



**INDEPENDENCE**  
HOUSING AUTHORITY

Pleasant Heights Financial Statements  
For the Period Ending 9/30/2020

For the Board of Commissioners Meeting  
October 20, 2020

Balance Sheet

September, 2020

Balance

**Assets**

Current Assets

5	UMB General Fund	922,716.73
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	8,350.50
29	Prepaid Insurance	24,503.76
60	Allow for Obsolete Inventory	32,330.04
169	CFP HUD Rec/Deferred Revenue	(40,000.00)

Total Current Assets 948,101.03

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** **2,346,248.42**

**Liabilities**

Current Liabilities

300	Tenants Security Deposit	35,820.00
306	Accrued Comp Absences	7,243.82

Total Current Liabilities 43,063.82

Non-Current Liabilities

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

**Total Liabilities** **44,699.25**

**Net Assets**

600	Capitalized Assets	1,398,147.39
602	Unrestricted Assets	770,577.10
700	Current Year Net Income (Loss)	132,824.68

Total Net Assets 2,301,549.17

**Total Liabilities and Net Assets** **2,346,248.42**

# Pleasant Heights Board Operating Statement

Preview

September, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	48,916.00	295,435.00
Other Income - Tenant Charges & Fees	0.00	(62.50)
Income - Other Sources	1,708.00	9,998.22
HUD PH Op CARE Grant Funds	0.00	81,320.02
Transfers from Capital Fund Grants	0.00	30,000.00
HUD Subsidy Earned	48,866.30	332,493.60
<b>Operating Income</b>	<b>99,490.30</b>	<b>749,184.34</b>
<b>Expenses</b>		
Administrative Salaries	0.00	27,824.56
Admin Salaries - COVID Haz Pay	4,695.76	13,266.51
Staff Training - COVID	0.00	600.00
Office Supplies	0.00	458.42
Computer Support / Repair	48.00	4,760.05
Publications	0.00	83.80
Membership Dues and Fees	0.00	597.55
Telephone/DSL Lines	1,057.72	5,835.27
Admin Expenses - COVID Related	0.00	7,596.68
Misc. Admin Expenses	150.00	405.00
Admin Contracts	219.66	2,938.81
Tenant Screening	0.00	203.02
Copier Lease/Usage	183.40	917.00
Management Fees	11,277.11	69,078.62
Bookkeeping Fees	1,672.50	10,245.00
Asset Management Fees	2,410.00	14,460.00
Tenant Services - Salaries	297.66	1,842.01
Tenant Services - Other incurred service cost	35.27	396.62
Water	4,849.26	21,341.09
Electricity	20,152.67	97,116.11
Gas	1,033.28	5,689.17
Other Utilities Expense	6,435.12	27,255.62
Labor	0.00	30,327.25
Maint Labor - COVID Haz Pay	4,325.83	10,835.93
Materials	1,363.98	17,587.64
Materials - COVID	2,796.96	8,619.88
Contract Cost	8,523.42	46,047.26
Contract Costs - COVID	4,554.71	9,200.59
HVAC Service	1,600.82	5,350.92
Elevator Contract	0.00	852.50
Contracts - Landscape and Grounds	310.00	2,635.00
Contracts - Unit Turnaround	3,768.36	17,188.44
Contracts Electrical	0.00	925.00
Contracts - Plumbing	575.85	575.85
Contracts - Extermination	7,680.00	34,468.75
Contracts - Janitorial	5,213.62	6,841.55
Contract Costs - Misc	960.00	7,400.05
Trash Removal	1,008.00	6,098.00
Vehicle Maintenance	0.00	404.72
Insurance - Prop	4,864.77	29,675.10
Insurance - Liability	576.01	3,513.66
Insurance - Workman's Comp	714.98	3,750.97
Insurance - Other	202.17	1,169.03
Employee Benefit Cont.	6,072.15	21,865.34
Employee Benefits - Maint	935.91	6,942.33
Collection Losses	(10.00)	1,172.99

# Pleasant Heights Board Operating Statement

Preview

September, 2020

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Operating Expenses</b>	<b>110,554.95</b>	<b>586,359.66</b>
<b>Operating Profit / (Loss)</b>	<b>(11,064.65)</b>	<b>162,824.68</b>
<b>Retained Earnings</b>		<b>162,824.68</b>

Report Selections

# Pleasant Heights

## Board Operating Statement / Budget

Preview

September, 2020

	<u>Monthly</u> <u>Totals</u>	<u>PUM</u>	<u>Monthly</u> <u>Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
<b>Income</b>								
Dwelling Rent	48,916.00	203.82	50,416.67	210.07	295,435.00	205.16	302,500.00	210.07
Other Income - Tenant Charges &	0.00	0.00	833.34	3.47	(62.50)	(0.04)	5,000.00	3.47
Income - Other Sources	1,708.00	7.12	1,458.33	6.08	9,998.22	6.94	8,750.00	6.08
HUD PH Op CARE Grant Funds	0.00	0.00	0.00	0.00	81,320.02	56.47	0.00	0.00
Transfers from Capital Fund Grant	0.00	0.00	4,166.67	17.36	30,000.00	20.83	25,000.00	17.36
HUD Subsidy Earned	48,866.30	203.61	58,301.58	242.92	332,493.60	230.90	349,809.50	242.92
<b>Operating Income</b>	<b>99,490.30</b>	<b>414.54</b>	<b>115,176.59</b>	<b>479.90</b>	<b>749,184.34</b>	<b>520.27</b>	<b>691,059.50</b>	<b>479.90</b>
<b>Expenses</b>								
Administrative Salaries	0.00	0.00	5,655.25	23.56	27,824.56	19.32	33,931.50	23.56
Admin Salaries - COVID Haz Pay	4,695.76	19.57	0.00	0.00	13,266.51	9.21	0.00	0.00
Legal Expense	0.00	0.00	250.00	1.04	0.00	0.00	1,500.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	250.00	0.17
Staff Training - COVID	0.00	0.00	0.00	0.00	600.00	0.42	0.00	0.00
Travel	0.00	0.00	125.00	0.52	0.00	0.00	750.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	0.00	0.00	2,500.00	1.74
Sundry	0.00	0.00	125.00	0.52	0.00	0.00	750.00	0.52
Office Supplies	0.00	0.00	166.67	0.69	458.42	0.32	1,000.00	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	1,500.00	1.04
Computer Support / Repair	48.00	0.20	416.67	1.74	4,760.05	3.31	2,500.00	1.74
Advertising	0.00	0.00	20.83	0.09	0.00	0.00	125.00	0.09
Publications	0.00	0.00	29.17	0.12	83.80	0.06	175.00	0.12
Membership Dues and Fees	0.00	0.00	270.83	1.13	597.55	0.41	1,625.00	1.13
Telephone/DSL Lines	1,057.72	4.41	833.33	3.47	5,835.27	4.05	5,000.00	3.47
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	500.00	0.35
Admin Expenses - COVID Related	0.00	0.00	0.00	0.00	7,596.68	5.28	0.00	0.00
Misc. Admin Expenses	150.00	0.63	208.33	0.87	405.00	0.28	1,250.00	0.87
Admin Contracts	219.66	0.92	833.33	3.47	2,938.81	2.04	5,000.00	3.47
Tenant Screening	0.00	0.00	416.67	1.74	203.02	0.14	2,500.00	1.74
Copier Lease/Usage	183.40	0.76	208.33	0.87	917.00	0.64	1,250.00	0.87
Management Fees	11,277.11	46.99	11,583.33	48.26	69,078.62	47.97	69,500.00	48.26
Bookkeeping Fees	1,672.50	6.97	1,750.00	7.29	10,245.00	7.11	10,500.00	7.29
Asset Management Fees	2,410.00	10.04	2,400.00	10.00	14,460.00	10.04	14,400.00	10.00
Tenant Services - Salaries	297.66	1.24	416.67	1.74	1,842.01	1.28	2,500.00	1.74
Tenant Services - Other incurred s	35.27	0.15	1,000.00	4.17	396.62	0.28	6,000.00	4.17
Water	4,849.26	20.21	3,875.00	16.15	21,341.09	14.82	23,250.00	16.15
Electricity	20,152.67	83.97	17,504.17	72.93	97,116.11	67.44	105,025.00	72.93
Gas	1,033.28	4.31	3,750.00	15.63	5,689.17	3.95	22,500.00	15.63
Other Utilities Expense	6,435.12	26.81	4,500.00	18.75	27,255.62	18.93	27,000.00	18.75
Labor	0.00	0.00	8,295.75	34.57	30,327.25	21.06	49,774.50	34.57
Maint Labor - COVID Haz Pay	4,325.83	18.02	0.00	0.00	10,835.93	7.52	0.00	0.00
Materials	1,363.98	5.68	4,733.33	19.72	17,587.64	12.21	28,400.00	19.72
Materials - COVID	2,796.96	11.65	0.00	0.00	8,619.88	5.99	0.00	0.00
Contract Cost	8,523.42	35.51	13,750.00	57.29	46,047.26	31.98	82,500.00	57.29
Contract Costs - COVID	4,554.71	18.98	0.00	0.00	9,200.59	6.39	0.00	0.00
HVAC Service	1,600.82	6.67	3,333.33	13.89	5,350.92	3.72	20,000.00	13.89
Elevator Contract	0.00	0.00	833.33	3.47	852.50	0.59	5,000.00	3.47
Contracts - Landscape and Groun	310.00	1.29	375.00	1.56	2,635.00	1.83	2,250.00	1.56
Contracts - Unit Turnaround	3,768.36	15.70	3,125.00	13.02	17,188.44	11.94	18,750.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	925.00	0.64	3,000.00	2.08
Contracts - Plumbing	575.85	2.40	208.33	0.87	575.85	0.40	1,250.00	0.87
Contracts - Extermination	7,680.00	32.00	4,500.00	18.75	34,468.75	23.94	27,000.00	18.75

# Pleasant Heights

## Board Operating Statement / Budget

Preview

September, 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>
Contracts - Janitorial	5,213.62	21.72	416.67	1.74	6,841.55	4.75	2,500.00	1.74
Contract Costs - Misc	960.00	4.00	2,541.67	10.59	7,400.05	5.14	15,250.00	10.59
Trash Removal	1,008.00	4.20	1,250.00	5.21	6,098.00	4.23	7,500.00	5.21
Vehicle Maintenance	0.00	0.00	83.33	0.35	404.72	0.28	500.00	0.35
Insurance - Prop	4,864.77	20.27	5,000.00	20.83	29,675.10	20.61	30,000.00	20.83
Insurance - Liability	576.01	2.40	500.00	2.08	3,513.66	2.44	3,000.00	2.08
Insurance - Workman's Comp	714.98	2.98	541.67	2.26	3,750.97	2.60	3,250.00	2.26
Insurance - Other	202.17	0.84	208.33	0.87	1,169.03	0.81	1,250.00	0.87
Employee Benefit Cont.	6,072.15	25.30	2,487.83	10.37	21,865.34	15.18	14,927.00	10.37
Employee Benefits - Maint	935.91	3.90	3,071.00	12.80	6,942.33	4.82	18,426.00	12.80
Collection Losses	(10.00)	(0.04)	1,250.00	5.21	1,172.99	0.81	7,500.00	5.21
<b>Operating Expenses</b>	<b>110,554.95</b>	<b>460.65</b>	<b>114,134.82</b>	<b>475.56</b>	<b>586,359.66</b>	<b>407.19</b>	<b>684,809.00</b>	<b>475.56</b>
<b>Operating Profit / (Loss)</b>	<b>(11,064.65)</b>	<b>(46.10)</b>	<b>1,041.77</b>	<b>4.34</b>	<b>162,824.68</b>	<b>113.07</b>	<b>6,250.50</b>	<b>4.34</b>
<b>Non-Operating Expenses</b>								
Extraordinary Maintenance - Conti	0.00	0.00	416.67	1.74	0.00	0.00	2,500.00	1.74
<b>Total Operating Funds Available</b>	<b>(11,064.65)</b>	<b>(46.10)</b>	<b>625.10</b>	<b>2.60</b>	<b>162,824.68</b>	<b>113.07</b>	<b>3,750.50</b>	<b>2.60</b>
<b>Retained Earnings</b>					<b>162,824.68</b>	<b>113.07</b>	<b>3,750.50</b>	<b>2.60</b>

Report Selections