

Pleasant Heights
Balance Sheet

Preview

October, 2020

Balance

Assets

Current Assets

5	UMB General Fund	971,124.87
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	1,572.46
29	Prepaid Insurance	17,933.89
60	Allow for Obsolete Inventory	32,330.04
169	CFP HUD Rec/Deferred Revenue	(34,832.55)

Total Current Assets 988,328.71

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 **2,386,476.10**

Liabilities

Current Liabilities

300	Tenants Security Deposit	35,370.00
306	Accrued Comp Absences	7,243.82

Total Current Liabilities 42,613.82

Non-Current Liabilities

470	Comp Absences - NonCurrent	1,635.43
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Total Non-Current Liabilities 1,635.43

Total Liabilities **44,249.25**

Net Assets

600	Capitalized Assets	1,398,147.39
602	Unrestricted Assets	770,577.10
700	Current Year Net Income (Loss)	173,502.36

Total Net Assets 2,342,226.85

Total Liabilities and Net Assets **2,386,476.10**

Pleasant Heights
Board Operating Statement

Preview

October, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	48,085.50	343,520.50
Other Income - Tenant Charges & Fees	0.00	(62.50)
Income - Other Sources	1,295.59	11,293.81
HUD PH Op CARE Grant Funds	34,536.97	115,856.99
Transfers from Capital Fund Grants	0.00	30,000.00
HUD Subsidy Earned	66,778.50	399,272.10
Operating Income	150,696.56	899,880.90
Expenses		
Administrative Salaries	5,978.01	33,802.57
Admin Salaries - COVID Haz Pay	0.00	13,266.51
Staff Training - COVID	0.00	600.00
Audit Fee	4,250.00	4,250.00
Office Supplies	53.64	512.06
Computer Support / Repair	2,364.33	7,124.38
Advertising	108.33	108.33
Publications	0.00	83.80
Membership Dues and Fees	40.00	637.55
Telephone/DSL Lines	1,056.65	6,891.92
Admin Expenses - COVID Related	230.97	7,827.65
Misc. Admin Expenses	562.20	967.20
Admin Contracts	236.25	3,175.06
Tenant Screening	36.59	239.61
Copier Lease/Usage	183.40	1,100.40
Management Fees	11,175.97	80,254.59
Bookkeeping Fees	1,657.50	11,902.50
Asset Management Fees	2,410.00	16,870.00
Tenant Services - Salaries	198.44	2,040.45
Tenant Services - Other incurred service cost	5,685.27	6,081.89
Water	3,106.28	24,447.37
Electricity	15,524.63	112,640.74
Gas	925.93	6,615.10
Other Utilities Expense	4,124.23	31,379.85
Labor	9,176.50	39,503.75
Maint Labor - COVID Haz Pay	0.00	10,835.93
Materials	955.24	18,542.88
Materials - COVID	205.27	8,825.15
Contract Cost	13,827.30	59,874.56
Contract Costs - COVID	0.00	9,200.59
HVAC Service	0.00	5,350.92
Elevator Contract	420.00	1,272.50
Contracts - Landscape and Grounds	465.00	3,100.00
Contracts - Unit Turnaround	347.50	17,535.94
Contracts Electrical	0.00	925.00
Contracts - Plumbing	3,919.84	4,495.69
Contracts - Extermination	6,686.00	41,154.75
Contracts - Janitorial	229.31	7,070.86
Contract Costs - Misc	1,823.85	9,223.90
Trash Removal	1,008.00	7,106.00
Vehicle Maintenance	0.00	404.72
Insurance - Prop	5,026.93	34,702.03
Insurance - Liability	595.21	4,108.87
Insurance - Workman's Comp	738.82	4,489.79
Insurance - Other	208.91	1,377.94
Employee Benefit Cont.	3,699.45	25,564.79

Pleasant Heights
Board Operating Statement

October, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Employee Benefits - Maint	797.13	7,739.46
Collection Losses	(20.00)	1,152.99
Operating Expenses	110,018.88	696,378.54
Operating Profit / (Loss)	40,677.68	203,502.36
Retained Earnings		203,502.36

Report Selections

Pleasant Heights

Board Operating Statement / Budget

Preview

October, 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	48,085.50	200.36	50,416.67	210.07	343,520.50	204.48	352,916.67	210.07
Other Income - Tenant Charges &	0.00	0.00	833.34	3.47	(62.50)	(0.04)	5,833.34	3.47
Income - Other Sources	1,295.59	5.40	1,458.33	6.08	11,293.81	6.72	10,208.33	6.08
HUD PH Op CARE Grant Funds	34,536.97	143.90	0.00	0.00	115,856.99	68.96	0.00	0.00
Transfers from Capital Fund Grant	0.00	0.00	4,166.67	17.36	30,000.00	17.86	29,166.67	17.36
HUD Subsidy Earned	66,778.50	278.24	58,301.58	242.92	399,272.10	237.66	408,111.08	242.92
Operating Income	150,696.56	627.90	115,176.59	479.90	899,880.90	535.64	806,236.09	479.90
Expenses								
Administrative Salaries	5,978.01	24.91	5,655.25	23.56	33,802.57	20.12	39,586.75	23.56
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	13,266.51	7.90	0.00	0.00
Legal Expense	0.00	0.00	250.00	1.04	0.00	0.00	1,750.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	291.67	0.17
Staff Training - COVID	0.00	0.00	0.00	0.00	600.00	0.36	0.00	0.00
Travel	0.00	0.00	125.00	0.52	0.00	0.00	875.00	0.52
Audit Fee	4,250.00	17.71	416.67	1.74	4,250.00	2.53	2,916.67	1.74
Sundry	0.00	0.00	125.00	0.52	0.00	0.00	875.00	0.52
Office Supplies	53.64	0.22	166.67	0.69	512.06	0.30	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	2,364.33	9.85	416.67	1.74	7,124.38	4.24	2,916.67	1.74
Advertising	108.33	0.45	20.83	0.09	108.33	0.06	145.83	0.09
Publications	0.00	0.00	29.17	0.12	83.80	0.05	204.17	0.12
Membership Dues and Fees	40.00	0.17	270.83	1.13	637.55	0.38	1,895.83	1.13
Telephone/DSL Lines	1,056.65	4.40	833.33	3.47	6,891.92	4.10	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
Admin Expenses - COVID Related	230.97	0.96	0.00	0.00	7,827.65	4.66	0.00	0.00
Misc. Admin Expenses	562.20	2.34	208.33	0.87	967.20	0.58	1,458.33	0.87
Admin Contracts	236.25	0.98	833.33	3.47	3,175.06	1.89	5,833.33	3.47
Tenant Screening	36.59	0.15	416.67	1.74	239.61	0.14	2,916.67	1.74
Copier Lease/Usage	183.40	0.76	208.33	0.87	1,100.40	0.66	1,458.33	0.87
Management Fees	11,175.97	46.57	11,583.33	48.26	80,254.59	47.77	81,083.33	48.26
Bookkeeping Fees	1,657.50	6.91	1,750.00	7.29	11,902.50	7.08	12,250.00	7.29
Asset Management Fees	2,410.00	10.04	2,400.00	10.00	16,870.00	10.04	16,800.00	10.00
Tenant Services - Salaries	198.44	0.83	416.67	1.74	2,040.45	1.21	2,916.67	1.74
Tenant Services - Other incurred s	5,685.27	23.69	1,000.00	4.17	6,081.89	3.62	7,000.00	4.17
Water	3,106.28	12.94	3,875.00	16.15	24,447.37	14.55	27,125.00	16.15
Electricity	15,524.63	64.69	17,504.17	72.93	112,640.74	67.05	122,529.17	72.93
Gas	925.93	3.86	3,750.00	15.63	6,615.10	3.94	26,250.00	15.63
Other Utilities Expense	4,124.23	17.18	4,500.00	18.75	31,379.85	18.68	31,500.00	18.75
Labor	9,176.50	38.24	8,295.75	34.57	39,503.75	23.51	58,070.25	34.57
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	10,835.93	6.45	0.00	0.00
Materials	955.24	3.98	4,733.33	19.72	18,542.88	11.04	33,133.33	19.72
Materials - COVID	205.27	0.86	0.00	0.00	8,825.15	5.25	0.00	0.00
Contract Cost	13,827.30	57.61	13,750.00	57.29	59,874.56	35.64	96,250.00	57.29
Contract Costs - COVID	0.00	0.00	0.00	0.00	9,200.59	5.48	0.00	0.00
HVAC Service	0.00	0.00	3,333.33	13.89	5,350.92	3.19	23,333.33	13.89
Elevator Contract	420.00	1.75	833.33	3.47	1,272.50	0.76	5,833.33	3.47
Contracts - Landscape and Groun	465.00	1.94	375.00	1.56	3,100.00	1.85	2,625.00	1.56
Contracts - Unit Turnaround	347.50	1.45	3,125.00	13.02	17,535.94	10.44	21,875.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	925.00	0.55	3,500.00	2.08
Contracts - Plumbing	3,919.84	16.33	208.33	0.87	4,495.69	2.68	1,458.33	0.87
Contracts - Extermination	6,686.00	27.86	4,500.00	18.75	41,154.75	24.50	31,500.00	18.75

