

Balance Sheet

September, 2021

Balance

Assets

Current Assets

5	UMB General Fund	863,088.13
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	13,059.71
29	Prepaid Insurance	30,877.90
60	Allow for Obsolete Inventory	36,366.49
169	CFP HUD Rec/Deferred Revenue	(49,999.98)

Total Current Assets 893,592.25

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

2,160,655.92

Liabilities

Current Liabilities

300	Tenants Security Deposit	33,692.00
306	Accrued Comp Absences	7,801.08

Total Current Liabilities 41,493.08

Non-Current Liabilities

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

Total Liabilities

42,519.92

Net Assets

600	Capitalized Assets	1,267,063.67
602	Unrestricted Assets	762,163.23
700	Current Year Net Income (Loss)	88,909.10

Total Net Assets 2,118,136.00

Total Liabilities and Net Assets

2,160,655.92

Pleasant Heights
Board Operating Statement

Preview

September, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	45,498.00	276,785.00
Other Income - Tenant Charges & Fees	0.00	38.77
Income - Other Sources	1,417.13	7,682.29
Transfers from Capital Fund Grants	0.00	40,000.00
HUD Subsidy Earned	62,066.95	359,495.95
Operating Income	108,982.08	684,002.01
Expenses		
Administrative Salaries	9,581.10	39,920.23
Legal Expense	565.38	565.38
Audit Fee	0.00	3,762.50
Postage	0.00	51.00
Office Supplies	142.41	841.02
Computer Support / Repair	0.00	2,845.76
Publications	59.97	119.94
Membership Dues and Fees	0.00	632.00
Telephone/DSL Lines	1,262.41	7,731.55
Misc. Admin Expenses	493.14	1,679.12
Admin Contracts	215.00	3,667.61
Tenant Screening	0.00	86.45
Copier Lease/Usage	342.73	1,280.76
Management Fees	10,012.86	62,352.81
Bookkeeping Fees	1,485.00	9,247.50
Asset Management Fees	2,400.00	14,400.00
Tenant Services - Salaries	164.80	1,014.55
Tenant Services - Other incurred service cost	36.73	183.80
Water	0.00	13,834.85
Electricity	0.00	70,822.10
Gas	776.05	5,960.79
Other Utilities Expense	0.00	18,371.60
Labor	2,862.61	20,621.46
Materials	5,015.01	22,108.78
Contract Cost	6,238.65	64,513.25
HVAC Service	0.00	2,753.46
Elevator Contract	1,832.68	8,463.58
Contracts - Landscape and Grounds	867.00	3,662.00
Contracts - Unit Turnaround	2,600.00	17,941.32
Contracts - Plumbing	0.00	3,337.74
Contracts - Extermination	4,612.00	23,059.00
Contracts - Janitorial	4,906.69	24,687.42
Contract Costs - Misc	3,422.13	17,138.18
Trash Removal	3,162.00	14,072.00
Insurance	(16.39)	0.00
Insurance - Prop	5,126.32	31,270.56
Insurance - Liability	619.27	3,777.57
Insurance - Workman's Comp	1,302.51	6,163.15
Insurance - Other	250.63	1,372.35
Employee Benefit Cont.	2,623.36	23,000.59
Employee Benefits - Maint	1,286.70	7,689.68
Collection Losses	0.00	89.50
Operating Expenses	74,248.75	555,092.91

Pleasant Heights Board Operating Statement

Preview

September, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Profit / (Loss)	34,733.33	128,909.10

Report Selections

Pleasant Heights Board Operating Statement / Budget

Preview

September, 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	45,498.00	189.58	50,416.67	210.07	276,785.00	192.21	302,500.00	210.07
Other Income - Tenant Charges &	0.00	0.00	833.34	3.47	38.77	0.03	5,000.00	3.47
Income - Other Sources	1,417.13	5.90	1,458.33	6.08	7,682.29	5.33	8,750.00	6.08
Transfers from Capital Fund Grant	0.00	0.00	4,166.67	17.36	40,000.00	27.78	25,000.00	17.36
HUD Subsidy Earned	62,066.95	258.61	58,301.58	242.92	359,495.95	249.65	349,809.50	242.92
Operating Income	108,982.08	454.09	115,176.59	479.90	684,002.01	475.00	691,059.50	479.90
Expenses								
Administrative Salaries	9,581.10	39.92	5,655.25	23.56	39,920.23	27.72	33,931.50	23.56
Legal Expense	565.38	2.36	250.00	1.04	565.38	0.39	1,500.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	250.00	0.17
Travel	0.00	0.00	124.99	0.52	0.00	0.00	750.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	3,762.50	2.61	2,500.00	1.74
Postage	0.00	0.00	0.00	0.00	51.00	0.04	0.00	0.00
Office Supplies	142.41	0.59	166.67	0.69	841.02	0.58	1,000.00	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	1,500.00	1.04
Computer Support / Repair	0.00	0.00	0.00	0.00	2,845.76	1.98	0.00	0.00
Advertising	0.00	0.00	20.83	0.09	0.00	0.00	125.00	0.09
Publications	59.97	0.25	29.17	0.12	119.94	0.08	175.00	0.12
Membership Dues and Fees	0.00	0.00	270.83	1.13	632.00	0.44	1,625.00	1.13
Telephone/DSL Lines	1,262.41	5.26	833.33	3.47	7,731.55	5.37	5,000.00	3.47
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	500.00	0.35
Misc. Admin Expenses	493.14	2.05	333.33	1.39	1,679.12	1.17	2,000.00	1.39
Admin Contracts	215.00	0.90	833.33	3.47	3,667.61	2.55	5,000.00	3.47
Tenant Screening	0.00	0.00	416.67	1.74	86.45	0.06	2,500.00	1.74
Copier Lease/Usage	342.73	1.43	208.33	0.87	1,280.76	0.89	1,250.00	0.87
Management Fees	10,012.86	41.72	11,583.33	48.26	62,352.81	43.30	69,500.00	48.26
Bookkeeping Fees	1,485.00	6.19	1,750.00	7.29	9,247.50	6.42	10,500.00	7.29
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	14,400.00	10.00	14,400.00	10.00
Tenant Services - Salaries	164.80	0.69	416.67	1.74	1,014.55	0.70	2,500.00	1.74
Tenant Services - Other incurred s	36.73	0.15	1,000.00	4.17	183.80	0.13	6,000.00	4.17
Water	0.00	0.00	3,875.00	16.15	13,834.85	9.61	23,250.00	16.15
Electricity	0.00	0.00	17,504.17	72.93	70,822.10	49.18	105,025.00	72.93
Gas	776.05	3.23	3,750.00	15.63	5,960.79	4.14	22,500.00	15.63
Other Utilities Expense	0.00	0.00	4,500.00	18.75	18,371.60	12.76	27,000.00	18.75
Labor	2,862.61	11.93	8,295.75	34.57	20,621.46	14.32	49,774.50	34.57
Materials	5,015.01	20.90	4,525.00	18.85	22,108.78	15.35	27,150.00	18.85
Contract Cost	6,238.65	25.99	13,750.00	57.29	64,513.25	44.80	82,500.00	57.29
HVAC Service	0.00	0.00	3,333.33	13.89	2,753.46	1.91	20,000.00	13.89
Elevator Contract	1,832.68	7.64	833.33	3.47	8,463.58	5.88	5,000.00	3.47
Contracts - Landscape and Groun	867.00	3.61	375.00	1.56	3,662.00	2.54	2,250.00	1.56
Contracts - Unit Turnaround	2,600.00	10.83	3,125.00	13.02	17,941.32	12.46	18,750.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	0.00	0.00	3,000.00	2.08
Contracts - Plumbing	0.00	0.00	208.33	0.87	3,337.74	2.32	1,250.00	0.87
Contracts - Extermination	4,612.00	19.22	4,500.00	18.75	23,059.00	16.01	27,000.00	18.75
Contracts - Janitorial	4,906.69	20.44	416.67	1.74	24,687.42	17.14	2,500.00	1.74
Contract Costs - Misc	3,422.13	14.26	2,541.67	10.59	17,138.18	11.90	15,250.00	10.59
Trash Removal	3,162.00	13.18	1,250.00	5.21	14,072.00	9.77	7,500.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	0.00	0.00	500.00	0.35
Appliance/equipment Maint & Rep	0.00	0.00	208.33	0.87	0.00	0.00	1,250.00	0.87
Insurance	(16.39)	(0.07)	0.00	0.00	0.00	0.00	0.00	0.00
Insurance - Prop	5,126.32	21.36	5,000.00	20.83	31,270.56	21.72	30,000.00	20.83

Pleasant Heights

Board Operating Statement / Budget

Preview

September, 2021

	<u>Monthly</u> <u>Totals</u>	<u>PUM</u>	<u>Monthly</u> <u>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	3,777.57	2.62	3,000.00	2.08
Insurance - Workman's Comp	1,302.51	5.43	541.67	2.26	6,163.15	4.28	3,250.00	2.26
Insurance - Other	250.63	1.04	208.33	0.87	1,372.35	0.95	1,250.00	0.87
Employee Benefit Cont.	2,623.36	10.93	2,487.83	10.37	23,000.59	15.97	14,927.00	10.37
Employee Benefits - Maint	1,286.70	5.36	0.00	0.00	7,689.68	5.34	0.00	0.00
Collection Losses	0.00	0.00	1,250.00	5.21	89.50	0.06	7,500.00	5.21
Operating Expenses	74,248.75	309.37	110,647.14	461.03	555,092.91	385.48	663,883.00	461.03
Operating Profit / (Loss)	34,733.33	144.72	4,529.45	18.87	128,909.10	89.52	27,176.50	18.87
Non-Operating Expenses								
Extraordinary Maintenance - Conti	0.00	0.00	416.67	1.74	0.00	0.00	2,500.00	1.74
Non-Operating Expenses	0.00	0.00	416.67	1.74	0.00	0.00	2,500.00	1.74
Profit/(Loss)	34,733.33	144.72	4,112.78	17.14	128,909.10	89.52	24,676.50	17.14

Report Selections