



INDEPENDENCE
HOUSING AUTHORITY

Pleasant Heights Financial Statements
For the Period Ending 3/31/2020

For the Board of Commissioners Meeting
June 23, 2020

Pleasant Heights Balance Sheet

March, 2020

Balance

Assets

Current Assets

5	UMB General Fund	771,735.03
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	13,398.99
29	Prepaid Insurance	52,238.95
30	A/R CFP due PHA	1,988.22
60	Allow for Obsolete Inventory	32,330.04
169	CFP HUD Rec/Deferred Revenue	(47,229.12)

Total Current Assets

824,662.11

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

2,222,809.50

Liabilities

Current Liabilities

300	Tenants Security Deposit	37,620.00
305	Federal W/H	25,377.37
306	Accrued Comp Absences	17,645.13
307	Prepaid Rent	9,568.77
311	A/P COCC	7,238.31

Total Current Liabilities

97,449.58

Non-Current Liabilities

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

1,635.43

Total Liabilities

99,085.01

Net Assets

600	Capitalized Assets	1,398,147.39
602	Unrestricted Assets	770,577.10
700	Current Year Net Income (Loss)	(45,000.00)
701	Betterments and Additions	(10,596.87)
702	Property Contra	10,596.87

Total Net Assets

2,123,724.49

Total Liabilities and Net Assets

2,222,809.50

Pleasant Heights Board Operating Statement

March, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	51,697.15	609,690.15
Other Income - Tenant Charges & Fees	625.00	9,474.81
Income - Other Sources	1,631.10	21,521.12
Transfers from Capital Fund Grants	0.00	45,000.00
Other Income - Waived PILOT	(8,590.20)	0.00
Loss or Gain on Equipment	0.00	1,173.06
HUD Subsidy Earned	55,549.40	688,866.60
Operating Income	100,912.45	1,375,725.74
Expenses		
Administrative Salaries	8,865.23	66,754.65
Legal Expense	0.00	2,515.25
Staff Training	(600.00)	0.00
Travel	(190.20)	366.69
Audit Fee	0.00	1,770.00
Sundry	0.00	1,490.10
Office Supplies	537.24	2,881.41
Expendable Office Equipment	0.00	2,880.78
Computer Support / Repair	104.00	13,055.18
Publications	1,150.52	1,428.72
Telephone Cost	661.51	4,079.18
Telephone/DSL Lines	1,050.47	9,557.43
Misc. Admin Expenses	32.80	1,821.39
Admin Contracts	236.25	13,209.71
Tenant Screening	73.96	1,196.48
Copier Lease/Usage	183.40	2,292.14
Management Fees	11,729.13	140,155.68
Bookkeeping Fees	1,777.50	21,240.00
Asset Management Fees	2,400.00	28,800.00
Tenant Services - Salaries	545.79	5,066.43
Tenant Services - Other incurred service cost	116.11	11,244.92
Water	5,798.61	46,701.85
Electricity	27,417.99	196,554.96
Gas	9,623.71	38,105.28
Other Utilities Expense	6,689.17	52,765.48
Labor	11,931.20	92,261.89
Materials	1,018.28	48,196.62
Contract Cost	5,863.95	140,134.47
HVAC Service	(2,300.71)	29,935.17
Elevator Contract	2,800.00	15,254.50
Contracts - Landscape and Grounds	310.00	4,745.00
Contracts - Unit Turnaround	4,389.20	36,834.08
Contracts Electrical	499.25	7,020.50
Contracts - Plumbing	0.00	2,271.13
Contracts - Extermination	6,848.00	52,194.40
Contracts - Janitorial	1,157.93	6,816.25
Contract Costs - Misc	5,265.04	37,001.07
Trash Removal	1,023.00	13,248.50
Vehicle Maintenance	0.00	64.56
Appliance/equipment Maint & Repair	0.00	2,758.86
Insurance - Prop	5,026.93	59,047.43
Insurance - Liability	595.21	5,651.35
Insurance - Workman's Comp	530.87	5,785.26
Insurance - Other	176.28	2,000.58
Payments in Lieu of Taxes	(8,590.20)	0.00

Pleasant Heights Board Operating Statement

March, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Employee Benefit Cont.	4,562.39	35,382.68
Employee Benefits - Maint	1,574.54	25,221.94
Collection Losses	650.50	13,800.52
Operating Expenses	121,534.85	1,301,560.47
Operating Profit / (Loss)	(20,622.40)	74,165.27
Non-Operating Expenses		
Replacement of Equipment	0.00	10,596.87
Total Operating Funds Available	(20,622.40)	63,568.40
Retained Earnings		63,568.40

Report Selections