

Pleasant Heights Balance Sheet

Preview

October, 2021

Balance

Assets

Current Assets

5	UMB General Fund	827,350.26
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	19,236.71
29	Prepaid Insurance	23,352.80
60	Allow for Obsolete Inventory	36,366.49
169	CFP HUD Rec/Deferred Revenue	(48,333.32)

Total Current Assets 858,172.94

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

2,125,236.61

Liabilities

Current Liabilities

300	Tenants Security Deposit	33,242.00
306	Accrued Comp Absences	7,801.08

Total Current Liabilities 41,043.08

Non-Current Liabilities

470	Comp Absences - NonCurrent	1,026.84
-----	----------------------------	----------

Total Non-Current Liabilities 1,026.84

Total Liabilities

42,069.92

Net Assets

600	Capitalized Assets	1,267,063.67
602	Unrestricted Assets	762,163.23
700	Current Year Net Income (Loss)	53,939.79

Total Net Assets 2,083,166.69

Total Liabilities and Net Assets

2,125,236.61

Pleasant Heights
Board Operating Statement

Preview

October, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	45,051.00	321,836.00
Other Income - Tenant Charges & Fees	0.00	38.77
Income - Other Sources	1,471.85	9,154.14
Transfers from Capital Fund Grants	0.00	40,000.00
HUD Subsidy Earned	67,492.50	426,988.45
Operating Income	114,015.35	798,017.36
Expenses		
Administrative Salaries	6,119.85	46,040.08
Legal Expense	0.00	565.38
Audit Fee	0.00	3,762.50
Postage	0.00	51.00
Office Supplies	66.76	907.78
Computer Support / Repair	2,457.33	5,303.09
Publications	0.00	119.94
Membership Dues and Fees	40.00	672.00
Telephone/DSL Lines	1,723.56	9,455.11
Misc. Admin Expenses	640.73	2,319.85
Admin Contracts	262.50	3,930.11
Tenant Screening	6.16	92.61
Copier Lease/Usage	161.87	1,442.63
Management Fees	10,230.66	72,583.47
Bookkeeping Fees	1,485.00	10,732.50
Asset Management Fees	2,400.00	16,800.00
Tenant Services - Salaries	164.80	1,179.35
Tenant Services - Other incurred service cost	5,481.64	5,665.44
Water	7,622.29	21,457.14
Electricity	40,429.01	111,251.11
Gas	756.33	6,717.12
Other Utilities Expense	10,112.14	28,483.74
Labor	1,929.74	22,551.20
Materials	9,359.95	31,468.73
Contract Cost	8,090.50	72,603.75
HVAC Service	0.00	2,753.46
Elevator Contract	1,606.40	10,069.98
Contracts - Landscape and Grounds	465.00	4,127.00
Contracts - Unit Turnaround	4,466.68	22,408.00
Contracts - Plumbing	1,627.20	4,964.94
Contracts - Extermination	5,716.00	28,775.00
Contracts - Janitorial	5,055.00	29,742.42
Contract Costs - Misc	3,741.85	20,880.03
Trash Removal	2,602.00	16,674.00
Insurance - Prop	5,297.20	36,567.76
Insurance - Liability	639.92	4,417.49
Insurance - Workman's Comp	1,345.93	7,509.08
Insurance - Other	242.05	1,614.40
Employee Benefit Cont.	5,128.14	28,128.73
Employee Benefits - Maint	1,579.47	9,269.15
Collection Losses	(69.00)	20.50
Operating Expenses	148,984.66	704,077.57
Operating Profit / (Loss)	(34,969.31)	93,939.79

Pleasant Heights Board Operating Statement

Preview

October, 2021

Monthly Totals

Year-to-Date Totals

Report Selections

Pleasant Heights Board Operating Statement / Budget

Preview

October, 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	45,051.00	187.71	50,416.67	210.07	321,836.00	191.57	352,916.67	210.07
Other Income - Tenant Charges &	0.00	0.00	833.34	3.47	38.77	0.02	5,833.34	3.47
Income - Other Sources	1,471.85	6.13	1,458.33	6.08	9,154.14	5.45	10,208.33	6.08
Transfers from Capital Fund Grant	0.00	0.00	4,166.67	17.36	40,000.00	23.81	29,166.67	17.36
HUD Subsidy Earned	67,492.50	281.22	58,301.58	242.92	426,988.45	254.16	408,111.08	242.92
Operating Income	114,015.35	475.06	115,176.59	479.90	798,017.36	475.01	806,236.09	479.90
Expenses								
Administrative Salaries	6,119.85	25.50	5,655.25	23.56	46,040.08	27.40	39,586.75	23.56
Legal Expense	0.00	0.00	250.00	1.04	565.38	0.34	1,750.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	291.67	0.17
Travel	0.00	0.00	124.99	0.52	0.00	0.00	874.99	0.52
Audit Fee	0.00	0.00	416.67	1.74	3,762.50	2.24	2,916.67	1.74
Postage	0.00	0.00	0.00	0.00	51.00	0.03	0.00	0.00
Office Supplies	66.76	0.28	166.67	0.69	907.78	0.54	1,166.67	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	1,750.00	1.04
Computer Support / Repair	2,457.33	10.24	0.00	0.00	5,303.09	3.16	0.00	0.00
Advertising	0.00	0.00	20.83	0.09	0.00	0.00	145.83	0.09
Publications	0.00	0.00	29.17	0.12	119.94	0.07	204.17	0.12
Membership Dues and Fees	40.00	0.17	270.83	1.13	672.00	0.40	1,895.83	1.13
Telephone/DSL Lines	1,723.56	7.18	833.33	3.47	9,455.11	5.63	5,833.33	3.47
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	583.33	0.35
Misc. Admin Expenses	640.73	2.67	333.33	1.39	2,319.85	1.38	2,333.33	1.39
Admin Contracts	262.50	1.09	833.33	3.47	3,930.11	2.34	5,833.33	3.47
Tenant Screening	6.16	0.03	416.67	1.74	92.61	0.06	2,916.67	1.74
Copier Lease/Usage	161.87	0.67	208.33	0.87	1,442.63	0.86	1,458.33	0.87
Management Fees	10,230.66	42.63	11,583.33	48.26	72,583.47	43.20	81,083.33	48.26
Bookkeeping Fees	1,485.00	6.19	1,750.00	7.29	10,732.50	6.39	12,250.00	7.29
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	16,800.00	10.00	16,800.00	10.00
Tenant Services - Salaries	164.80	0.69	416.67	1.74	1,179.35	0.70	2,916.67	1.74
Tenant Services - Other incurred s	5,481.64	22.84	1,000.00	4.17	5,665.44	3.37	7,000.00	4.17
Water	7,622.29	31.76	3,875.00	16.15	21,457.14	12.77	27,125.00	16.15
Electricity	40,429.01	168.45	17,504.17	72.93	111,251.11	66.22	122,529.17	72.93
Gas	756.33	3.15	3,750.00	15.63	6,717.12	4.00	26,250.00	15.63
Other Utilities Expense	10,112.14	42.13	4,500.00	18.75	28,483.74	16.95	31,500.00	18.75
Labor	1,929.74	8.04	8,295.75	34.57	22,551.20	13.42	58,070.25	34.57
Materials	9,359.95	39.00	4,525.00	18.85	31,468.73	18.73	31,675.00	18.85
Contract Cost	8,090.50	33.71	13,750.00	57.29	72,603.75	43.22	96,250.00	57.29
HVAC Service	0.00	0.00	3,333.33	13.89	2,753.46	1.64	23,333.33	13.89
Elevator Contract	1,606.40	6.69	833.33	3.47	10,069.98	5.99	5,833.33	3.47
Contracts - Landscape and Groun	465.00	1.94	375.00	1.56	4,127.00	2.46	2,625.00	1.56
Contracts - Unit Turnaround	4,466.68	18.61	3,125.00	13.02	22,408.00	13.34	21,875.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	0.00	0.00	3,500.00	2.08
Contracts - Plumbing	1,627.20	6.78	208.33	0.87	4,964.94	2.96	1,458.33	0.87
Contracts - Extermination	5,716.00	23.82	4,500.00	18.75	28,775.00	17.13	31,500.00	18.75
Contracts - Janitorial	5,055.00	21.06	416.67	1.74	29,742.42	17.70	2,916.67	1.74
Contract Costs - Misc	3,741.85	15.59	2,541.67	10.59	20,880.03	12.43	17,791.67	10.59
Trash Removal	2,602.00	10.84	1,250.00	5.21	16,674.00	9.93	8,750.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	0.00	0.00	583.33	0.35
Appliance/equipment Maint & Rep	0.00	0.00	208.33	0.87	0.00	0.00	1,458.33	0.87
Insurance - Prop	5,297.20	22.07	5,000.00	20.83	36,567.76	21.77	35,000.00	20.83
Insurance - Liability	639.92	2.67	500.00	2.08	4,417.49	2.63	3,500.00	2.08

Pleasant Heights

Board Operating Statement / Budget

Preview

October, 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 - Workman's Comp	1,345.93	5.61	541.67	2.26	7,509.08	4.47	3,791.67	2.26
Insurance - Other	242.05	1.01	208.33	0.87	1,614.40	0.96	1,458.33	0.87
Employee Benefit Cont.	5,128.14	21.37	2,487.83	10.37	28,128.73	16.74	17,414.83	10.37
Employee Benefits - Maint	1,579.47	6.58	0.00	0.00	9,269.15	5.52	0.00	0.00
Collection Losses	(69.00)	(0.29)	1,250.00	5.21	20.50	0.01	8,750.00	5.21
Operating Expenses	148,984.66	620.77	110,647.14	461.03	704,077.57	419.09	774,530.14	461.03
Operating Profit / (Loss)	(34,969.31)	(145.71)	4,529.45	18.87	93,939.79	55.92	31,705.95	18.87
Non-Operating Expenses								
Extraordinary Maintenance - Cont	0.00	0.00	416.67	1.74	0.00	0.00	2,916.67	1.74
Non-Operating Expenses	0.00	0.00	416.67	1.74	0.00	0.00	2,916.67	1.74
Profit/(Loss)	(34,969.31)	(145.71)	4,112.78	17.14	93,939.79	55.92	28,789.28	17.14
Report Selections								