



INDEPENDENCE

HOUSING AUTHORITY

COCC 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

11	UMB General Fund	45,211.01
14	A/R COCC - Section 8	74,774.42
16	Project 01 - Hocker Hts Payables	79,853.38
17	Project 02 Pleasant Hts Payables	177,686.14
18	Job Plus Grant Payables	140,770.51
21	Petty Cash	200.00
30	A/R Jobs Plus due PHA	18,828.14
38	Prepaid Insurance	13,102.76
39	City Credit Union 500530W	6,579.49
40	City Credit Union 500530A	1,576.32
41	Academy Bank CD 0810002731	20,007.48

Total Current Assets 578,589.65

Non-Current Assets

171	Land	45,000.00
172	Buildings	496,485.24
174	Equipment - Admin	198,129.42
175	Accumulated Depreciation	(151,422.00)

Total Fixed Assets 588,192.66

Total Assets 1,166,782.31

Liabilities

Current Liabilities

300	Tenant Security Deposits	900.00
304	Accounts Payable - Other	7,318.63
305	Garnishment	7,688.30
306	Accrued Compensated Absences	9,933.98
308	Mortgage 4215 S Hocker Dr - Current	2,461.72
315	Project 01 Hocker Hts Receivables	47,930.67
316	Project 02 Pleasant Hts Receivables	87,913.41
317	ROSS Grant Receivables	72,685.72

Total Current Liabilities 236,832.43

Non-Current Liabilities

470	Accrued Compensated Absences - Noncurrent	7,760.01
471	Mortgage 4215 S Hocker Dr - Non Current	231,047.68

Total Non-Current Liabilities 238,807.69

Total Liabilities 475,640.12

Net Assets

600	Capitalized Assets	342,499.90
602	Unrestricted Assets	167,253.56
700	Current Year Net Income (Loss)	181,388.73

Preview

Balance Sheet

January, 2020

Balance

Total Net Assets

691,142.19

Total Liabilities and Net Assets

1,166,782.31

Report Selections

Independence COCC
Board Operating Statement
January, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Income - Other Sources	3,000.00	15,574.02
Management Fee Income - Sect 8	15,092.00	152,368.80
Management Fee Income - Hocker Hts	6,631.66	64,337.00
Management Fee Income - Pleasant Hts	11,580.66	116,697.42
Management Fee Income - Southview Manor	6,631.66	67,652.83
Booking Fees - Section 8	6,862.50	68,377.50
Booking Fee Income - Hocker Hts	1,005.00	9,750.00
Booking Fee Income - Pleasant Hts	1,755.00	17,685.00
Booking Fee Income - Southview Manor	1,005.00	10,252.50
Asset Mgmt Fee Income - Hocker Hts	1,380.00	13,740.00
Asset Mgmt Fee Income - Pleasant Hts	2,400.00	24,000.00
Asset Mgmt Fee Income - Southview Manor	1,420.00	14,200.00
Operating Income	58,763.48	574,635.07
Expenses		
Nontechnical Salaries	12,688.81	116,187.34
Staff Training	0.00	590.00
Travel	8.00	(1.76)
Travel - Local	19.66	138.29
Travel - Out of Town	(298.96)	(200.09)
Accounting Fees	3,314.00	26,512.00
Audit Fees	(1,050.00)	4,110.00
Misc. Admin Expenses	2,837.96	30,539.38
Expendable Office Equipment	0.00	5,817.21
Publications/Subscriptions	0.00	527.64
Membership Dues and Fees	(139.61)	4,119.56
Telephone/DSL Lines	660.42	8,028.28
Copier Lease/Usage	183.40	2,370.90
Computer Support / Repair	0.00	2,636.80
Admin Contracts	340.00	62,060.17
Water	10.04	90.38
Electricity	650.49	5,245.33
Other Utility Expense - Sewer	22.46	198.69
Materials	6.42	1,383.74
Auto Repair/Inspections	5,522.17	37,897.78
Insurance - Prop	456.99	4,498.18
Insurance - Liability	689.68	5,033.60
Insurance - Workman's Comp	267.44	3,569.35
Insurance - Other	194.03	1,836.24
Employer Maintenance Benefits	11,377.55	56,831.75
UMB Loan Interest Payments	909.80	9,135.64
Operating Expenses	38,670.75	389,156.40
Operating Profit / (Loss)	20,092.73	185,478.67
Retained Earnings		185,478.67

Independence COCC

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								
Interest Earned on Gen Fund Inve	0.00	0.00	4.17	0.00	0.00	0.00	41.67	0.00
Income - Other Sources	3,000.00	0.00	1,000.00	0.00	15,574.02	0.00	10,000.00	0.00
Job Plus Grant Rec'd	0.00	0.00	5,000.00	0.00	0.00	0.00	50,000.00	0.00
Management Fee Income - Sect 8	15,092.00	0.00	11,666.67	0.00	152,368.80	0.00	116,666.67	0.00
Management Fee Income - Hocke	6,631.66	0.00	6,323.67	0.00	64,337.00	0.00	63,236.67	0.00
Management Fee Income - Pleas:	11,580.66	0.00	11,018.42	0.00	116,697.42	0.00	110,184.17	0.00
Management Fee Income - South'	6,631.66	0.00	6,611.08	0.00	67,652.83	0.00	66,110.83	0.00
Booking Fees - Section 8	6,862.50	0.00	6,538.25	0.00	68,377.50	0.00	65,382.50	0.00
Booking Fee Income - Hocker Hts	1,005.00	0.00	945.67	0.00	9,750.00	0.00	9,456.67	0.00
Booking Fee Income - Pleasant H	1,755.00	0.00	1,647.75	0.00	17,685.00	0.00	16,477.50	0.00
Booking Fee Income - Southview I	1,005.00	0.00	988.67	0.00	10,252.50	0.00	9,886.67	0.00
Asset Mgmt Fee Income - Hocker	1,380.00	0.00	1,360.00	0.00	13,740.00	0.00	13,600.00	0.00
Asset Mgmt Fee Income - Pleasar	2,400.00	0.00	2,400.00	0.00	24,000.00	0.00	24,000.00	0.00
Asset Mgmt Fee Income - Southvi	1,420.00	0.00	1,420.00	0.00	14,200.00	0.00	14,200.00	0.00
Operating Income	58,763.48	0.00	56,924.35	0.00	574,635.07	0.00	569,243.35	0.00
Expenses								
Nontechnical Salaries	12,688.81	0.00	16,490.75	0.00	116,187.34	0.00	164,907.50	0.00
Staff Training	0.00	0.00	166.67	0.00	590.00	0.00	1,666.67	0.00
Travel	8.00	0.00	666.67	0.00	(1.76)	0.00	6,666.67	0.00
Travel - Local	19.66	0.00	0.00	0.00	138.29	0.00	0.00	0.00
Travel - Out of Town	(298.96)	0.00	0.00	0.00	(200.09)	0.00	0.00	0.00
Accounting Fees	3,314.00	0.00	3,314.00	0.00	26,512.00	0.00	33,140.00	0.00
Audit Fees	(1,050.00)	0.00	145.83	0.00	4,110.00	0.00	1,458.33	0.00
Misc. Admin Expenses	2,837.96	0.00	3,270.83	0.00	30,539.38	0.00	32,708.33	0.00
Expendable Office Equipment	0.00	0.00	0.00	0.00	5,817.21	0.00	0.00	0.00
Advertising	0.00	0.00	125.00	0.00	0.00	0.00	1,250.00	0.00
Publications/Subscriptions	0.00	0.00	12.50	0.00	527.64	0.00	125.00	0.00
Membership Dues and Fees	(139.61)	0.00	583.33	0.00	4,119.56	0.00	5,833.33	0.00
Telephone/DSL Lines	660.42	0.00	562.50	0.00	8,028.28	0.00	5,625.00	0.00
Copier Lease/Usage	183.40	0.00	179.17	0.00	2,370.90	0.00	1,791.67	0.00
Computer Support / Repair	0.00	0.00	0.00	0.00	2,636.80	0.00	0.00	0.00
Admin Contracts	340.00	0.00	3,750.00	0.00	62,060.17	0.00	37,500.00	0.00
Water	10.04	0.00	16.67	0.00	90.38	0.00	166.67	0.00
Electricity	650.49	0.00	729.17	0.00	5,245.33	0.00	7,291.67	0.00
Other Utility Expense - Sewer	22.46	0.00	20.83	0.00	198.69	0.00	208.33	0.00
Materials	6.42	0.00	208.33	0.00	1,383.74	0.00	2,083.33	0.00
Auto Repair/Inspections	5,522.17	0.00	1,250.00	0.00	37,897.78	0.00	12,500.00	0.00
Insurance - Prop	456.99	0.00	366.67	0.00	4,498.18	0.00	3,666.67	0.00
Insurance - Liability	689.68	0.00	500.00	0.00	5,033.60	0.00	5,000.00	0.00
Insurance - Workman's Comp	267.44	0.00	379.17	0.00	3,569.35	0.00	3,791.67	0.00
Insurance - Other	194.03	0.00	175.00	0.00	1,836.24	0.00	1,750.00	0.00
Employer Maintenance Benefits	11,377.55	0.00	5,156.08	0.00	56,831.75	0.00	51,560.83	0.00
UMB Loan Interest Payments	909.80	0.00	1,000.00	0.00	9,135.64	0.00	10,000.00	0.00
Other General Expense	0.00	0.00	2,291.67	0.00	0.00	0.00	22,916.67	0.00
Operating Expenses	38,670.75	0.00	41,360.84	0.00	389,156.40	0.00	413,608.34	0.00
Operating Profit / (Loss)	20,092.73	0.00	15,563.51	0.00	185,478.67	0.00	155,635.01	0.00
Non-Operating Expenses								
Replacement of Nonexp Equipme	0.00	0.00	1,250.00	0.00	0.00	0.00	12,500.00	0.00

