

Pleasant Heights  
Balance Sheet

Preview

February, 2021

	<u>Balance</u>
<b>Assets</b>	
Current Assets	
5 UMB General Fund	860,310.22
9 Petty Cash	200.00
11 Allowance for Doubtful Accounts	8,250.65
29 Prepaid Insurance	62,474.35
60 Allow for Obsolete Inventory	32,330.04
169 CFP HUD Rec/Deferred Revenue	(28,482.87)
Total Current Assets	<u>935,082.39</u>
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	<u>1,398,147.39</u>
<b>Total Assets</b>	<b><u>2,333,229.78</u></b>
<b>Liabilities</b>	
Current Liabilities	
300 Tenants Security Deposit	35,082.00
306 Accrued Comp Absences	7,243.82
Total Current Liabilities	<u>42,325.82</u>
Non-Current Liabilities	
470 Comp Absences - NonCurrent	1,635.43
Total Non-Current Liabilities	<u>1,635.43</u>
<b>Total Liabilities</b>	<b><u>43,961.25</u></b>
<b>Net Assets</b>	
600 Capitalized Assets	1,398,147.39
602 Unrestricted Assets	770,577.10
700 Current Year Net Income (Loss)	120,544.04
Total Net Assets	<u>2,289,268.53</u>
<b>Total Liabilities and Net Assets</b>	<b><u>2,333,229.78</u></b>

# Pleasant Heights Board Operating Statement

Preview

February, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	46,345.36	531,989.58
Other Income - Tenant Charges & Fees	2.08	468.07
Income - Other Sources	1,254.23	16,579.39
HUD PH Op CARE Grant Funds	0.00	116,925.61
Transfers from Capital Fund Grants	0.00	30,000.00
HUD Subsidy Earned	40,904.80	615,178.10
<b>Operating Income</b>	<b>88,506.47</b>	<b>1,311,140.75</b>
<b>Expenses</b>		
Administrative Salaries	5,971.78	57,084.09
Admin Salaries - COVID Haz Pay	0.00	13,266.51
Legal Expense	0.00	467.25
Staff Training	540.00	658.99
Staff Training - COVID	0.00	600.00
Audit Fee	0.00	4,250.00
Office Supplies	158.20	1,148.73
Expendable Office Equipment	0.00	817.98
Computer Support / Repair	0.00	9,488.71
Advertising	108.33	785.20
Publications	180.76	264.56
Membership Dues and Fees	0.00	683.55
Telephone/DSL Lines	637.71	10,863.56
Admin Expenses - COVID Related	0.00	7,953.56
Misc. Admin Expenses	86.33	6,113.05
Admin Contracts	533.91	5,297.55
Tenant Screening	87.56	409.35
Copier Lease/Usage	161.87	1,583.54
Management Fees	10,872.55	123,997.64
Bookkeeping Fees	1,612.50	18,390.00
Asset Management Fees	2,410.00	26,510.00
Tenant Services - Salaries	180.05	2,912.88
Tenant Services - Other incurred service cost	36.52	6,225.21
Water	0.00	33,745.71
Electricity	0.00	158,768.32
Gas	6,600.40	27,444.13
Other Utilities Expense	0.00	43,718.93
Labor	5,307.62	59,836.15
Maint Labor - COVID Haz Pay	0.00	10,835.93
Materials	7,254.29	45,422.00
Materials - COVID	0.00	8,956.27
Contract Cost	48,904.01	142,116.40
Contract Costs - COVID	0.00	9,200.59
HVAC Service	800.41	10,142.97
Elevator Contract	795.44	10,537.94
Contracts - Landscape and Grounds	0.00	3,255.00
Contracts - Unit Turnaround	4,574.20	37,618.02
Contracts Electrical	1,728.94	3,703.94
Contracts - Plumbing	3,026.89	8,233.02
Contracts - Extermination	3,960.00	58,216.75
Contracts - Janitorial	4,995.51	27,259.81
Contract Costs - Misc	3,171.00	15,307.65
Trash Removal	2,112.00	15,554.00
Vehicle Maintenance	717.98	1,137.28
Insurance	0.00	54.71
Insurance - Prop	4,784.57	54,675.50

Pleasant Heights  
Board Operating Statement

Preview

February, 2021

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Insurance - Liability	577.99	7,076.80
Insurance - Workman's Comp	667.32	7,349.73
Insurance - Other	177.87	2,109.12
Employee Benefit Cont.	1,070.35	43,258.78
Employee Benefits - Maint	235.35	13,912.87
Collection Losses	0.00	1,376.48
<b>Operating Expenses</b>	<b>125,040.21</b>	<b>1,160,596.71</b>
<b>Operating Profit / (Loss)</b>	<b>(36,533.74)</b>	<b>150,544.04</b>
<b>Retained Earnings</b>		<b>150,544.04</b>

Report Selections

# Pleasant Heights

## Board Operating Statement / Budget

Preview

February, 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>
<b>Income</b>								
Dwelling Rent	46,345.36	193.11	50,416.67	210.07	531,989.58	201.51	554,583.33	210.07
Other Income - Tenant Charges & Income - Other Sources	2.08	0.01	833.34	3.47	468.07	0.18	9,166.66	3.47
HUD PH Op CARE Grant Funds	1,254.23	5.23	1,458.33	6.08	16,579.39	6.28	16,041.67	6.08
Transfers from Capital Fund Grant	0.00	0.00	0.00	0.00	116,925.61	44.29	0.00	0.00
HUD Subsidy Earned	0.00	0.00	4,166.67	17.36	30,000.00	11.36	45,833.33	17.36
	40,904.80	170.44	58,301.58	242.92	615,178.10	233.02	641,317.42	242.92
<b>Operating Income</b>	<b>88,506.47</b>	<b>368.78</b>	<b>115,176.59</b>	<b>479.90</b>	<b>1,311,140.75</b>	<b>496.64</b>	<b>1,266,942.41</b>	<b>479.90</b>
<b>Expenses</b>								
Administrative Salaries	5,971.78	24.88	5,655.25	23.56	57,084.09	21.62	62,207.75	23.56
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	13,266.51	5.03	0.00	0.00
Legal Expense	0.00	0.00	250.00	1.04	467.25	0.18	2,750.00	1.04
Staff Training	540.00	2.25	41.67	0.17	658.99	0.25	458.33	0.17
Staff Training - COVID	0.00	0.00	0.00	0.00	600.00	0.23	0.00	0.00
Travel	0.00	0.00	125.00	0.52	0.00	0.00	1,375.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	4,250.00	1.61	4,583.33	1.74
Office Supplies	158.20	0.66	166.67	0.69	1,148.73	0.44	1,833.33	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	817.98	0.31	2,750.00	1.04
Computer Support / Repair	0.00	0.00	416.67	1.74	9,488.71	3.59	4,583.33	1.74
Advertising	108.33	0.45	20.83	0.09	785.20	0.30	229.17	0.09
Publications	180.76	0.75	29.17	0.12	264.56	0.10	320.83	0.12
Membership Dues and Fees	0.00	0.00	270.83	1.13	683.55	0.26	2,979.17	1.13
Telephone/DSL Lines	637.71	2.66	833.33	3.47	10,863.56	4.11	9,166.67	3.47
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	916.67	0.35
Admin Expenses - COVID Related	0.00	0.00	0.00	0.00	7,953.56	3.01	0.00	0.00
Misc. Admin Expenses	86.33	0.36	333.33	1.39	6,113.05	2.32	3,666.67	1.39
Admin Contracts	533.91	2.22	833.33	3.47	5,297.55	2.01	9,166.67	3.47
Tenant Screening	87.56	0.36	416.67	1.74	409.35	0.16	4,583.33	1.74
Copier Lease/Usage	161.87	0.67	208.33	0.87	1,583.54	0.60	2,291.67	0.87
Management Fees	10,872.55	45.30	11,583.33	48.26	123,997.64	46.97	127,416.67	48.26
Bookkeeping Fees	1,612.50	6.72	1,750.00	7.29	18,390.00	6.97	19,250.00	7.29
Asset Management Fees	2,410.00	10.04	2,400.00	10.00	26,510.00	10.04	26,400.00	10.00
Tenant Services - Salaries	180.05	0.75	416.67	1.74	2,912.88	1.10	4,583.33	1.74
Tenant Services - Other incurred s	36.52	0.15	1,000.00	4.17	6,225.21	2.36	11,000.00	4.17
Water	0.00	0.00	3,875.00	16.15	33,745.71	12.78	42,625.00	16.15
Electricity	0.00	0.00	17,504.17	72.93	158,768.32	60.14	192,545.83	72.93
Gas	6,600.40	27.50	3,750.00	15.63	27,444.13	10.40	41,250.00	15.63
Other Utilities Expense	0.00	0.00	4,500.00	18.75	43,718.93	16.56	49,500.00	18.75
Labor	5,307.62	22.12	8,295.75	34.57	59,836.15	22.67	91,253.25	34.57
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	10,835.93	4.10	0.00	0.00
Materials	7,254.29	30.23	4,733.33	19.72	45,422.00	17.21	52,066.67	19.72
Materials - COVID	0.00	0.00	0.00	0.00	8,956.27	3.39	0.00	0.00
Contract Cost	48,904.01	203.77	13,750.00	57.29	142,116.40	53.83	151,250.00	57.29
Contract Costs - COVID	0.00	0.00	0.00	0.00	9,200.59	3.49	0.00	0.00
HVAC Service	800.41	3.34	3,333.33	13.89	10,142.97	3.84	36,666.67	13.89
Elevator Contract	795.44	3.31	833.33	3.47	10,537.94	3.99	9,166.67	3.47
Contracts - Landscape and Ground	0.00	0.00	375.00	1.56	3,255.00	1.23	4,125.00	1.56
Contracts - Unit Turnaround	4,574.20	19.06	3,125.00	13.02	37,618.02	14.25	34,375.00	13.02
Contracts Electrical	1,728.94	7.20	500.00	2.08	3,703.94	1.40	5,500.00	2.08
Contracts - Plumbing	3,026.89	12.61	208.33	0.87	8,233.02	3.12	2,291.67	0.87
Contracts - Extermination	3,960.00	16.50	4,500.00	18.75	58,216.75	22.05	49,500.00	18.75
Contracts - Janitorial	4,995.51	20.81	416.67	1.74	27,259.81	10.33	4,583.33	1.74

