



INDEPENDENCE
HOUSING AUTHORITY

Pleasant Heights Financial Statements
For the Period Ending 4/30/2020

For the Board of Commissioners Meeting
June 23, 2020

Pleasant Heights Balance Sheet

April, 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	(2,229.12)

Total Current Assets

869,662.11

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

2,267,809.50

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

Total Net Assets

2,168,724.49

Total Liabilities and Net Assets

2,267,809.50

Pleasant Heights Board Operating Statement

Preview

April, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	50,707.00	50,707.00
Other Income - Tenant Charges & Fees	(50.00)	(50.00)
Income - Other Sources	2,695.41	2,695.41
HUD Subsidy Earned	54,000.00	54,000.00
Operating Income	107,352.41	107,352.41
Expenses		
Administrative Salaries	8,290.96	8,290.96
Sundry	180.71	180.71
Office Supplies	135.46	135.46
Computer Support / Repair	2,323.72	2,323.72
Telephone/DSL Lines	554.67	554.67
Admin Contracts	236.25	236.25
Copier Lease/Usage	183.40	183.40
Management Fees	11,732.24	11,732.24
Bookkeeping Fees	1,740.00	1,740.00
Asset Management Fees	2,400.00	2,400.00
Tenant Services - Salaries	248.05	248.05
Labor	9,848.15	9,848.15
Materials	1,499.90	1,499.90
Contract Costs - COVID	309.54	309.54
Contract Cost	5,737.00	5,737.00
HVAC Service	769.63	769.63
Contracts - Landscape and Grounds	310.00	310.00
Contracts - Unit Turnaround	1,759.16	1,759.16
Contracts - Extermination	2,949.00	2,949.00
Contract Costs - Misc	1,026.00	1,026.00
Trash Removal	1,058.00	1,058.00
Vehicle Maintenance	404.72	404.72
Insurance - Prop	4,864.77	4,864.77
Insurance - Liability	576.01	576.01
Insurance - Workman's Comp	513.74	513.74
Insurance - Other	170.59	170.59
Employee Benefit Cont.	3,890.10	3,890.10
Employee Benefits - Maint	278.29	278.29
Collection Losses	1,617.99	1,617.99
Operating Expenses	65,608.05	65,608.05
Operating Profit / (Loss)	41,744.36	41,744.36
Retained Earnings		41,744.36

Report Selections

Pleasant Heights

Board Operating Statement / Budget

Preview

April, 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	50,707.00	211.28	50,416.67	210.07	50,707.00	211.28	50,416.67	210.07
Other Income - Tenant Charges & Income - Other Sources	(50.00)	(0.21)	833.34	3.47	(50.00)	(0.21)	833.34	3.47
Transfers from Capital Fund Grants	2,695.41	11.23	1,458.33	6.08	2,695.41	11.23	1,458.33	6.08
HUD Subsidy Earned	0.00	0.00	4,166.67	17.36	0.00	0.00	4,166.67	17.36
	54,000.00	225.00	58,301.58	242.92	54,000.00	225.00	58,301.58	242.92
Operating Income	107,352.41	447.30	115,176.59	479.90	107,352.41	447.30	115,176.59	479.90
Expenses								
Administrative Salaries	8,290.96	34.55	5,655.25	23.56	8,290.96	34.55	5,655.25	23.56
Legal Expense	0.00	0.00	250.00	1.04	0.00	0.00	250.00	1.04
Staff Training	0.00	0.00	41.67	0.17	0.00	0.00	41.67	0.17
Travel	0.00	0.00	125.00	0.52	0.00	0.00	125.00	0.52
Audit Fee	0.00	0.00	416.67	1.74	0.00	0.00	416.67	1.74
Sundry	180.71	0.75	125.00	0.52	180.71	0.75	125.00	0.52
Office Supplies	135.46	0.56	166.67	0.69	135.46	0.56	166.67	0.69
Expendable Office Equipment	0.00	0.00	250.00	1.04	0.00	0.00	250.00	1.04
Computer Support / Repair	2,323.72	9.68	416.67	1.74	2,323.72	9.68	416.67	1.74
Advertising	0.00	0.00	20.83	0.09	0.00	0.00	20.83	0.09
Publications	0.00	0.00	29.17	0.12	0.00	0.00	29.17	0.12
Telephone Cost	0.00	0.00	270.83	1.13	0.00	0.00	270.83	1.13
Telephone/DSL Lines	554.67	2.31	833.33	3.47	554.67	2.31	833.33	3.47
Collection Agent Fees & Court Costs	0.00	0.00	83.33	0.35	0.00	0.00	83.33	0.35
Misc. Admin Expenses	0.00	0.00	208.33	0.87	0.00	0.00	208.33	0.87
Admin Contracts	236.25	0.98	833.33	3.47	236.25	0.98	833.33	3.47
Tenant Screening	0.00	0.00	416.67	1.74	0.00	0.00	416.67	1.74
Copier Lease/Usage	183.40	0.76	208.33	0.87	183.40	0.76	208.33	0.87
Management Fees	11,732.24	48.88	11,583.33	48.26	11,732.24	48.88	11,583.33	48.26
Bookkeeping Fees	1,740.00	7.25	1,750.00	7.29	1,740.00	7.25	1,750.00	7.29
Asset Management Fees	2,400.00	10.00	2,400.00	10.00	2,400.00	10.00	2,400.00	10.00
Tenant Services - Salaries	248.05	1.03	416.67	1.74	248.05	1.03	416.67	1.74
Tenant Services - Other incurred s	0.00	0.00	1,000.00	4.17	0.00	0.00	1,000.00	4.17
Water	0.00	0.00	3,875.00	16.15	0.00	0.00	3,875.00	16.15
Electricity	0.00	0.00	17,504.17	72.93	0.00	0.00	17,504.17	72.93
Gas	0.00	0.00	3,750.00	15.63	0.00	0.00	3,750.00	15.63
Other Utilities Expense	0.00	0.00	4,500.00	18.75	0.00	0.00	4,500.00	18.75
Labor	9,848.15	41.03	8,295.75	34.57	9,848.15	41.03	8,295.75	34.57
Materials	1,499.90	6.25	4,733.33	19.72	1,499.90	6.25	4,733.33	19.72
Contract Costs - COVID	309.54	1.29	0.00	0.00	309.54	1.29	0.00	0.00
Contract Cost	5,737.00	23.90	13,750.00	57.29	5,737.00	23.90	13,750.00	57.29
HVAC Service	769.63	3.21	3,333.33	13.89	769.63	3.21	3,333.33	13.89
Elevator Contract	0.00	0.00	833.33	3.47	0.00	0.00	833.33	3.47
Contracts - Landscape and Ground	310.00	1.29	375.00	1.56	310.00	1.29	375.00	1.56
Contracts - Unit Turnaround	1,759.16	7.33	3,125.00	13.02	1,759.16	7.33	3,125.00	13.02
Contracts Electrical	0.00	0.00	500.00	2.08	0.00	0.00	500.00	2.08
Contracts - Plumbing	0.00	0.00	208.33	0.87	0.00	0.00	208.33	0.87
Contracts - Extermination	2,949.00	12.29	4,500.00	18.75	2,949.00	12.29	4,500.00	18.75
Contracts - Janitorial	0.00	0.00	416.67	1.74	0.00	0.00	416.67	1.74
Contract Costs - Misc	1,026.00	4.28	2,541.67	10.59	1,026.00	4.28	2,541.67	10.59
Trash Removal	1,058.00	4.41	1,250.00	5.21	1,058.00	4.41	1,250.00	5.21
Vehicle Maintenance	404.72	1.69	83.33	0.35	404.72	1.69	83.33	0.35
Insurance - Prop	4,864.77	20.27	5,000.00	20.83	4,864.77	20.27	5,000.00	20.83
Insurance - Liability	576.01	2.40	500.00	2.08	576.01	2.40	500.00	2.08

