



**INDEPENDENCE**  
HOUSING AUTHORITY

Pleasant Heights Financial Statements  
For the Period Ending 5/31/2020

For the Board of Commissioners Meeting  
June 23, 2020

# Pleasant Heights Balance Sheet

Preview

May, 2020

Balance

## Assets

### Current Assets

5	UMB General Fund	839,448.85
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	5,382.49
29	Prepaid Insurance	41,459.15
60	Allow for Obsolete Inventory	32,330.04
169	CFP HUD Rec/Deferred Revenue	(40,498.03)

Total Current Assets 878,322.50

### 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 2,276,469.89**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	37,020.00
306	Accrued Comp Absences	7,243.82

Total Current Liabilities 44,263.82

### Non-Current Liabilities

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

**Total Liabilities 45,899.25**

## Net Assets

600	Capitalized Assets	1,398,147.39
602	Unrestricted Assets	770,577.10
700	Current Year Net Income (Loss)	61,846.15

Total Net Assets 2,230,570.64

**Total Liabilities and Net Assets 2,276,469.89**

Port Selections

# Pleasant Heights Board Operating Statement

Preview

May, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	49,610.00	100,317.00
Other Income - Tenant Charges & Fees	(12.50)	(62.50)
Income - Other Sources	1,621.76	4,317.17
Transfers from Capital Fund Grants	30,000.00	30,000.00
HUD Subsidy Earned	65,947.80	119,947.80
<b>Operating Income</b>	<b>147,167.06</b>	<b>254,519.47</b>
<b>Expenses</b>		
Administrative Salaries	6,193.40	14,484.36
Sundry	1,185.99	1,366.70
Office Supplies	316.98	452.44
Computer Support / Repair	0.00	2,323.72
Telephone Cost	183.40	183.40
Telephone/DSL Lines	1,134.78	1,689.45
Misc. Admin Expenses	20.00	20.00
Admin Contracts	273.09	509.34
Tenant Screening	20.09	20.09
Copier Lease/Usage	0.00	183.40
Management Fees	12,035.66	23,767.90
Bookkeeping Fees	1,785.00	3,525.00
Asset Management Fees	2,400.00	4,800.00
Tenant Services - Salaries	396.88	644.93
Tenant Services - Other incurred service cost	114.12	114.12
Water	3,133.72	3,133.72
Electricity	14,773.25	14,773.25
Gas	1,986.63	1,986.63
Other Utilities Expense	3,606.72	3,606.72
Labor	10,036.29	19,884.44
Materials	6,251.20	7,751.10
Contract Costs - COVID	753.00	1,062.54
Contract Cost	7,452.16	13,189.16
HVAC Service	800.41	1,570.04
Contracts - Landscape and Grounds	465.00	775.00
Contracts - Unit Turnaround	3,673.36	5,432.52
Contracts Electrical	435.00	435.00
Contracts - Extermination	3,699.00	6,648.00
Contracts - Janitorial	464.31	464.31
Contract Costs - Misc	475.00	1,501.00
Trash Removal	1,008.00	2,066.00
Vehicle Maintenance	0.00	404.72
Insurance - Prop	5,026.93	9,891.70
Insurance - Liability	595.21	1,171.22
Insurance - Workman's Comp	530.87	1,044.61
Insurance - Other	176.28	346.87
Employee Benefit Cont.	4,538.73	8,428.83
Employee Benefits - Maint	2,328.20	2,606.49
Collection Losses	0.00	1,617.99
<b>Operating Expenses</b>	<b>98,268.66</b>	<b>163,876.71</b>
<b>Operating Profit / (Loss)</b>	<b>48,898.40</b>	<b>90,642.76</b>

# Pleasant Heights Board Operating Statement

Preview

May, 2020

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Monthly Totals

Year-to-Date Totals

**Retained Earnings**

**90,642.76**

Report Selections

# Pleasant Heights

## Board Operating Statement / Budget

Preview

May, 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	49,610.00	206.71	50,416.67	210.07	100,317.00	208.99	100,833.33	210.07
Other Income - Tenant Charges & Income - Other Sources	(12.50)	(0.05)	833.34	3.47	(62.50)	(0.13)	1,666.66	3.47
Transfers from Capital Fund Grants	1,621.76	6.76	1,458.33	6.08	4,317.17	8.99	2,916.67	6.08
HUD Subsidy Earned	30,000.00	125.00	4,166.67	17.36	30,000.00	62.50	8,333.33	17.36
	65,947.80	274.78	58,301.58	242.92	119,947.80	249.89	116,603.17	242.92
<b>Operating Income</b>	<b>147,167.06</b>	<b>613.20</b>	<b>115,176.59</b>	<b>479.90</b>	<b>254,519.47</b>	<b>530.25</b>	<b>230,353.16</b>	<b>479.90</b>
<b>Expenses</b>								
Administrative Salaries	6,193.40	25.81	5,655.25	23.56	14,484.36	30.18	11,310.50	23.56
Legal Expense	0.00	0.00	250.00	1.04	0.00	0.00	500.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	83.33	0.17
Travel	0.00	0.00	125.00	0.52	0.00	0.00	250.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	0.00	0.00	833.33	1.74
Sundry	1,185.99	4.94	125.00	0.52	1,366.70	2.85	250.00	0.52
Office Supplies	316.98	1.32	166.67	0.69	452.44	0.94	333.33	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	500.00	1.04
Computer Support / Repair	0.00	0.00	416.67	1.74	2,323.72	4.84	833.33	1.74
Advertising	0.00	0.00	20.83	0.09	0.00	0.00	41.67	0.09
Publications	0.00	0.00	29.17	0.12	0.00	0.00	58.33	0.12
Telephone Cost	183.40	0.76	270.83	1.13	183.40	0.38	541.67	1.13
Telephone/DSL Lines	1,134.78	4.73	833.33	3.47	1,689.45	3.52	1,666.67	3.47
Collection Agent Fees & Court Costs	0.00	0.00	83.33	0.35	0.00	0.00	166.67	0.35
Misc. Admin Expenses	20.00	0.08	208.33	0.87	20.00	0.04	416.67	0.87
Admin Contracts	273.09	1.14	833.33	3.47	509.34	1.06	1,666.67	3.47
Tenant Screening	20.09	0.08	416.67	1.74	20.09	0.04	833.33	1.74
Copier Lease/Usage	0.00	0.00	208.33	0.87	183.40	0.38	416.67	0.87
Management Fees	12,035.66	50.15	11,583.33	48.26	23,767.90	49.52	23,166.67	48.26
Bookkeeping Fees	1,785.00	7.44	1,750.00	7.29	3,525.00	7.34	3,500.00	7.29
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	4,800.00	10.00	4,800.00	10.00
Tenant Services - Salaries	396.88	1.65	416.67	1.74	644.93	1.34	833.33	1.74
Tenant Services - Other incurred s	114.12	0.48	1,000.00	4.17	114.12	0.24	2,000.00	4.17
Water	3,133.72	13.06	3,875.00	16.15	3,133.72	6.53	7,750.00	16.15
Electricity	14,773.25	61.56	17,504.17	72.93	14,773.25	30.78	35,008.33	72.93
Gas	1,986.63	8.28	3,750.00	15.63	1,986.63	4.14	7,500.00	15.63
Other Utilities Expense	3,606.72	15.03	4,500.00	18.75	3,606.72	7.51	9,000.00	18.75
Labor	10,036.29	41.82	8,295.75	34.57	19,884.44	41.43	16,591.50	34.57
Materials	6,251.20	26.05	4,733.33	19.72	7,751.10	16.15	9,466.67	19.72
Contract Costs - COVID	753.00	3.14	0.00	0.00	1,062.54	2.21	0.00	0.00
Contract Cost	7,452.16	31.05	13,750.00	57.29	13,189.16	27.48	27,500.00	57.29
HVAC Service	800.41	3.34	3,333.33	13.89	1,570.04	3.27	6,666.67	13.89
Elevator Contract	0.00	0.00	833.33	3.47	0.00	0.00	1,666.67	3.47
Contracts - Landscape and Ground	465.00	1.94	375.00	1.56	775.00	1.61	750.00	1.56
Contracts - Unit Turnaround	3,673.36	15.31	3,125.00	13.02	5,432.52	11.32	6,250.00	13.02
Contracts Electrical	435.00	1.81	500.00	2.08	435.00	0.91	1,000.00	2.08
Contracts - Plumbing	0.00	0.00	208.33	0.87	0.00	0.00	416.67	0.87
Contracts - Extermination	3,699.00	15.41	4,500.00	18.75	6,648.00	13.85	9,000.00	18.75
Contracts - Janitorial	464.31	1.93	416.67	1.74	464.31	0.97	833.33	1.74
Contract Costs - Misc	475.00	1.98	2,541.67	10.59	1,501.00	3.13	5,083.33	10.59
Trash Removal	1,008.00	4.20	1,250.00	5.21	2,066.00	4.30	2,500.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	404.72	0.84	166.67	0.35
Insurance - Prop	5,026.93	20.95	5,000.00	20.83	9,891.70	20.61	10,000.00	20.83
Insurance - Liability	595.21	2.48	500.00	2.08	1,171.22	2.44	1,000.00	2.08

