



INDEPENDENCE
HOUSING AUTHORITY

Hocker Heights Financial Statements

For the Period Ending 1/31/2020

For the Board of Commissioners Meeting

February 18, 2020

Hocker Heights Balance Sheet

January, 2020

Balance

Assets

Current Assets

5	UMB General Fund	283,491.40
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	7,021.12
15	Accts Receivable Due from COCC	47,930.67
29	Prepaid Insurance	36,491.06
40	Allow for Obsolete Inventory	34,537.42
169	CFP HUD Rec/Deferred Revenue	(62,783.31)

Total Current Assets

346,938.20

Non-Current Assets

170	Leasehold Improvements	754,894.98
171	Land	419,951.65
172	Buildings	10,255,263.76
174	Equipment - Admin	204,943.13
175	Accumulated Depreciation	(8,412,736.00)

Total Fixed Assets

3,222,317.52

Total Assets

3,569,255.72

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,450.00
304	Accts Payable Due to COCC	79,853.38
306	Accrued Comp Absences	2,212.77

Total Current Liabilities

104,516.15

Non-Current Liabilities

470	Comp Absences - NonCurrent	800.02
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Total Non-Current Liabilities

800.02

Total Liabilities

105,316.17

Net Assets

600	Capitalized Assets	3,204,662.93
602	Unrestricted Assets	275,391.77
700	Current Year Net Income (Loss)	(16,115.15)
701	Betterments and Additions	(16,516.09)
702	Property Contra	16,516.09

Total Net Assets

3,463,939.55

Total Liabilities and Net Assets

3,569,255.72

Hocker Heights Board Operating Statement

Preview

January, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	5,173.00	61,952.00
Excess Utilities	0.00	424.82
Other Income - Tenant Charges & Fees	742.25	5,850.26
Income - Other Sources	0.00	454.20
Transfers from Capital Fund Grants	5,000.00	60,000.00
Other Income - Waived PILOT	0.00	2,418.00
Loss or Gain on Equipment	0.00	1,138.50
HUD Subsidy Earned	37,550.67	387,083.47
Operating Income	48,465.92	519,321.25
Expenses		
Administrative Salaries	3,537.43	46,669.32
Legal Expense	454.50	2,072.25
Travel	0.00	49.69
Audit Fee	50.00	1,770.00
Sundry	0.00	1,448.92
Office Supplies	96.55	2,004.45
Expendable Office Equipment	0.00	2,413.90
Computer Support / Repair	4,965.33	10,092.65
Publications	0.00	417.80
Telephone Cost	197.50	4,065.01
Telephone	489.24	4,716.15
Misc. Admin Expenses	14.85	2,141.14
Admin Contracts	236.25	12,269.14
Tenant Screening	281.88	1,148.03
Copier Lease/Usage	183.40	1,925.34
Management Fees	6,631.66	64,337.00
Bookkeeping Fees	1,005.00	9,750.00
Asset Management Fees	1,380.00	13,740.00
Tenant Services - Salaries	250.10	1,914.20
Tenant Services - Other incurred service cost	0.00	2,000.00
Water	2,335.15	5,676.30
Electricity	1,371.97	7,787.90
Gas	711.56	4,563.52
Other Utilities Expense	2,946.92	9,342.69
Labor	4,754.62	45,303.15
Materials	12,661.46	41,161.93
Contract Cost	(1,097.00)	6,094.82
Contracts - Landscape and Grounds	0.00	14,000.00
Contracts - Unit Turnaround	3,767.90	39,010.22
Contracts Electrical	0.00	1,617.50
Contracts - Extermination	1,368.00	11,680.60
Contracts - Janitorial	500.58	2,796.63
Contract Costs - Misc	28.00	16,485.68
Trash Removal	3,106.00	12,855.00
Vehicle Maintenance	0.00	64.56
Insurance	476.69	476.69
Insurance - Prop	2,627.71	25,864.58
Insurance - Liability	4,919.11	5,953.38
Insurance - Workman's Comp	501.90	4,391.17
Insurance - Other	218.51	1,707.31
Payments in Lieu of Taxes	0.00	2,418.00
Employee Benefit Cont.	3,101.56	15,925.11
Employee Benefits - Maint	652.53	10,070.03
Collection Losses	303.98	5,244.64

Hocker Heights Board Operating Statement

Preview

January, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Expenses	65,030.84	475,436.40
Operating Profit / (Loss)	(16,564.92)	43,884.85
Non-Operating Expenses		
Replacement of Equipment	7,676.90	16,516.09
Total Operating Funds Available	(24,241.82)	27,368.76
Retained Earnings		27,368.76

Report Selections

Hocker 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	5,173.00	33.81	7,083.33	46.30	61,952.00	40.49	70,833.33	46.30
Excess Utilities	0.00	0.00	0.00	0.00	424.82	0.28	0.00	0.00
Interest Earned on GF	0.00	0.00	2,500.00	16.34	0.00	0.00	25,000.00	16.34
Other Income - Tenant Charges & Income - Other Sources	742.25	4.85	333.33	2.18	5,850.26	3.82	3,333.33	2.18
Transfers from Capital Fund Gran	0.00	0.00	41.67	0.27	454.20	0.30	416.67	0.27
Other Income - Waived PILOT	5,000.00	32.68	4,166.67	27.23	60,000.00	39.22	41,666.67	27.23
Loss or Gain on Equipment	0.00	0.00	1,250.00	8.17	2,418.00	1.58	12,500.00	8.17
HUD Subsidy Earned	0.00	0.00	0.00	0.00	1,138.50	0.74	0.00	0.00
	37,550.67	245.43	38,700.00	252.94	387,083.47	253.00	387,000.00	252.94
Operating Income	48,465.92	316.77	54,075.00	353.43	519,321.25	339.43	540,750.00	353.43
Expenses								
Administrative Salaries	3,537.43	23.12	6,094.17	39.83	46,669.32	30.50	60,941.67	39.83
Legal Expense	454.50	2.97	125.00	0.82	2,072.25	1.35	1,250.00	0.82
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	416.67	0.27
Travel	0.00	0.00	125.00	0.82	49.69	0.03	1,250.00	0.82
Audit Fee	50.00	0.33	200.00	1.31	1,770.00	1.16	2,000.00	1.31
Sundry	0.00	0.00	0.00	0.00	1,448.92	0.95	0.00	0.00
Office Supplies	96.55	0.63	208.33	1.36	2,004.45	1.31	2,083.33	1.36
Expendable Office Equipment	0.00	0.00	416.67	2.72	2,413.90	1.58	4,166.67	2.72
Computer Support / Repair	4,965.33	32.45	0.00	0.00	10,092.65	6.60	0.00	0.00
Advertising	0.00	0.00	125.00	0.82	0.00	0.00	1,250.00	0.82
Publications	0.00	0.00	20.83	0.14	417.80	0.27	208.33	0.14
Telephone Cost	197.50	1.29	125.00	0.82	4,065.01	2.66	1,250.00	0.82
Telephone	489.24	3.20	458.33	3.00	4,716.15	3.08	4,583.33	3.00
Collection Agent Fees & Court Co	0.00	0.00	20.83	0.14	0.00	0.00	208.33	0.14
Misc. Admin Expenses	14.85	0.10	333.33	2.18	2,141.14	1.40	3,333.33	2.18
Admin Contracts	236.25	1.54	625.00	4.08	12,269.14	8.02	6,250.00	4.08
Tenant Screening	281.88	1.84	625.00	4.08	1,148.03	0.75	6,250.00	4.08
Copier Lease/Usage	183.40	1.20	625.00	4.08	1,925.34	1.26	6,250.00	4.08
Management Fees	6,631.66	43.34	6,453.17	42.18	64,337.00	42.05	64,531.67	42.18
Bookkeeping Fees	1,005.00	6.57	998.75	6.53	9,750.00	6.37	9,987.50	6.53
Asset Management Fees	1,380.00	9.02	1,360.00	8.89	13,740.00	8.98	13,600.00	8.89
Tenant Services - Salaries	250.10	1.63	0.00	0.00	1,914.20	1.25	0.00	0.00
Tenant Services - Other incurred	0.00	0.00	300.00	1.96	2,000.00	1.31	3,000.00	1.96
J P Grant - Training / Conferences	0.00	0.00	83.33	0.54	0.00	0.00	833.33	0.54
J P Grant - Supportive Services	0.00	0.00	5,968.75	39.01	0.00	0.00	59,687.50	39.01
J P Grant - Travel	0.00	0.00	385.83	2.52	0.00	0.00	3,858.33	2.52
J P Grant - Rent / Financial Incent	0.00	0.00	9,166.67	59.91	0.00	0.00	91,666.67	59.91
Water	2,335.15	15.26	166.67	1.09	5,676.30	3.71	1,666.67	1.09
Electricity	1,371.97	8.97	916.67	5.99	7,787.90	5.09	9,166.67	5.99
Gas	711.56	4.65	375.00	2.45	4,563.52	2.98	3,750.00	2.45
Other Utilities Expense	2,946.92	19.26	333.33	2.18	9,342.69	6.11	3,333.33	2.18
Labor	4,754.62	31.08	5,706.00	37.29	45,303.15	29.61	57,060.00	37.29
Materials	12,661.46	82.75	3,541.67	23.15	41,161.93	26.90	35,416.67	23.15
Contract Cost	(1,097.00)	(7.17)	7,916.67	51.74	6,094.82	3.98	79,166.67	51.74
Contracts - Landscape and Groun	0.00	0.00	0.00	0.00	14,000.00	9.15	0.00	0.00
Contracts - Unit Turnaround	3,767.90	24.63	0.00	0.00	39,010.22	25.50	0.00	0.00
Contracts Electrical	0.00	0.00	0.00	0.00	1,617.50	1.06	0.00	0.00
Contracts - Extermination	1,368.00	8.94	0.00	0.00	11,680.60	7.63	0.00	0.00
Contracts - Janitorial	500.58	3.27	0.00	0.00	2,796.63	1.83	0.00	0.00
Contract Costs - Misc	28.00	0.18	0.00	0.00	16,485.68	10.77	0.00	0.00

Hocker 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>
Trash Removal	3,106.00	20.30	1,500.00	9.80	12,855.00	8.40	15,000.00	9.80
Vehicle Maintenance	0.00	0.00	0.00	0.00	64.56	0.04	0.00	0.00
Insurance	476.69	3.12	2,937.50	19.20	476.69	0.31	29,375.00	19.20
Insurance - Prop	2,627.71	17.17	0.00	0.00	25,864.58	16.90	0.00	0.00
Insurance - Liability	4,919.11	32.15	0.00	0.00	5,953.38	3.89	0.00	0.00
Insurance - Workman's Comp	501.90	3.28	0.00	0.00	4,391.17	2.87	0.00	0.00
Insurance - Other	218.51	1.43	0.00	0.00	1,707.31	1.12	0.00	0.00
Payments in Lieu of Taxes	0.00	0.00	1,250.00	8.17	2,418.00	1.58	12,500.00	8.17
Employee Benefit Cont.	3,101.56	20.27	2,465.75	16.12	15,925.11	10.41	24,657.50	16.12
Employee Benefits - Maint	652.53	4.26	2,065.50	13.50	10,070.03	6.58	20,655.00	13.50
Collection Losses	303.98	1.99	1,250.00	8.17	5,244.64	3.43	12,500.00	8.17
Operating Expenses	65,030.84	425.04	65,310.42	426.87	475,436.40	310.74	653,104.17	426.87
Operating Profit / (Loss)	(16,564.92)	(108.27)	(11,235.42)	(73.43)	43,884.85	28.68	(112,354.17)	(73.43)
Non-Operating Expenses								
Extraordinary Maintenance - Cont	0.00	0.00	833.33	5.45	0.00	0.00	8,333.33	5.45
Replacement of Equipment	7,676.90	50.18	0.00	0.00	16,516.09	10.79	0.00	0.00
Total Operating Funds Available	(24,241.82)	(158.44)	(12,068.75)	(78.88)	27,368.76	17.89	(120,687.50)	(78.88)
Retained Earnings					27,368.76	17.89	(120,687.50)	(78.88)
Report Selections								