.53	333.33	1.39	2,925.87	1.52	2,666.67	1.39
Admin Contracts	331.67	1.38	833.33	3.47	4,261.78	2.22	6,666.67	3.47
Tenant Screening	39.65	0.17	416.67	1.74	132.26	0.07	3,333.33	1.74
Copier Lease/Usage	0.00	0.00	208.33	0.87	1,442.63	0.75	1,666.67	0.87
Management Fees	10,178.99	42.41	11,583.33	48.26	82,762.46	43.11	92,666.67	48.26
Bookkeeping Fees	1,477.50	6.16	1,750.00	7.29	12,210.00	6.36	14,000.00	7.29
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	19,200.00	10.00	19,200.00	10.00
Tenant Services - Salaries	164.80	0.69	416.67	1.74	1,344.15	0.70	3,333.33	1.74
Tenant Services - Other incurred	0.00	0.00	1,000.00	4.17	5,665.44	2.95	8,000.00	4.17
Water	3,178.31	13.24	3,875.00	16.15	24,635.45	12.83	31,000.00	16.15
Electricity	16,270.48	67.79	17,504.17	72.93	127,521.59	66.42	140,033.33	72.93
Gas	1,954.20	8.14	3,750.00	15.63	8,671.32	4.52	30,000.00	15.63
Other Utilities Expense	4,219.46	17.58	4,500.00	18.75	32,703.20	17.03	36,000.00	18.75
Labor	1,853.74	7.72	8,295.75	34.57	24,404.94	12.71	66,366.00	34.57
Materials	5,093.17	21.22	4,525.00	18.85	36,561.90	19.04	36,200.00	18.85
Contract Cost	5,486.64	22.86	13,750.00	57.29	78,090.39	40.67	110,000.00	57.29
HVAC Service	0.00	0.00	3,333.33	13.89	2,753.46	1.43	26,666.67	13.89
Elevator Contract	3,144.70	13.10	833.33	3.47	13,214.68	6.88	6,666.67	3.47
Contracts - Landscape and Ground	1,230.00	5.13	375.00	1.56	5,357.00	2.79	3,000.00	1.56
Contracts - Unit Turnaround	990.84	4.13	3,125.00	13.02	23,398.84	12.19	25,000.00	13.02
Contracts Electrical	1,274.80	5.31	500.00	2.08	1,274.80	0.66	4,000.00	2.08
Contracts - Plumbing	3,222.64	13.43	208.33	0.87	8,187.58	4.26	1,666.67	0.87
Contracts - Extermination	3,916.00	16.32	4,500.00	18.75	32,691.00	17.03	36,000.00	18.75
Contracts - Janitorial	5,401.42	22.51	416.67	1.74	35,143.84	18.30	3,333.33	1.74
Contract Costs - Misc	7,564.90	31.52	2,541.67	10.59	28,444.93	14.82	20,333.33	10.59
Trash Removal	1,050.00	4.38	1,250.00	5.21	17,724.00	9.23	10,000.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	0.00	0.00	666.67	0.35
Appliance/equipment Maint & Rep	0.00	0.00	208.33	0.87	0.00	0.00	1,666.67	0.87
Insurance - Prop	5,126.32	21.36	5,000.00	20.83	41,694.08	21.72	40,000.00	20.83

# Pleasant Heights

## Board Operating Statement / Budget

Preview

November, 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>
Insurance - Liability	619.27	2.58	500.00	2.08	5,036.76	2.62	4,000.00	2.08
Insurance - Workman's Comp	1,302.51	5.43	541.67	2.26	8,811.59	4.59	4,333.33	2.26
Insurance - Other	234.24	0.98	208.33	0.87	1,848.64	0.96	1,666.67	0.87
Employee Benefit Cont.	2,858.36	11.91	2,487.83	10.37	30,987.09	16.14	19,902.67	10.37
Employee Benefits - Maint	1,430.25	5.96	0.00	0.00	10,699.40	5.57	0.00	0.00
Collection Losses	0.00	0.00	1,250.00	5.21	20.50	0.01	10,000.00	5.21
<b>Operating Expenses</b>	<b>100,836.47</b>	<b>420.15</b>	<b>110,647.14</b>	<b>461.03</b>	<b>804,914.04</b>	<b>419.23</b>	<b>885,177.36</b>	<b>461.03</b>
<b>Operating Profit / (Loss)</b>	<b>14,976.61</b>	<b>62.40</b>	<b>4,529.45</b>	<b>18.87</b>	<b>108,916.40</b>	<b>56.73</b>	<b>36,235.30</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	3,333.33	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>3,333.33</b>	<b>1.74</b>
<b>Profit/(Loss)</b>	<b>14,976.61</b>	<b>62.40</b>	<b>4,112.78</b>	<b>17.14</b>	<b>108,916.40</b>	<b>56.73</b>	<b>32,901.97</b>	<b>17.14</b>

Report Selections