



**INDEPENDENCE**  
HOUSING AUTHORITY

Pleasant Heights Financial Statements

For the Period Ending 6/30/2020

For the Board of Commissioners Meeting

July 21, 2020

# Pleasant Heights Balance Sheet

Preview

June, 2020

Balance

## Assets

### Current Assets

5	UMB General Fund	867,261.08
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	2,352.24
29	Prepaid Insurance	44,001.43
60	Allow for Obsolete Inventory	32,330.04
169	CFP HUD Rec/Deferred Revenue	(38,590.46)

Total Current Assets 907,554.33

### 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

**2,305,701.72**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	36,420.00
306	Accrued Comp Absences	7,243.82

Total Current Liabilities 43,663.82

### Non-Current Liabilities

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

## Total Liabilities

**45,299.25**

## Net Assets

600	Capitalized Assets	1,398,147.39
602	Unrestricted Assets	770,577.10
700	Current Year Net Income (Loss)	91,677.98

Total Net Assets 2,260,402.47

## Total Liabilities and Net Assets

**2,305,701.72**

Report Selections

# Pleasant Heights Board Operating Statement

Preview

June, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	48,496.00	148,813.00
Other Income - Tenant Charges & Fees	0.00	(62.50)
Income - Other Sources	49.18	4,366.35
Transfers from Capital Fund Grants	0.00	30,000.00
HUD Subsidy Earned	65,947.20	185,895.00
<b>Operating Income</b>	<b>114,492.38</b>	<b>369,011.85</b>
<b>Expenses</b>		
Administrative Salaries	10,025.40	24,509.76
Staff Training	600.00	600.00
Sundry	2,208.06	2,478.76
Office Supplies	0.00	452.44
Computer Support / Repair	0.00	2,323.72
Publications	83.80	83.80
Telephone Cost	69.09	252.49
Telephone/DSL Lines	861.49	2,550.94
Misc. Admin Expenses	200.00	220.00
Admin Contracts	219.66	729.00
Tenant Screening	6.17	26.26
Copier Lease/Usage	183.40	366.80
Management Fees	11,327.68	35,095.58
Bookkeeping Fees	1,680.00	5,205.00
Asset Management Fees	2,430.00	7,230.00
Tenant Services - Salaries	396.88	1,041.81
Tenant Services - Other incurred service cost	34.12	148.24
Water	2,949.58	6,083.30
Electricity	19,905.01	34,678.26
Gas	983.35	2,969.98
Other Utilities Expense	3,393.66	7,000.38
Labor	7,499.56	27,384.00
Materials	3,983.44	11,647.20
Contract Costs - COVID	2,400.00	4,645.88
Contract Cost	2,611.53	15,800.69
HVAC Service	1,628.00	3,198.04
Elevator Contract	852.50	852.50
Contracts - Landscape and Grounds	620.00	1,395.00
Contracts - Unit Turnaround	1,916.68	7,349.20
Contracts Electrical	490.00	925.00
Contracts - Extermination	5,087.00	11,735.00
Contracts - Janitorial	229.31	693.62
Contract Costs - Misc	2,066.55	3,567.55
Trash Removal	1,008.00	3,074.00
Vehicle Maintenance	0.00	404.72
Insurance - Prop	4,864.77	14,756.47
Insurance - Liability	576.01	1,747.23
Insurance - Workman's Comp	513.74	1,558.35
Insurance - Other	202.17	549.04
Employee Benefit Cont.	854.02	9,282.85
Employee Benefits - Maint	1,216.06	3,822.55
Collection Losses	(420.00)	1,197.99
<b>Operating Expenses</b>	<b>95,756.69</b>	<b>259,633.40</b>

# Pleasant Heights Board Operating Statement

Preview

June, 2020

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Operating Profit / (Loss)</b>	<b>18,735.69</b>	<b>109,378.45</b>
<b>Retained Earnings</b>		<b>109,378.45</b>

Report Selections

# Pleasant Heights

## Board Operating Statement / Budget

Preview

June, 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>
<b>Income</b>								
Dwelling Rent	48,496.00	202.07	50,416.67	210.07	148,813.00	206.68	151,250.00	210.07
Other Income - Tenant Charges &	0.00	0.00	833.34	3.47	(62.50)	(0.09)	2,500.00	3.47
Income - Other Sources	49.18	0.20	1,458.33	6.08	4,366.35	6.06	4,375.00	6.08
Transfers from Capital Fund Grant	0.00	0.00	4,166.67	17.36	30,000.00	41.67	12,500.00	17.36
HUD Subsidy Earned	65,947.20	274.78	58,301.58	242.92	185,895.00	258.19	174,904.75	242.92
<b>Operating Income</b>	<b>114,492.38</b>	<b>477.05</b>	<b>115,176.59</b>	<b>479.90</b>	<b>369,011.85</b>	<b>512.52</b>	<b>345,529.75</b>	<b>479.90</b>
<b>Expenses</b>								
Administrative Salaries	10,025.40	41.77	5,655.25	23.56	24,509.76	34.04	16,965.75	23.56
Legal Expense	0.00	0.00	250.00	1.04	0.00	0.00	750.00	1.04
Staff Training	600.00	2.50	41.67	0.17	600.00	0.83	125.00	0.17
Travel	0.00	0.00	125.00	0.52	0.00	0.00	375.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	0.00	0.00	1,250.00	1.74
Sundry	2,208.06	9.20	125.00	0.52	2,478.76	3.44	375.00	0.52
Office Supplies	0.00	0.00	166.67	0.69	452.44	0.63	500.00	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	750.00	1.04
Computer Support / Repair	0.00	0.00	416.67	1.74	2,323.72	3.23	1,250.00	1.74
Advertising	0.00	0.00	20.83	0.09	0.00	0.00	62.50	0.09
Publications	83.80	0.35	29.17	0.12	83.80	0.12	87.50	0.12
Telephone Cost	69.09	0.29	270.83	1.13	252.49	0.35	812.50	1.13
Telephone/DSL Lines	861.49	3.59	833.33	3.47	2,550.94	3.54	2,500.00	3.47
Collection Agent Fees & Court Costs	0.00	0.00	83.33	0.35	0.00	0.00	250.00	0.35
Disc. Admin Expenses	200.00	0.83	208.33	0.87	220.00	0.31	625.00	0.87
Admin Contracts	219.66	0.92	833.33	3.47	729.00	1.01	2,500.00	3.47
Tenant Screening	6.17	0.03	416.67	1.74	26.26	0.04	1,250.00	1.74
Copier Lease/Usage	183.40	0.76	208.33	0.87	366.80	0.51	625.00	0.87
Management Fees	11,327.68	47.20	11,583.33	48.26	35,095.58	48.74	34,750.00	48.26
Bookkeeping Fees	1,680.00	7.00	1,750.00	7.29	5,205.00	7.23	5,250.00	7.29
Asset Management Fees	2,430.00	10.13	2,400.00	10.00	7,230.00	10.04	7,200.00	10.00
Tenant Services - Salaries	396.88	1.65	416.67	1.74	1,041.81	1.45	1,250.00	1.74
Tenant Services - Other incurred	34.12	0.14	1,000.00	4.17	148.24	0.21	3,000.00	4.17
Water	2,949.58	12.29	3,875.00	16.15	6,083.30	8.45	11,625.00	16.15
Electricity	19,905.01	82.94	17,504.17	72.93	34,678.26	48.16	52,512.50	72.93
Gas	983.35	4.10	3,750.00	15.63	2,969.98	4.12	11,250.00	15.63
Other Utilities Expense	3,393.66	14.14	4,500.00	18.75	7,000.38	9.72	13,500.00	18.75
Labor	7,499.56	31.25	8,295.75	34.57	27,384.00	38.03	24,887.25	34.57
Materials	3,983.44	16.60	4,733.33	19.72	11,647.20	16.18	14,200.00	19.72
Contract Costs - COVID	2,400.00	10.00	0.00	0.00	4,645.88	6.45	0.00	0.00
Contract Cost	2,611.53	10.88	13,750.00	57.29	15,800.69	21.95	41,250.00	57.29
HVAC Service	1,628.00	6.78	3,333.33	13.89	3,198.04	4.44	10,000.00	13.89
Elevator Contract	852.50	3.55	833.33	3.47	852.50	1.18	2,500.00	3.47
Contracts - Landscape and Ground	620.00	2.58	375.00	1.56	1,395.00	1.94	1,125.00	1.56
Contracts - Unit Turnaround	1,916.68	7.99	3,125.00	13.02	7,349.20	10.21	9,375.00	13.02
Contracts Electrical	490.00	2.04	500.00	2.08	925.00	1.28	1,500.00	2.08
Contracts - Plumbing	0.00	0.00	208.33	0.87	0.00	0.00	625.00	0.87
Contracts - Extermination	5,087.00	21.20	4,500.00	18.75	11,735.00	16.30	13,500.00	18.75
Contracts - Janitorial	229.31	0.96	416.67	1.74	693.62	0.96	1,250.00	1.74
Contract Costs - Misc	2,066.55	8.61	2,541.67	10.59	3,567.55	4.95	7,625.00	10.59
Trash Removal	1,008.00	4.20	1,250.00	5.21	3,074.00	4.27	3,750.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	404.72	0.56	250.00	0.35
Insurance - Prop	4,864.77	20.27	5,000.00	20.83	14,756.47	20.50	15,000.00	20.83
Insurance - Liability	576.01	2.40	500.00	2.08	1,747.23	2.43	1,500.00	2.08

