



INDEPENDENCE
HOUSING AUTHORITY

Pleasant Heights Financial Statements

For the Period Ending 1/31/2020

For the Board of Commissioners Meeting

February 18, 2020

Balance Sheet

January, 2020

Balance

Assets

Current Assets

5	UMB General Fund	830,799.26
9	Petty Cash	200.00
11	Allowance for Doubtful Accounts	4,686.83
15	Accts Receivable Due from COCC	93,609.27
29	Prepaid Insurance	64,285.01
60	Allow for Obsolete Inventory	26,778.11
169	CFP HUD Rec/Deferred Revenue	(49,883.31)

Total Current Assets 970,475.17

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 1,359,646.18

Total Assets

2,330,121.35

Liabilities

Current Liabilities

300	Tenants Security Deposit	38,399.00
304	Accts Payable Due to COCC	177,686.14
306	Accrued Comp Absences	3,744.57

Total Current Liabilities 219,829.71

Non-Current Liabilities

470	Comp Absences - NonCurrent	4,907.09
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Total Non-Current Liabilities 4,907.09

Total Liabilities

224,736.80

Net Assets

600	Capitalized Assets	1,347,876.25
602	Unrestricted Assets	708,409.35
700	Current Year Net Income (Loss)	49,098.95
701	Betterments and Additions	(10,596.87)
702	Property Contra	10,596.87

Total Net Assets 2,105,384.55

Total Liabilities and Net Assets

2,330,121.35

Pleasant Heights Board Operating Statement

Preview

January, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	51,125.00	506,132.00
Other Income - Tenant Charges & Fees	375.00	8,474.81
Income - Other Sources	0.00	14,737.22
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	56,326.01	580,625.21
Operating Income	107,826.01	1,164,732.50
Expenses		
Administrative Salaries	4,258.34	53,288.93
Legal Expense	0.00	2,515.25
Travel	0.00	49.69
Audit Fee	50.00	1,770.00
Sundry	0.00	1,490.10
Office Supplies	96.00	2,001.37
Expendable Office Equipment	0.00	2,880.78
Computer Support / Repair	4,965.33	12,844.51
Publications	0.00	278.20
Telephone Cost	197.50	3,065.01
Telephone/DSL Lines	941.41	7,795.33
Misc. Admin Expenses	0.00	1,390.19
Admin Contracts	236.25	7,890.54
Tenant Screening	0.00	985.58
Copier Lease/Usage	183.40	1,925.34
Management Fees	11,580.66	116,697.42
Bookkeeping Fees	1,755.00	17,685.00
Asset Management Fees	2,400.00	24,000.00
Tenant Services - Salaries	578.39	4,123.31
Tenant Services - Other incurred service cost	110.22	11,096.90
Water	3,238.93	36,736.55
Electricity	14,279.28	154,482.61
Gas	7,175.13	21,816.10
Other Utilities Expense	3,751.51	41,281.07
Labor	7,420.31	72,168.15
Materials	11,864.11	44,982.11
Contract Cost	40,793.71	120,055.73
HVAC Service	4,494.74	30,841.26
Elevator Contract	(1,600.48)	9,604.50
Contracts - Landscape and Grounds	0.00	4,435.00
Contracts - Unit Turnaround	6,298.04	29,922.36
Contracts Electrical	0.00	5,977.50
Contracts - Plumbing	0.00	2,271.13
Contracts - Extermination	5,248.00	43,522.40
Contracts - Janitorial	1,904.45	5,023.32
Contract Costs - Misc	1,264.50	28,115.03
Trash Removal	2,356.00	11,202.50
Vehicle Maintenance	0.00	64.56
Appliance/equipment Maint & Repair	0.00	2,758.86
Insurance - Prop	5,026.93	49,480.05
Insurance - Liability	795.21	4,518.53
Insurance - Workman's Comp	530.87	4,774.90
Insurance - Other	176.28	1,665.08
Payments in Lieu of Taxes	0.00	8,590.20
Employee Benefit Cont.	6,702.43	27,037.50

Pleasant Heights
Board Operating Statement

Preview

January, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Employee Benefits - Maint	1,889.88	22,383.08
Collection Losses	6,679.29	13,150.02
Operating Expenses	157,641.62	1,070,633.55
Operating Profit / (Loss)	(49,815.61)	94,098.95
Non-Operating Expenses		
Replacement of Equipment	0.00	10,596.87
Total Operating Funds Available	(49,815.61)	83,502.08
Retained Earnings		83,502.08

Report Selections

Pleasant Heights

Board Operating Statement / Budget

Preview

January, 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	51,125.00	213.02	49,583.33	206.60	506,132.00	210.89	495,833.33	206.60
Other Income - Tenant Charges & Income - Other Sources	375.00	1.56	833.33	3.47	8,474.81	3.53	8,333.33	3.47
Transfers from Capital Fund Gran	0.00	0.00	1,875.00	7.81	14,737.22	6.14	18,750.00	7.81
Other Income - Waived PILOT	0.00	0.00	4,166.67	17.36	45,000.00	18.75	41,666.67	17.36
Loss or Gain on Equipment	0.00	0.00	2,375.00	9.90	8,590.20	3.58	23,750.00	9.90
HUD Subsidy Earned	0.00	0.00	0.00	0.00	1,173.06	0.49	0.00	0.00
	56,326.01	234.69	51,300.00	213.75	580,625.21	241.93	513,000.00	213.75
Operating Income	107,826.01	449.28	110,133.33	458.89	1,164,732.50	485.31	1,101,333.33	458.89
Expenses								
Administrative Salaries	4,258.34	17.74	6,436.92	26.82	53,288.93	22.20	64,369.17	26.82
Legal Expense	0.00	0.00	250.00	1.04	2,515.25	1.05	2,500.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	416.67	0.17
Travel	0.00	0.00	83.33	0.35	49.69	0.02	833.33	0.35
Audit Fee	50.00	0.21	383.33	1.60	1,770.00	0.74	3,833.33	1.60
Sundry	0.00	0.00	0.00	0.00	1,490.10	0.62	0.00	0.00
Office Supplies	96.00	0.40	250.00	1.04	2,001.37	0.83	2,500.00	1.04
Expendable Office Equipment	0.00	0.00	833.33	3.47	2,880.78	1.20	8,333.33	3.47
Computer Support / Repair	4,965.33	20.69	0.00	0.00	12,844.51	5.35	0.00	0.00
Advertising	0.00	0.00	83.33	0.35	0.00	0.00	833.33	0.35
Publications	0.00	0.00	20.83	0.09	278.20	0.12	208.33	0.09
Telephone Cost	197.50	0.82	104.17	0.43	3,065.01	1.28	1,041.67	0.43
Telephone/DSL Lines	941.41	3.92	708.33	2.95	7,795.33	3.25	7,083.33	2.95
Collection Agent Fees & Court Cos	0.00	0.00	83.33	0.35	0.00	0.00	833.33	0.35
Misc. Admin Expenses	0.00	0.00	291.67	1.22	1,390.19	0.58	2,916.67	1.22
Admin Contracts	236.25	0.98	833.33	3.47	7,890.54	3.29	8,333.33	3.47
Tenant Screening	0.00	0.00	625.00	2.60	985.58	0.41	6,250.00	2.60
Copier Lease/Usage	183.40	0.76	145.83	0.61	1,925.34	0.80	1,458.33	0.61
Management Fees	11,580.66	48.25	11,250.00	46.88	116,697.42	48.62	112,500.00	46.88
Bookkeeping Fees	1,755.00	7.31	1,666.67	6.94	17,685.00	7.37	16,666.67	6.94
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	24,000.00	10.00	24,000.00	10.00
Tenant Services - Salaries	578.39	2.41	0.00	0.00	4,123.31	1.72	0.00	0.00
J P Grant - Training / Conferences	0.00	0.00	83.33	0.35	0.00	0.00	833.33	0.35
J P Grant - Supportive Services	0.00	0.00	5,968.75	24.87	0.00	0.00	59,687.50	24.87
J P Grant - Travel	0.00	0.00	385.83	1.61	0.00	0.00	3,858.33	1.61
J P Grant - Rent / Financial Incent	0.00	0.00	9,166.67	38.19	0.00	0.00	91,666.67	38.19
Tenant Services - Other incurred s	110.22	0.46	541.67	2.26	11,096.90	4.62	5,416.67	2.26
Water	3,238.93	13.50	3,750.00	15.63	36,736.55	15.31	37,500.00	15.63
Electricity	14,279.28	59.50	20,000.00	83.33	154,482.61	64.37	200,000.00	83.33
Gas	7,175.13	29.90	3,958.33	16.49	21,816.10	9.09	39,583.33	16.49
Other Utilities Expense	3,751.51	15.63	3,750.00	15.63	41,281.07	17.20	37,500.00	15.63
Labor	7,420.31	30.92	8,562.58	35.68	72,168.15	30.07	85,625.83	35.68
Materials	11,864.11	49.43	5,000.00	20.83	44,982.11	18.74	50,000.00	20.83
Contract Cost	40,793.71	169.97	20,000.00	83.33	120,055.73	50.02	200,000.00	83.33
HVAC Service	4,494.74	18.73	0.00	0.00	30,841.26	12.85	0.00	0.00
Elevator Contract	(1,600.48)	(6.67)	0.00	0.00	9,604.50	4.00	0.00	0.00
Contracts - Landscape and Groun	0.00	0.00	0.00	0.00	4,435.00	1.85	0.00	0.00
Contracts - Unit Turnaround	6,298.04	26.24	0.00	0.00	29,922.36	12.47	0.00	0.00
Contracts Electrical	0.00	0.00	0.00	0.00	5,977.50	2.49	0.00	0.00
Contracts - Plumbing	0.00	0.00	0.00	0.00	2,271.13	0.95	0.00	0.00
Contracts - Extermination	5,248.00	21.87	0.00	0.00	43,522.40	18.13	0.00	0.00
Contracts - Janitorial	1,904.45	7.94	0.00	0.00	5,023.32	2.09	0.00	0.00

Pleasant Heights

Board Operating Statement / Budget

Preview

January, 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>
Contract Costs - Misc	1,264.50	5.27	0.00	0.00	28,115.03	11.71	0.00	0.00
Trash Removal	2,356.00	9.82	1,000.00	4.17	11,202.50	4.67	10,000.00	4.17
Vehicle Maintenance	0.00	0.00	0.00	0.00	64.56	0.03	0.00	0.00
Appliance/equipment Maint & Rep	0.00	0.00	0.00	0.00	2,758.86	1.15	0.00	0.00
Insurance	0.00	0.00	5,543.25	23.10	0.00	0.00	55,432.50	23.10
Insurance - Prop	5,026.93	20.95	0.00	0.00	49,480.05	20.62	0.00	0.00
Insurance - Liability	795.21	3.31	0.00	0.00	4,518.53	1.88	0.00	0.00
Insurance - Workman's Comp	530.87	2.21	0.00	0.00	4,774.90	1.99	0.00	0.00
Insurance - Other	176.28	0.73	0.00	0.00	1,665.08	0.69	0.00	0.00
Payments in Lieu of Taxes	0.00	0.00	2,500.00	10.42	8,590.20	3.58	25,000.00	10.42
Employee Benefit Cont.	6,702.43	27.93	2,528.08	10.53	27,037.50	11.27	25,280.83	10.53
Employee Benefits - Maint	1,889.88	7.87	3,294.75	13.73	22,383.08	9.33	32,947.50	13.73
Collection Losses	6,679.29	27.83	1,666.67	6.94	13,150.02	5.48	16,666.67	6.94
Operating Expenses	157,641.62	656.84	124,190.98	517.46	1,070,633.55	446.10	1,241,909.98	517.46
Operating Profit / (Loss)	(49,815.61)	(207.57)	(14,057.65)	(58.57)	94,098.95	39.21	(140,576.65)	(58.57)
Non-Operating Expenses								
Extraordinary Maintenance - Conti	0.00	0.00	833.33	3.47	0.00	0.00	8,333.33	3.47
Replacement of Equipment	0.00	0.00	0.00	0.00	10,596.87	4.42	0.00	0.00
Total Operating Funds Available	(49,815.61)	(207.57)	(14,890.98)	(62.05)	83,502.08	34.79	(148,909.98)	(62.05)
Retained Earnings					83,502.08	34.79	(148,909.98)	(62.05)
Report Selections								