

Pleasant Heights Balance Sheet

January, 2022

Balance

Assets

Current Assets

5	UMB General Fund	847,963.31
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	25,432.23
29	Prepaid Insurance	76,823.19
60	Allow for Obsolete Inventory	36,366.49
169	CFP HUD Rec/Deferred Revenue	(63,247.37)

Total Current Assets

923,537.85

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

2,190,601.52

Total Assets

Liabilities

Current Liabilities

300	Tenants Security Deposit	34,592.00
306	Accrued Comp Absences	7,801.08

Total Current Liabilities

42,393.08

Non-Current Liabilities

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

1,026.84

43,419.92

Total Liabilities

Net Assets

600	Capitalized Assets	1,267,063.67
602	Unrestricted Assets	762,163.23
700	Current Year Net Income (Loss)	117,954.70

Total Net Assets

2,147,181.60

2,190,601.52

Total Liabilities and Net Assets

Pleasant Heights Board Operating Statement

Preview

January, 2022

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	45,449.00	456,638.00
Other Income - Tenant Charges & Fees	25.00	430.94
Income - Other Sources	0.00	10,976.88
Transfers from Capital Fund Grants	0.00	65,000.00
Loss or Gain on Equipment	0.00	14,000.00
HUD Subsidy Earned	59,307.05	612,121.95
Operating Income	104,781.05	1,159,167.77
Expenses		
Administrative Salaries	5,932.16	62,985.89
Legal Expense	0.00	565.38
Audit Fee	0.00	3,762.50
Postage	0.00	157.00
Office Supplies	0.00	969.40
Computer Support / Repair	2,457.33	7,859.58
Advertising	0.00	377.50
Publications	0.00	413.69
Membership Dues and Fees	73.00	775.00
Telephone/DSL Lines	483.57	12,859.46
Misc. Admin Expenses	1,280.15	5,344.74
Admin Contracts	462.50	4,955.95
Tenant Screening	288.03	517.75
Copier Lease/Usage	0.00	1,766.37
Management Fees	10,230.66	103,068.77
Bookkeeping Fees	1,485.00	15,157.50
Asset Management Fees	2,400.00	24,000.00
Tenant Services - Salaries	85.80	1,677.15
Tenant Services - Other incurred service cost	0.00	5,665.44
Water	0.00	27,885.79
Electricity	0.00	141,961.70
Gas	0.00	13,554.02
Other Utilities Expense	0.00	37,017.88
Labor	1,916.44	28,177.72
Materials	894.79	39,589.27
Contract Cost	3,038.37	94,455.40
HVAC Service	0.00	9,321.98
Contracts - Snow Removal	1,976.25	1,976.25
Elevator Contract	1,025.02	15,739.70
Contracts - Landscape and Grounds	0.00	5,512.00
Contracts - Unit Turnaround	1,025.84	26,476.36
Contracts Electrical	0.00	1,708.80
Contracts - Plumbing	0.00	8,187.58
Contracts - Extermination	4,192.00	44,955.00
Contracts - Janitorial	160.71	45,725.26
Contract Costs - Misc	1,498.68	34,190.08
Trash Removal	350.00	23,498.00
Insurance - Prop	5,767.85	52,759.13
Insurance - Liability	670.34	6,347.02
Insurance - Workman's Comp	1,345.93	11,503.45
Insurance - Other	228.62	2,319.31
Employee Benefit Cont.	3,086.56	37,499.09
Employee Benefits - Maint	861.83	13,159.36
Collection Losses	0.00	(186.15)

Pleasant Heights Board Operating Statement

January, 2022

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Expenses	53,217.43	976,213.07
Operating Profit / (Loss)	51,563.62	182,954.70

Report Selections

Pleasant Heights Board Operating Statement / Budget

Preview

January, 2022

	<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	45,449.00	189.37	50,416.67	210.07	456,638.00	190.27	504,166.67	210.07
Other Income - Tenant Charges &	25.00	0.10	833.34	3.47	430.94	0.18	8,333.34	3.47
Income - Other Sources	0.00	0.00	1,458.33	6.08	10,976.88	4.57	14,583.33	6.08
Transfers from Capital Fund Grant	0.00	0.00	4,166.67	17.36	65,000.00	27.08	41,666.67	17.36
Loss or Gain on Equipment	0.00	0.00	0.00	0.00	14,000.00	5.83	0.00	0.00
HUD Subsidy Earned	59,307.05	247.11	58,301.58	242.92	612,121.95	255.05	583,015.83	242.92
Operating Income	104,781.05	436.59	115,176.59	479.90	1,159,167.77	482.99	1,151,765.84	479.90
Expenses								
Administrative Salaries	5,932.16	24.72	5,655.25	23.56	62,985.89	26.24	56,552.50	23.56
Legal Expense	0.00	0.00	250.00	1.04	565.38	0.24	2,500.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	416.67	0.17
Travel	0.00	0.00	124.99	0.52	0.00	0.00	1,249.99	0.52
Audit Fee	0.00	0.00	416.67	1.74	3,762.50	1.57	4,166.67	1.74
Postage	0.00	0.00	0.00	0.00	157.00	0.07	0.00	0.00
Office Supplies	0.00	0.00	166.67	0.69	969.40	0.40	1,666.67	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	2,500.00	1.04
Computer Support / Repair	2,457.33	10.24	0.00	0.00	7,859.58	3.27	0.00	0.00
Advertising	0.00	0.00	20.83	0.09	377.50	0.16	208.33	0.09
Publications	0.00	0.00	29.17	0.12	413.69	0.17	291.67	0.12
Membership Dues and Fees	73.00	0.30	270.83	1.13	775.00	0.32	2,708.33	1.13
Phone/DSL Lines	483.57	2.01	833.33	3.47	12,859.46	5.36	8,333.33	3.47
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	833.33	0.35
Misc. Admin Expenses	1,280.15	5.33	333.33	1.39	5,344.74	2.23	3,333.33	1.39
Admin Contracts	462.50	1.93	833.33	3.47	4,955.95	2.06	8,333.33	3.47
Tenant Screening	288.03	1.20	416.67	1.74	517.75	0.22	4,166.67	1.74
Copier Lease/Usage	0.00	0.00	208.33	0.87	1,766.37	0.74	2,083.33	0.87
Management Fees	10,230.66	42.63	11,583.33	48.26	103,068.77	42.95	115,833.33	48.26
Bookkeeping Fees	1,485.00	6.19	1,750.00	7.29	15,157.50	6.32	17,500.00	7.29
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	24,000.00	10.00	24,000.00	10.00
Tenant Services - Salaries	85.80	0.36	416.67	1.74	1,677.15	0.70	4,166.67	1.74
Tenant Services - Other incurred s	0.00	0.00	1,000.00	4.17	5,665.44	2.36	10,000.00	4.17
Water	0.00	0.00	3,875.00	16.15	27,885.79	11.62	38,750.00	16.15
Electricity	0.00	0.00	17,504.17	72.93	141,961.70	59.15	175,041.67	72.93
Gas	0.00	0.00	3,750.00	15.63	13,554.02	5.65	37,500.00	15.63
Other Utilities Expense	0.00	0.00	4,500.00	18.75	37,017.88	15.42	45,000.00	18.75
Labor	1,916.44	7.99	8,295.75	34.57	28,177.72	11.74	82,957.50	34.57
Materials	894.79	3.73	4,525.00	18.85	39,589.27	16.50	45,250.00	18.85
Contract Cost	3,038.37	12.66	13,750.00	57.29	94,455.40	39.36	137,500.00	57.29
HVAC Service	0.00	0.00	3,333.33	13.89	9,321.98	3.88	33,333.33	13.89
Contracts - Snow Removal	1,976.25	8.23	0.00	0.00	1,976.25	0.82	0.00	0.00
Elevator Contract	1,025.02	4.27	833.33	3.47	15,739.70	6.56	8,333.33	3.47
Contracts - Landscape and Groun	0.00	0.00	375.00	1.56	5,512.00	2.30	3,750.00	1.56
Contracts - Unit Turnaround	1,025.84	4.27	3,125.00	13.02	26,476.36	11.03	31,250.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	1,708.80	0.71	5,000.00	2.08
Contracts - Plumbing	0.00	0.00	208.33	0.87	8,187.58	3.41	2,083.33	0.87
Contracts - Extermination	4,192.00	17.47	4,500.00	18.75	44,955.00	18.73	45,000.00	18.75
Contracts - Janitorial	160.71	0.67	416.67	1.74	45,725.26	19.05	4,166.67	1.74
Contract Costs - Misc	1,498.68	6.24	2,541.67	10.59	34,190.08	14.25	25,416.67	10.59
Trash Removal	350.00	1.46	1,250.00	5.21	23,498.00	9.79	12,500.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	0.00	0.00	833.33	0.35
Appliance/equipment Maint & Rep	0.00	0.00	208.33	0.87	0.00	0.00	2,083.33	0.87

Pleasant Heights

Board Operating Statement / Budget

Preview

January, 2022

	<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 - Prop	5,767.85	24.03	5,000.00	20.83	52,759.13	21.98	50,000.00	20.83
Insurance - Liability	670.34	2.79	500.00	2.08	6,347.02	2.64	5,000.00	2.08
Insurance - Workman's Comp	1,345.93	5.61	541.67	2.26	11,503.45	4.79	5,416.67	2.26
Insurance - Other	228.62	0.95	208.33	0.87	2,319.31	0.97	2,083.33	0.87
Employee Benefit Cont.	3,086.56	12.86	2,487.83	10.37	37,499.09	15.62	24,878.33	10.37
Employee Benefits - Maint	861.83	3.59	0.00	0.00	13,159.36	5.48	0.00	0.00
Collection Losses	0.00	0.00	1,250.00	5.21	(186.15)	(0.08)	12,500.00	5.21
Operating Expenses	53,217.43	221.74	110,647.14	461.03	976,213.07	406.76	1,106,471.64	461.03
Operating Profit / (Loss)	51,563.62	214.85	4,529.45	18.87	182,954.70	76.23	45,294.20	18.87
Non-Operating Expenses								
Extraordinary Maintenance - Cont	0.00	0.00	416.67	1.74	0.00	0.00	4,166.67	1.74
Non-Operating Expenses	0.00	0.00	416.67	1.74	0.00	0.00	4,166.67	1.74
Profit/(Loss)	51,563.62	214.85	4,112.78	17.14	182,954.70	76.23	41,127.53	17.14

Report Selections