



INDEPENDENCE
HOUSING AUTHORITY

COCC Financial Statements
For the Period Ending 5/31/2020

For the Board of Commissioners Meeting
June 23, 2020

Independence COCC Balance Sheet

Preview

May, 2020

Balance

Assets

Current Assets

11	UMB General Fund	139,592.03
14	A/R COCC - Section 8 Expenses	161,305.32
15	Accounts Receivable Other	48,441.82
21	Petty Cash	200.00
30	A/R Jobs Plus due PHA	98,407.45
38	Prepaid Insurance	9,326.50
39	City Credit Union 500530W	6,645.60
40	City Credit Union 500530A	1,580.26
41	Academy Bank CD 0810002731	20,471.63

Total Current Assets 485,970.61

Non-Current Assets

171	Land	45,000.00
172	Buildings	496,485.24
174	Equipment - Admin	140,691.42
175	Accumulated Depreciation	(149,080.00)

Total Fixed Assets 533,096.66

Total Assets **1,019,067.27**

Liabilities

Current Liabilities

304	Accounts Payable - Other	5,367.62
305	Garnishment	17,424.80
306	Accrued Compensated Absences	17,082.48
308	Mortgage 4215 S Hocker Dr - Current	12,850.20
317	ROSS Grant Receivables	37,833.22

Total Current Liabilities 90,558.32

Non-Current Liabilities

470	Accrued Compensated Absences - Noncurrent	2,800.90
471	Mortgage 4215 S Hocker Dr - Non Current	215,690.99

Total Non-Current Liabilities 218,491.89

Total Liabilities **309,050.21**

Net Assets

600	Capitalized Assets	302,048.98
602	Unrestricted Assets	356,201.73
700	Current Year Net Income (Loss)	51,766.35

Total Net Assets 710,017.06

Total Liabilities and Net Assets **1,019,067.27**

Independence COCC

Preview

Balance Sheet

May, 2020

Balance

Report Selections

Independence COCC
Board Operating Statement

Preview

May, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Income - Other Sources	1,885.83	1,885.83
Management Fee Income - Sect 8	14,993.00	33,829.20
Management Fee Income - Hocker Hts	6,776.38	13,603.33
Management Fee Income - Pleasant Hts	12,035.66	23,767.90
Management Fee Income - Southview Manor	6,877.52	13,856.18
Booking Fees - Section 8	7,042.50	14,017.50
Booking Fee Income - Hocker Hts	1,005.00	2,017.50
Booking Fee Income - Pleasant Hts	1,785.00	3,525.00
Booking Fee Income - Southview Manor	1,020.00	2,055.00
Asset Mgmt Fee Income - Hocker Hts	1,380.00	2,760.00
Asset Mgmt Fee Income - Pleasant Hts	2,400.00	4,800.00
Asset Mgmt Fee Income - Southview Manor	1,420.00	2,840.00
Operating Income	58,620.89	118,957.44
Expenses		
Nontechnical Salaries	13,172.55	31,215.54
Accounting Fees	3,166.67	3,166.67
Misc. Admin Expenses	1,415.75	2,573.88
Telephone/DSL Lines	592.69	1,074.30
Copier Lease/Usage	326.22	509.62
Admin Contracts	165.00	330.00
Water	10.04	10.04
Electricity	565.43	565.43
Other Utility Expense - Sewer	22.46	22.46
Materials	184.42	195.92
Auto Repair/Inspections	2,088.85	6,553.49
Insurance - Prop	456.99	899.24
Insurance - Liability	489.68	963.56
Insurance - Workman's Comp	267.44	526.25
Insurance - Other	194.03	381.80
Employer Maintenance Benefits	8,089.16	16,083.08
UMB Loan Interest Payments	861.81	1,757.31
Operating Expenses	32,069.19	66,828.59
Operating Profit / (Loss)	26,551.70	52,128.85
Retained Earnings		52,128.85

Independence COCC

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>
Income								
Income - Other Sources	1,885.83	0.00	1,083.33	0.00	1,885.83	0.00	2,166.67	0.00
Job Plus Grant Rec'd	0.00	0.00	5,000.00	0.00	0.00	0.00	10,000.00	0.00
Management Fee Income - Sect 8	14,993.00	0.00	11,666.67	0.00	33,829.20	0.00	23,333.33	0.00
Management Fee Income - Hocker	6,776.38	0.00	6,250.00	0.00	13,603.33	0.00	12,500.00	0.00
Management Fee Income - Pleasant	12,035.66	0.00	11,583.33	0.00	23,767.90	0.00	23,166.67	0.00
Management Fee Income - Southview	6,877.52	0.00	6,166.67	0.00	13,856.18	0.00	12,333.33	0.00
Booking Fees - Section 8	7,042.50	0.00	6,875.00	0.00	14,017.50	0.00	13,750.00	0.00
Booking Fee Income - Hocker Hts	1,005.00	0.00	958.33	0.00	2,017.50	0.00	1,916.67	0.00
Booking Fee Income - Pleasant H	1,785.00	0.00	1,750.00	0.00	3,525.00	0.00	3,500.00	0.00
Booking Fee Income - Southview I	1,020.00	0.00	1,000.00	0.00	2,055.00	0.00	2,000.00	0.00
Asset Mgmt Fee Income - Hocker	1,380.00	0.00	1,375.00	0.00	2,760.00	0.00	2,750.00	0.00
Asset Mgmt Fee Income - Pleasant	2,400.00	0.00	2,400.00	0.00	4,800.00	0.00	4,800.00	0.00
Asset Mgmt Fee Income - Southvi	1,420.00	0.00	1,541.67	0.00	2,840.00	0.00	3,083.33	0.00
Operating Income	58,620.89	0.00	57,650.00	0.00	118,957.44	0.00	115,300.00	0.00
Expenses								
Nontechnical Salaries	13,172.55	0.00	19,905.17	0.00	31,215.54	0.00	39,810.33	0.00
Staff Training	0.00	0.00	83.33	0.00	0.00	0.00	166.67	0.00
Travel - Local	0.00	0.00	25.00	0.00	0.00	0.00	50.00	0.00
Travel - Out of Town	0.00	0.00	58.33	0.00	0.00	0.00	116.67	0.00
Accounting Fees	3,166.67	0.00	3,166.67	0.00	3,166.67	0.00	6,333.33	0.00
Audit Fees	0.00	0.00	258.33	0.00	0.00	0.00	516.67	0.00
Misc. Admin Expenses	1,415.75	0.00	3,937.50	0.00	2,573.88	0.00	7,875.00	0.00
Expendable Office Equipment	0.00	0.00	500.00	0.00	0.00	0.00	1,000.00	0.00
Advertising	0.00	0.00	125.00	0.00	0.00	0.00	250.00	0.00
Publications/Subscriptions	0.00	0.00	12.50	0.00	0.00	0.00	25.00	0.00
Membership Dues and Fees	0.00	0.00	583.33	0.00	0.00	0.00	1,166.67	0.00
Telephone/DSL Lines	592.69	0.00	791.67	0.00	1,074.30	0.00	1,583.33	0.00
Copier Lease/Usage	326.22	0.00	250.00	0.00	509.62	0.00	500.00	0.00
Computer Support / Repair	0.00	0.00	250.00	0.00	0.00	0.00	500.00	0.00
Admin Contracts	165.00	0.00	4,583.33	0.00	330.00	0.00	9,166.67	0.00
Water	10.04	0.00	12.50	0.00	10.04	0.00	25.00	0.00
Electricity	565.43	0.00	770.83	0.00	565.43	0.00	1,541.67	0.00
Other Utility Expense - Sewer	22.46	0.00	20.83	0.00	22.46	0.00	41.67	0.00
Materials	184.42	0.00	166.67	0.00	195.92	0.00	333.33	0.00
Auto Repair/Inspections	2,088.85	0.00	1,250.00	0.00	6,553.49	0.00	2,500.00	0.00
Insurance - Prop	456.99	0.00	454.17	0.00	899.24	0.00	908.33	0.00
Insurance - Liability	489.68	0.00	541.67	0.00	963.56	0.00	1,083.33	0.00
Insurance - Workman's Comp	267.44	0.00	350.00	0.00	526.25	0.00	700.00	0.00
Insurance - Other	194.03	0.00	187.50	0.00	381.80	0.00	375.00	0.00
Employer Maintenance Benefits	8,089.16	0.00	6,715.25	0.00	16,083.08	0.00	13,430.50	0.00
UMB Loan Interest Payments	861.81	0.00	0.00	0.00	1,757.31	0.00	0.00	0.00
Other General Expense	0.00	0.00	833.33	0.00	0.00	0.00	1,666.67	0.00
Operating Expenses	32,069.19	0.00	45,832.91	0.00	66,828.59	0.00	91,665.84	0.00
Operating Profit / (Loss)	26,551.70	0.00	11,817.09	0.00	52,128.85	0.00	23,634.16	0.00
Non-Operating Expenses								
Replacement of Nonexp Equipme	0.00	0.00	2,583.33	0.00	0.00	0.00	5,166.67	0.00
Total Operating Funds Available	26,551.70	0.00	9,233.76	0.00	52,128.85	0.00	18,467.49	0.00

