



INDEPENDENCE
HOUSING AUTHORITY

Hocker Heights Financial Statements
For the Period Ending 9/30/2020

For the Board of Commissioners Meeting
October 20, 2020

Hocker Heights Balance Sheet

Preview

September, 2020

Balance

Assets

Current Assets

5	UMB General Fund	387,456.81
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	4,728.86
29	Prepaid Insurance	16,892.68
40	Allow for Obsolete Inventory	42,605.39
169	CFP HUD Rec/Deferred Revenue	(130,000.00)

Total Current Assets 321,933.58

Non-Current Assets

170	Leasehold Improvements	754,894.98
171	Land	419,951.65
172	Buildings	10,672,906.46
174	Equipment - Admin	96,329.24
175	Accumulated Depreciation	(8,733,599.01)

Total Fixed Assets 3,210,483.32

Total Assets 3,532,416.90

Liabilities

Current Liabilities

300	Tenants Security Deposit	21,850.00
306	Accrued Comp Absences	5,363.39

Total Current Liabilities 27,213.39

Non-Current Liabilities

470	Comp Absences - NonCurrent	375.73
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Total Non-Current Liabilities 375.73

Total Liabilities 27,589.12

Net Assets

600	Capitalized Assets	3,210,483.32
602	Unrestricted Assets	304,324.40
700	Current Year Net Income (Loss)	(9,979.94)

Total Net Assets 3,504,827.78

Total Liabilities and Net Assets 3,532,416.90

Hocker Heights Board Operating Statement

Preview

September, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	2,927.00	17,947.00
Excess Utilities	42.75	42.75
Other Income - Tenant Charges & Fees	0.00	12.50
Income - Other Sources	(5,047.75)	6,530.99
HUD PH Op CARE Grant Funds	0.00	32,320.39
Transfers from Capital Fund Grants	30,000.00	120,000.00
HUD Subsidy Earned	33,553.53	222,638.40
Operating Income	61,475.53	399,492.03
Expenses		
Administrative Salaries	0.00	18,113.55
Admin Salaries - COVID Haz Pay	3,896.47	10,262.82
Staff Training - COVID	0.00	300.00
Office Supplies	0.00	542.50
Computer Support / Repair	48.00	4,760.05
Publications	0.00	83.80
Telephone Cost	166.52	617.81
Telephone	546.95	3,198.96
Admin Expenses - COVID Related	0.00	8,882.38
Misc. Admin Expenses	0.00	280.13
Admin Contracts	219.68	2,938.89
Tenant Screening	0.00	160.03
Copier Lease/Usage	183.40	917.00
Management Fees	6,675.24	40,658.28
Bookkeeping Fees	990.00	6,030.00
Asset Management Fees	1,390.00	8,340.00
Tenant Services - Salaries	189.00	1,250.48
Tenant Services - Relocation Cost	0.00	(965.74)
Tenant Services - Other incurred service cost	0.00	50.72
Water	258.67	688.23
Electricity	1,275.34	4,832.63
Gas	335.76	1,044.09
Other Utilities Expense	651.60	2,417.95
Labor	0.00	21,677.98
Maint Labor - COVID Haz Pay	4,702.86	11,935.96
Materials	32.69	13,643.44
Materials - COVID	2,586.25	7,917.54
Contract Cost	(1,367.00)	3,664.86
Contract Costs - COVID	280.00	4,219.77
Contracts - Heating and Cooling	453.47	1,853.47
Contracts - Landscape and Grounds	2,925.00	17,085.00
Contracts - Unit Turnaround	2,299.88	6,923.09
Contracts Electrical	0.00	420.00
Contracts - Plumbing	0.00	347.00
Contracts - Extermination	1,278.00	6,103.00
Contracts - Janitorial	254.75	1,273.75
Contract Costs - Misc	150.00	2,464.20
Trash Removal	1,538.00	9,098.00
Vehicle Maintenance	0.00	404.73
Insurance - Prop	2,542.95	15,511.98
Insurance - Liability	329.62	2,010.69
Insurance - Workman's Comp	663.91	3,509.31
Insurance - Other	282.21	1,657.28
Employee Benefit Cont.	3,023.63	12,686.70
Employee Benefits - Maint	832.35	5,121.18

Hocker Heights Board Operating Statement

Preview

September, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Collection Losses	0.00	2,828.98
Operating Expenses	39,635.20	267,762.47
Operating Profit / (Loss)	21,840.33	131,729.56
Non-Operating Expenses		
Extraordinary Maintenance	0.00	21,709.50
Total Operating Funds Available	21,840.33	110,020.06
Retained Earnings		110,020.06

Report Selections

Hocker Heights

Board Operating Statement / Budget

Preview

September, 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	2,927.00	19.13	6,041.67	39.49	17,947.00	19.55	36,250.00	39.49
Excess Utilities	42.75	0.28	33.33	0.22	42.75	0.05	200.00	0.22
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	500.00	3.27	12.50	0.01	3,000.00	3.27
HUD PH Op CARE Grant Funds	(5,047.75)	(32.99)	37.50	0.25	6,530.99	7.11	225.00	0.25
Transfers from Capital Fund Grant	0.00	0.00	0.00	0.00	32,320.39	35.21	0.00	0.00
HUD Subsidy Earned	30,000.00	196.08	5,000.00	32.68	120,000.00	130.72	30,000.00	32.68
	33,553.53	219.30	38,867.67	254.04	222,638.40	242.53	233,206.00	254.04
Operating Income	61,475.53	401.80	50,480.17	329.94	399,492.03	435.18	302,881.00	329.94
Expenses								
Administrative Salaries	0.00	0.00	3,949.33	25.81	18,113.55	19.73	23,696.00	25.81
Admin Salaries - COVID Haz Pay	3,896.47	25.47	0.00	0.00	10,262.82	11.18	0.00	0.00
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	1,250.00	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	250.00	0.27
Staff Training - COVID	0.00	0.00	0.00	0.00	300.00	0.33	0.00	0.00
Travel	0.00	0.00	145.83	0.95	0.00	0.00	875.00	0.95
Audit Fee	0.00	0.00	333.33	2.18	0.00	0.00	2,000.00	2.18
Sundry	0.00	0.00	125.00	0.82	0.00	0.00	750.00	0.82
Office Supplies	0.00	0.00	187.50	1.23	542.50	0.59	1,125.00	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	1,250.00	1.36
Computer Support / Repair	48.00	0.31	416.67	2.72	4,760.05	5.19	2,500.00	2.72
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	125.00	0.14
Publications	0.00	0.00	41.67	0.27	83.80	0.09	250.00	0.27
Telephone Cost	166.52	1.09	333.33	2.18	617.81	0.67	2,000.00	2.18
Telephone	546.95	3.57	500.00	3.27	3,198.96	3.48	3,000.00	3.27
Collection Agent Fees & Court Co:	0.00	0.00	41.67	0.27	0.00	0.00	250.00	0.27
Admin Expenses - COVID Relate:	0.00	0.00	0.00	0.00	8,882.38	9.68	0.00	0.00
Misc. Admin Expenses	0.00	0.00	333.33	2.18	280.13	0.31	2,000.00	2.18
Admin Contracts	219.68	1.44	1,083.33	7.08	2,938.89	3.20	6,500.00	7.08
Tenant Screening	0.00	0.00	416.67	2.72	160.03	0.17	2,500.00	2.72
Copier Lease/Usage	183.40	1.20	250.00	1.63	917.00	1.00	1,500.00	1.63
Management Fees	6,675.24	43.63	6,250.00	40.85	40,658.28	44.29	37,500.00	40.85
Bookkeeping Fees	990.00	6.47	958.33	6.26	6,030.00	6.57	5,750.00	6.26
Asset Management Fees	1,390.00	9.08	1,375.00	8.99	8,340.00	9.08	8,250.00	8.99
Tenant Services - Salaries	189.00	1.24	200.00	1.31	1,250.48	1.36	1,200.00	1.31
Tenant Services - Relocation Cost	0.00	0.00	0.00	0.00	(965.74)	(1.05)	0.00	0.00
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	50.72	0.06	1,000.00	1.09
Water	258.67	1.69	645.83	4.22	688.23	0.75	3,875.00	4.22
Electricity	1,275.34	8.34	891.67	5.83	4,832.63	5.26	5,350.00	5.83
Gas	335.76	2.19	687.50	4.49	1,044.09	1.14	4,125.00	4.49
Other Utilities Expense	651.60	4.26	983.33	6.43	2,417.95	2.63	5,900.00	6.43
Labor	0.00	0.00	5,526.33	36.12	21,677.98	23.61	33,158.00	36.12
Maint Labor - COVID Haz Pay	4,702.86	30.74	0.00	0.00	11,935.96	13.00	0.00	0.00
Materials	32.69	0.21	4,229.16	27.64	13,643.44	14.86	25,375.00	27.64
Materials - COVID	2,586.25	16.90	0.00	0.00	7,917.54	8.62	0.00	0.00
Contract Cost	(1,367.00)	(8.93)	625.00	4.08	3,664.86	3.99	3,750.00	4.08
Contract Costs - COVID	280.00	1.83	0.00	0.00	4,219.77	4.60	0.00	0.00
Contracts - Heating and Cooling	453.47	2.96	333.33	2.18	1,853.47	2.02	2,000.00	2.18
Contracts - Landscape and Groun	2,925.00	19.12	833.33	5.45	17,085.00	18.61	5,000.00	5.45
Contracts - Unit Turnaround	2,299.88	15.03	3,750.00	24.51	6,923.09	7.54	22,500.00	24.51
Contracts Electrical	0.00	0.00	166.67	1.09	420.00	0.46	1,000.00	1.09
Contracts - Plumbing	0.00	0.00	166.67	1.09	347.00	0.38	1,000.00	1.09

