



INDEPENDENCE
HOUSING AUTHORITY

Pleasant Heights Financial Statements
For the Period Ending 2/29/2020

For the Board of Commissioners Meeting
March 24, 2020

Pleasant Heights
Balance Sheet

Preview

February, 2020

	<u>Balance</u>
Assets	
Current Assets	
5 UMB General Fund	754,401.80
9 Petty Cash	200.00
11 Allowance for Doubtful Accounts	4,524.44
29 Prepaid Insurance	58,568.24
60 Allow for Obsolete Inventory	26,778.11
169 CFP HUD Rec/Deferred Revenue	(50,873.84)
Total Current Assets	<u>793,598.75</u>
Non-Current Assets	
170 Leasehold Improvements	534,408.32
171 Land	159,000.00
172 Buildings	6,196,040.14
174 Equipment - Admin	206,743.72
175 Accumulated Depreciation	(5,736,546.00)
Total Fixed Assets	<u>1,359,646.18</u>
Total Assets	<u>2,153,244.93</u>
Liabilities	
Current Liabilities	
300 Tenants Security Deposit	38,520.00
306 Accrued Comp Absences	3,744.57
Total Current Liabilities	<u>42,264.57</u>
Non-Current Liabilities	
470 Comp Absences - NonCurrent	4,907.09
Total Non-Current Liabilities	<u>4,907.09</u>
Total Liabilities	<u>47,171.66</u>
Net Assets	
600 Capitalized Assets	1,347,876.25
602 Unrestricted Assets	708,409.35
700 Current Year Net Income (Loss)	49,787.67
701 Betterments and Additions	(10,596.87)
702 Property Contra	10,596.87
Total Net Assets	<u>2,106,073.27</u>
Total Liabilities and Net Assets	<u>2,153,244.93</u>

Pleasant Heights
Board Operating Statement

Preview

February, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	51,861.00	557,993.00
Other Income - Tenant Charges & Fees	375.00	8,849.81
Income - Other Sources	5,152.80	19,890.02
Transfers from Capital Fund Grants	0.00	45,000.00
Other Income - Waived PILOT	0.00	8,590.20
Loss or Gain on Equipment	0.00	1,173.06
HUD Subsidy Earned	52,691.99	633,317.20
Operating Income	110,080.79	1,274,813.29
Expenses		
Administrative Salaries	4,600.49	57,889.42
Legal Expense	0.00	2,515.25
Staff Training	600.00	600.00
Travel	507.20	556.89
Audit Fee	0.00	1,770.00
Sundry	0.00	1,490.10
Office Supplies	342.80	2,344.17
Expendable Office Equipment	0.00	2,880.78
Computer Support / Repair	106.67	12,951.18
Publications	0.00	278.20
Telephone Cost	352.66	3,417.67
Telephone/DSL Lines	711.63	8,506.96
Misc. Admin Expenses	398.40	1,788.59
Admin Contracts	5,082.92	12,973.46
Tenant Screening	136.94	1,122.52
Copier Lease/Usage	183.40	2,108.74
Management Fees	11,729.13	128,426.55
Bookkeeping Fees	1,777.50	19,462.50
Asset Management Fees	2,400.00	26,400.00
Tenant Services - Salaries	397.33	4,520.64
Tenant Services - Other incurred service cost	31.91	11,128.81
Water	4,166.69	40,903.24
Electricity	14,654.36	169,136.97
Gas	6,665.47	28,481.57
Other Utilities Expense	4,795.24	46,076.31
Labor	8,162.54	80,330.69
Materials	2,196.23	47,178.34
Contract Cost	14,214.79	134,270.52
HVAC Service	1,394.62	32,235.88
Elevator Contract	2,850.00	12,454.50
Contracts - Landscape and Grounds	0.00	4,435.00
Contracts - Unit Turnaround	2,522.52	32,444.88
Contracts Electrical	543.75	6,521.25
Contracts - Plumbing	0.00	2,271.13
Contracts - Extermination	1,824.00	45,346.40
Contracts - Janitorial	635.00	5,658.32
Contract Costs - Misc	3,621.00	31,736.03
Trash Removal	1,023.00	12,225.50
Vehicle Maintenance	0.00	64.56
Appliance/equipment Maint & Repair	0.00	2,758.86
Insurance - Prop	4,540.45	54,020.50
Insurance - Liability	537.61	5,056.14
Insurance - Workman's Comp	479.49	5,254.39
Insurance - Other	159.22	1,824.30
Payments in Lieu of Taxes	0.00	8,590.20

Pleasant Heights
Board Operating Statement

Preview

February, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Employee Benefit Cont.	3,782.79	30,820.29
Employee Benefits - Maint	1,264.32	23,647.40
Collection Losses	0.00	13,150.02
Operating Expenses	109,392.07	1,180,025.62
Operating Profit / (Loss)	688.72	94,787.67
Non-Operating Expenses		
Replacement of Equipment	0.00	10,596.87
Total Operating Funds Available	688.72	84,190.80
Retained Earnings		84,190.80

Report Selections

Pleasant Heights Board Operating Statement / Budget

Preview

February, 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	51,861.00	216.09	49,583.33	206.60	557,993.00	211.36	545,416.67	206.60
Other Income - Tenant Charges & Income - Other Sources	375.00	1.56	833.33	3.47	8,849.81	3.35	9,166.67	3.47
Transfers from Capital Fund Grant	5,152.80	21.47	1,875.00	7.81	19,890.02	7.53	20,625.00	7.81
Other Income - Waived PILOT	0.00	0.00	4,166.67	17.36	45,000.00	17.05	45,833.33	17.36
Loss or Gain on Equipment	0.00	0.00	2,375.00	9.90	8,590.20	3.25	26,125.00	9.90
HUD Subsidy Earned	0.00	0.00	0.00	0.00	1,173.06	0.44	0.00	0.00
	52,691.99	219.55	51,300.00	213.75	633,317.20	239.89	564,300.00	213.75
Operating Income	110,080.79	458.67	110,133.33	458.89	1,274,813.29	482.88	1,211,466.67	458.89
Expenses								
Administrative Salaries	4,600.49	19.17	6,436.92	26.82	57,889.42	21.93	70,806.08	26.82
Legal Expense	0.00	0.00	250.00	1.04	2,515.25	0.95	2,750.00	1.04
Staff Training	600.00	2.50	41.67	0.17	600.00	0.23	458.33	0.17
Travel	507.20	2.11	83.33	0.35	556.89	0.21	916.67	0.35
Audit Fee	0.00	0.00	383.33	1.60	1,770.00	0.67	4,216.67	1.60
Sundry	0.00	0.00	0.00	0.00	1,490.10	0.56	0.00	0.00
Office Supplies	342.80	1.43	250.00	1.04	2,344.17	0.89	2,750.00	1.04
Expendable Office Equipment	0.00	0.00	833.33	3.47	2,880.78	1.09	9,166.67	3.47
Computer Support / Repair	106.67	0.44	0.00	0.00	12,951.18	4.91	0.00	0.00
Advertising	0.00	0.00	83.33	0.35	0.00	0.00	916.67	0.35
Publications	0.00	0.00	20.83	0.09	278.20	0.11	229.17	0.09
Telephone Cost	352.66	1.47	104.17	0.43	3,417.67	1.29	1,145.83	0.43
Telephone/DSL Lines	711.63	2.97	708.33	2.95	8,506.96	3.22	7,791.67	2.95
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	916.67	0.35
Misc. Admin Expenses	398.40	1.66	291.67	1.22	1,788.59	0.68	3,208.33	1.22
Admin Contracts	5,082.92	21.18	833.33	3.47	12,973.46	4.91	9,166.67	3.47
Tenant Screening	136.94	0.57	625.00	2.60	1,122.52	0.43	6,875.00	2.60
Copier Lease/Usage	183.40	0.76	145.83	0.61	2,108.74	0.80	1,604.17	0.61
Management Fees	11,729.13	48.87	11,250.00	46.88	128,426.55	48.65	123,750.00	46.88
Bookkeeping Fees	1,777.50	7.41	1,666.67	6.94	19,462.50	7.37	18,333.33	6.94
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	26,400.00	10.00	26,400.00	10.00
Tenant Services - Salaries	397.33	1.66	0.00	0.00	4,520.64	1.71	0.00	0.00
J P Grant - Training / Conferences	0.00	0.00	83.33	0.35	0.00	0.00	916.67	0.35
J P Grant - Supportive Services	0.00	0.00	5,968.75	24.87	0.00	0.00	65,656.25	24.87
J P Grant - Travel	0.00	0.00	385.83	1.61	0.00	0.00	4,244.17	1.61
J P Grant - Rent / Financial Incent	0.00	0.00	9,166.67	38.19	0.00	0.00	100,833.33	38.19
Tenant Services - Other incurred	31.91	0.13	541.67	2.26	11,128.81	4.22	5,958.33	2.26
Water	4,166.69	17.36	3,750.00	15.63	40,903.24	15.49	41,250.00	15.63
Electricity	14,654.36	61.06	20,000.00	83.33	169,136.97	64.07	220,000.00	83.33
Gas	6,665.47	27.77	3,958.33	16.49	28,481.57	10.79	43,541.67	16.49
Other Utilities Expense	4,795.24	19.98	3,750.00	15.63	46,076.31	17.45	41,250.00	15.63
Labor	8,162.54	34.01	8,562.58	35.68	80,330.69	30.43	94,188.42	35.68
Materials	2,196.23	9.15	5,000.00	20.83	47,178.34	17.87	55,000.00	20.83
Contract Cost	14,214.79	59.23	20,000.00	83.33	134,270.52	50.86	220,000.00	83.33
HVAC Service	1,394.62	5.81	0.00	0.00	32,235.88	12.21	0.00	0.00
Elevator Contract	2,850.00	11.88	0.00	0.00	12,454.50	4.72	0.00	0.00
Contracts - Landscape and Ground	0.00	0.00	0.00	0.00	4,435.00	1.68	0.00	0.00
Contracts - Unit Turnaround	2,522.52	10.51	0.00	0.00	32,444.88	12.29	0.00	0.00
Contracts Electrical	543.75	2.27	0.00	0.00	6,521.25	2.47	0.00	0.00
Contracts - Plumbing	0.00	0.00	0.00	0.00	2,271.13	0.86	0.00	0.00
Contracts - Extermination	1,824.00	7.60	0.00	0.00	45,346.40	17.18	0.00	0.00
Contracts - Janitorial	635.00	2.65	0.00	0.00	5,658.32	2.14	0.00	0.00

