

Pleasant Heights Balance Sheet

Preview

July, 2021

	<u>Balance</u>
Assets	
Current Assets	
5 UMB General Fund	820,493.99
9 Petty Cash	200.00
11 Allowance for Doubtful Accounts	7,090.50
29 Prepaid Insurance	45,685.34
60 Allow for Obsolete Inventory	36,366.49
169 CFP HUD Rec/Deferred Revenue	(48,333.32)
Total Current Assets	<u>861,503.00</u>
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	<u>1,267,063.67</u>
Total Assets	<u>2,128,566.67</u>
Liabilities	
Current Liabilities	
300 Tenants Security Deposit	34,292.00
306 Accrued Comp Absences	7,801.08
Total Current Liabilities	<u>42,093.08</u>
Non-Current Liabilities	
470 Comp Absences - NonCurrent	1,026.84
Total Non-Current Liabilities	<u>1,026.84</u>
Total Liabilities	<u>43,119.92</u>
Net Assets	
600 Capitalized Assets	1,267,063.67
602 Unrestricted Assets	762,163.23
700 Current Year Net Income (Loss)	56,219.85
Total Net Assets	<u>2,085,446.75</u>
Total Liabilities and Net Assets	<u>2,128,566.67</u>

Pleasant Heights
Board Operating Statement

Preview

July, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	44,787.00	185,570.00
Other Income - Tenant Charges & Fees	0.00	1.27
Income - Other Sources	923.78	3,197.57
Transfers from Capital Fund Grants	0.00	40,000.00
HUD Subsidy Earned	55,871.50	236,084.20
Operating Income	101,582.28	464,853.04
Expenses		
Administrative Salaries	4,746.69	24,027.67
Legal Expense	513.98	513.98
Audit Fee	3,200.00	3,200.00
Office Supplies	653.37	708.60
Computer Support / Repair	2,764.16	2,804.16
Publications	0.00	59.97
Membership Dues and Fees	0.00	632.00
Telephone/DSL Lines	1,541.00	4,884.66
Misc. Admin Expenses	382.79	532.93
Admin Contracts	1,394.17	3,237.61
Tenant Screening	27.32	67.96
Copier Lease/Usage	323.74	647.48
Management Fees	10,316.28	42,074.24
Bookkeeping Fees	1,530.00	6,240.00
Asset Management Fees	2,400.00	9,600.00
Tenant Services - Salaries	247.20	618.00
Tenant Services - Other incurred service cost	36.78	110.34
Water	3,661.94	9,630.97
Electricity	18,378.62	50,580.39
Gas	817.65	4,342.77
Other Utilities Expense	4,858.82	12,785.33
Labor	1,853.74	15,797.11
Materials	4,309.06	9,184.28
Contract Cost	7,692.50	45,844.60
HVAC Service	0.00	2,753.46
Elevator Contract	970.00	3,773.38
Contracts - Landscape and Grounds	465.00	2,020.00
Contracts - Unit Turnaround	3,925.84	8,480.02
Contracts - Plumbing	0.00	962.44
Contracts - Extermination	3,631.00	13,665.00
Contracts - Janitorial	9,965.07	19,475.07
Contract Costs - Misc	4,295.11	12,377.32
Trash Removal	4,224.00	8,448.00
Insurance	16.39	16.39
Insurance - Prop	5,297.20	20,847.04
Insurance - Liability	639.92	2,518.38
Insurance - Workman's Comp	1,345.93	3,514.71
Insurance - Other	273.77	879.67
Employee Benefit Cont.	3,332.88	15,746.00
Employee Benefits - Maint	1,609.34	4,937.76
Collection Losses	984.00	93.50
Operating Expenses	112,625.26	368,633.19
Operating Profit / (Loss)	(11,042.98)	96,219.85

Pleasant Heights

Board Operating Statement / Budget

Preview

July, 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	44,787.00	186.61	50,416.67	210.07	185,570.00	193.30	201,666.67	210.07
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	833.34	3.47	1.27	0.00	3,333.34	3.47
Transfers from Capital Fund Grant	923.78	3.85	1,458.33	6.08	3,197.57	3.33	5,833.33	6.08
HUD Subsidy Earned	0.00	0.00	4,166.67	17.36	40,000.00	41.67	16,666.67	17.36
	55,871.50	232.80	58,301.58	242.92	236,084.20	245.92	233,206.33	242.92
Operating Income	101,582.28	423.26	115,176.59	479.90	464,853.04	484.22	460,706.34	479.90
Expenses								
Administrative Salaries	4,746.69	19.78	5,655.25	23.56	24,027.67	25.03	22,621.00	23.56
Legal Expense	513.98	2.14	250.00	1.04	513.98	0.54	1,000.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	166.67	0.17
Travel	0.00	0.00	124.99	0.52	0.00	0.00	499.99	0.52
Audit Fee	3,200.00	13.33	416.67	1.74	3,200.00	3.33	1,666.67	1.74
Office Supplies	653.37	2.72	166.67	0.69	708.60	0.74	666.67	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	1,000.00	1.04
Computer Support / Repair	2,764.16	11.52	0.00	0.00	2,804.16	2.92	0.00	0.00
Advertising	0.00	0.00	20.83	0.09	0.00	0.00	83.33	0.09
Publications	0.00	0.00	29.17	0.12	59.97	0.06	116.67	0.12
Membership Dues and Fees	0.00	0.00	270.83	1.13	632.00	0.66	1,083.33	1.13
Telephone/DSL Lines	1,541.00	6.42	833.33	3.47	4,884.66	5.09	3,333.33	3.47
Collection Agent Fees & Court Costs	0.00	0.00	83.33	0.35	0.00	0.00	333.33	0.35
Misc. Admin Expenses	382.79	1.59	333.33	1.39	532.93	0.56	1,333.33	1.39
Admin Contracts	1,394.17	5.81	833.33	3.47	3,237.61	3.37	3,333.33	3.47
Tenant Screening	27.32	0.11	416.67	1.74	67.96	0.07	1,666.67	1.74
Copier Lease/Usage	323.74	1.35	208.33	0.87	647.48	0.67	833.33	0.87
Management Fees	10,316.28	42.98	11,583.33	48.26	42,074.24	43.83	46,333.33	48.26
Bookkeeping Fees	1,530.00	6.38	1,750.00	7.29	6,240.00	6.50	7,000.00	7.29
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	9,600.00	10.00	9,600.00	10.00
Tenant Services - Salaries	247.20	1.03	416.67	1.74	618.00	0.64	1,666.67	1.74
Tenant Services - Other incurred s	36.78	0.15	1,000.00	4.17	110.34	0.11	4,000.00	4.17
Water	3,661.94	15.26	3,875.00	16.15	9,630.97	10.03	15,500.00	16.15
Electricity	18,378.62	76.58	17,504.17	72.93	50,580.39	52.69	70,016.67	72.93
Gas	817.65	3.41	3,750.00	15.63	4,342.77	4.52	15,000.00	15.63
Other Utilities Expense	4,858.82	20.25	4,500.00	18.75	12,785.33	13.32	18,000.00	18.75
Labor	1,853.74	7.72	8,295.75	34.57	15,797.11	16.46	33,183.00	34.57
Materials	4,309.06	17.95	4,525.00	18.85	9,184.28	9.57	18,100.00	18.85
Contract Cost	7,692.50	32.05	13,750.00	57.29	45,844.60	47.75	55,000.00	57.29
HVAC Service	0.00	0.00	3,333.33	13.89	2,753.46	2.87	13,333.33	13.89
Elevator Contract	970.00	4.04	833.33	3.47	3,773.38	3.93	3,333.33	3.47
Contracts - Landscape and Ground	465.00	1.94	375.00	1.56	2,020.00	2.10	1,500.00	1.56
Contracts - Unit Turnaround	3,925.84	16.36	3,125.00	13.02	8,480.02	8.83	12,500.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	0.00	0.00	2,000.00	2.08
Contracts - Plumbing	0.00	0.00	208.33	0.87	962.44	1.00	833.33	0.87
Contracts - Extermination	3,631.00	15.13	4,500.00	18.75	13,665.00	14.23	18,000.00	18.75
Contracts - Janitorial	9,965.07	41.52	416.67	1.74	19,475.07	20.29	1,666.67	1.74
Contract Costs - Misc	4,295.11	17.90	2,541.67	10.59	12,377.32	12.89	10,166.67	10.59
Trash Removal	4,224.00	17.60	1,250.00	5.21	8,448.00	8.80	5,000.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	0.00	0.00	333.33	0.35
Appliance/equipment Maint & Rep	0.00	0.00	208.33	0.87	0.00	0.00	833.33	0.87
Insurance	16.39	0.07	0.00	0.00	16.39	0.02	0.00	0.00
Insurance - Prop	5,297.20	22.07	5,000.00	20.83	20,847.04	21.72	20,000.00	20.83
Insurance - Liability	639.92	2.67	500.00	2.08	2,518.38	2.62	2,000.00	2.08

Pleasant Heights

Board Operating Statement / Budget

Preview

July, 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	3,514.71	3.66	2,166.67	2.26
Insurance - Other	273.77	1.14	208.33	0.87	879.67	0.92	833.33	0.87
Employee Benefit Cont.	3,332.88	13.89	2,487.83	10.37	15,746.00	16.40	9,951.33	10.37
Employee Benefits - Maint	1,609.34	6.71	0.00	0.00	4,937.76	5.14	0.00	0.00
Collection Losses	984.00	4.10	1,250.00	5.21	93.50	0.10	5,000.00	5.21
Operating Expenses	112,625.26	469.27	110,647.14	461.03	368,633.19	383.99	442,588.64	461.03
Operating Profit / (Loss)	(11,042.98)	(46.01)	4,529.45	18.87	96,219.85	100.23	18,117.70	18.87
Non-Operating Expenses								
Extraordinary Maintenance - Conti	0.00	0.00	416.67	1.74	0.00	0.00	1,666.67	1.74
Non-Operating Expenses	0.00	0.00	416.67	1.74	0.00	0.00	1,666.67	1.74
Profit/(Loss)	(11,042.98)	(46.01)	4,112.78	17.14	96,219.85	100.23	16,451.03	17.14

Report Selections