

Pleasant Heights

Balance Sheet

November, 2020

Balance

Assets

Current Assets

5	UMB General Fund	1,014,426.12
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	4,084.33
29	Prepaid Insurance	11,575.96
60	Allow for Obsolete Inventory	32,330.04
169	CFP HUD Rec/Deferred Revenue	(31,800.13)

Total Current Assets 1,030,816.32

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

2,428,963.71

Liabilities

Current Liabilities

300	Tenants Security Deposit	34,470.00
306	Accrued Comp Absences	7,243.82

Total Current Liabilities 41,713.82

Non-Current Liabilities

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

Total Liabilities

43,349.25

Net Assets

600	Capitalized Assets	1,398,147.39
602	Unrestricted Assets	770,577.10
700	Current Year Net Income (Loss)	216,889.97

Total Net Assets 2,385,614.46

Total Liabilities and Net Assets

2,428,963.71

Pleasant Heights
Board Operating Statement

Preview

November, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	47,595.00	391,115.50
Other Income - Tenant Charges & Fees	48.74	(13.76)
Income - Other Sources	1,632.38	12,926.19
HUD PH Op CARE Grant Funds	1,068.62	116,925.61
Transfers from Capital Fund Grants	0.00	30,000.00
HUD Subsidy Earned	66,778.50	466,050.60
Operating Income	117,123.24	1,017,004.14
Expenses		
Administrative Salaries	5,545.00	39,347.57
Admin Salaries - COVID Haz Pay	0.00	13,266.51
Staff Training - COVID	0.00	600.00
Audit Fee	0.00	4,250.00
Office Supplies	83.73	595.79
Computer Support / Repair	0.00	7,124.38
Advertising	108.33	216.66
Publications	0.00	83.80
Membership Dues and Fees	0.00	637.55
Telephone/DSL Lines	1,049.19	7,941.11
Admin Expenses - COVID Related	0.00	7,827.65
Misc. Admin Expenses	250.54	1,217.74
Admin Contracts	219.66	3,394.72
Tenant Screening	36.39	276.00
Copier Lease/Usage	0.00	1,100.40
Management Fees	11,074.83	91,329.42
Bookkeeping Fees	1,642.50	13,545.00
Asset Management Fees	2,410.00	19,280.00
Tenant Services - Salaries	198.44	2,238.89
Tenant Services - Other incurred service cost	35.60	6,117.49
Water	7.40	24,454.77
Electricity	37.28	112,678.02
Gas	2,589.05	9,204.15
Other Utilities Expense	16.43	31,396.28
Labor	5,999.48	45,503.23
Maint Labor - COVID Haz Pay	0.00	10,835.93
Materials	5,198.85	23,741.73
Materials - COVID	131.12	8,956.27
Contract Cost	7,845.19	67,719.75
Contract Costs - COVID	0.00	9,200.59
HVAC Service	0.00	5,350.92
Elevator Contract	1,595.00	2,867.50
Contracts - Landscape and Grounds	155.00	3,255.00
Contracts - Unit Turnaround	5,996.16	23,532.10
Contracts Electrical	0.00	925.00
Contracts - Plumbing	0.00	4,495.69
Contracts - Extermination	3,892.00	45,046.75
Contracts - Janitorial	4,755.00	11,825.86
Contract Costs - Misc	1,073.25	10,297.15
Trash Removal	2,112.00	9,218.00
Vehicle Maintenance	0.00	404.72
Insurance - Prop	4,864.77	39,566.80
Insurance - Liability	576.01	4,684.88
Insurance - Workman's Comp	714.98	5,204.77
Insurance - Other	202.17	1,580.11
Employee Benefit Cont.	1,794.68	27,359.47

Pleasant Heights
Board Operating Statement
November, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Employee Benefits - Maint	1,535.60	9,275.06
Collection Losses	(10.00)	1,142.99
Operating Expenses	73,735.63	770,114.17
Operating Profit / (Loss)	43,387.61	246,889.97
Retained Earnings		246,889.97

Pleasant Heights

Board Operating Statement / Budget

Preview

November, 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	47,595.00	198.31	50,416.67	210.07	391,115.50	203.71	403,333.33	210.07
Other Income - Tenant Charges &	48.74	0.20	833.34	3.47	(13.76)	(0.01)	6,666.66	3.47
Income - Other Sources	1,632.38	6.80	1,458.33	6.08	12,926.19	6.73	11,666.67	6.08
HUD PH Op CARE Grant Funds	1,068.62	4.45	0.00	0.00	116,925.61	60.90	0.00	0.00
Transfers from Capital Fund Grant	0.00	0.00	4,166.67	17.36	30,000.00	15.63	33,333.33	17.36
HUD Subsidy Earned	66,778.50	278.24	58,301.58	242.92	466,050.60	242.73	466,412.67	242.92
Operating Income	117,123.24	488.01	115,176.59	479.90	1,017,004.14	529.69	921,412.66	479.90
Expenses								
Administrative Salaries	5,545.00	23.10	5,655.25	23.56	39,347.57	20.49	45,242.00	23.56
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	13,266.51	6.91	0.00	0.00
Legal Expense	0.00	0.00	250.00	1.04	0.00	0.00	2,000.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	333.33	0.17
Staff Training - COVID	0.00	0.00	0.00	0.00	600.00	0.31	0.00	0.00
Travel	0.00	0.00	125.00	0.52	0.00	0.00	1,000.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	4,250.00	2.21	3,333.33	1.74
Sundry	0.00	0.00	125.00	0.52	0.00	0.00	1,000.00	0.52
Office Supplies	83.73	0.35	166.67	0.69	595.79	0.31	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	416.67	1.74	7,124.38	3.71	3,333.33	1.74
Advertising	108.33	0.45	20.83	0.09	216.66	0.11	166.67	0.09
Publications	0.00	0.00	29.17	0.12	83.80	0.04	233.33	0.12
Membership Dues and Fees	0.00	0.00	270.83	1.13	637.55	0.33	2,166.67	1.13
Telephone/DSL Lines	1,049.19	4.37	833.33	3.47	7,941.11	4.14	6,666.67	3.47
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	666.67	0.35
Admin Expenses - COVID Relate	0.00	0.00	0.00	0.00	7,827.65	4.08	0.00	0.00
Misc. Admin Expenses	250.54	1.04	208.33	0.87	1,217.74	0.63	1,666.67	0.87
Admin Contracts	219.66	0.92	833.33	3.47	3,394.72	1.77	6,666.67	3.47
Tenant Screening	36.39	0.15	416.67	1.74	276.00	0.14	3,333.33	1.74
Copier Lease/Usage	0.00	0.00	208.33	0.87	1,100.40	0.57	1,666.67	0.87
Management Fees	11,074.83	46.15	11,583.33	48.26	91,329.42	47.57	92,666.67	48.26
Bookkeeping Fees	1,642.50	6.84	1,750.00	7.29	13,545.00	7.05	14,000.00	7.29
Asset Management Fees	2,410.00	10.04	2,400.00	10.00	19,280.00	10.04	19,200.00	10.00
Tenant Services - Salaries	198.44	0.83	416.67	1.74	2,238.89	1.17	3,333.33	1.74
Tenant Services - Other incurred s	35.60	0.15	1,000.00	4.17	6,117.49	3.19	8,000.00	4.17
Water	7.40	0.03	3,875.00	16.15	24,454.77	12.74	31,000.00	16.15
Electricity	37.28	0.16	17,504.17	72.93	112,678.02	58.69	140,033.33	72.93
Gas	2,589.05	10.79	3,750.00	15.63	9,204.15	4.79	30,000.00	15.63
Other Utilities Expense	16.43	0.07	4,500.00	18.75	31,396.28	16.35	36,000.00	18.75
Labor	5,999.48	25.00	8,295.75	34.57	45,503.23	23.70	66,366.00	34.57
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	10,835.93	5.64	0.00	0.00
Materials	5,198.85	21.66	4,733.33	19.72	23,741.73	12.37	37,866.67	19.72
Materials - COVID	131.12	0.55	0.00	0.00	8,956.27	4.66	0.00	0.00
Contract Cost	7,845.19	32.69	13,750.00	57.29	67,719.75	35.27	110,000.00	57.29
Contract Costs - COVID	0.00	0.00	0.00	0.00	9,200.59	4.79	0.00	0.00
HVAC Service	0.00	0.00	3,333.33	13.89	5,350.92	2.79	26,666.67	13.89
Elevator Contract	1,595.00	6.65	833.33	3.47	2,867.50	1.49	6,666.67	3.47
Contracts - Landscape and Groun	155.00	0.65	375.00	1.56	3,255.00	1.70	3,000.00	1.56
Contracts - Unit Turnaround	5,996.16	24.98	3,125.00	13.02	23,532.10	12.26	25,000.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	925.00	0.48	4,000.00	2.08
Contracts - Plumbing	0.00	0.00	208.33	0.87	4,495.69	2.34	1,666.67	0.87
Contracts - Extermination	3,892.00	16.22	4,500.00	18.75	45,046.75	23.46	36,000.00	18.75

November, 2020

Report Selections