



INDEPENDENCE
HOUSING AUTHORITY

COCC Financial Statements
For the Period Ending 4/30/2020

For the Board of Commissioners Meeting
June 23, 2020

Independence COCC

Balance Sheet

April, 2020

Balance

Assets

Current Assets

11	UMB General Fund	280,111.36
14	A/R COCC - Section 8 Expenses	66,892.52
15	Accounts Receivable Other	1,200.00
21	Petty Cash	200.00
30	A/R Jobs Plus due PHA	15,720.93
38	Prepaid Insurance	10,422.75
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 403,245.05

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

936,341.71

Liabilities

Current Liabilities

304	Accounts Payable - Other	861.96
305	Garnishment	10,221.51
306	Accrued Compensated Absences	22,720.73
308	Mortgage 4215 S Hocker Dr - Current	15,356.69
311	Accrued Payroll & Payroll Taxes	10,438.22

Total Current Liabilities 59,599.11

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

278,091.00

Net Assets

600	Capitalized Assets	302,048.98
602	Unrestricted Assets	356,201.73

Total Net Assets 658,250.71

Total Liabilities and Net Assets

936,341.71

Independence COCC Board Operating Statement

Preview

April, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Management Fee Income - Sect 8	18,836.20	18,836.20
Management Fee Income - Hocker Hts	6,826.95	6,826.95
Management Fee Income - Pleasant Hts	11,732.24	11,732.24
Management Fee Income - Southview Manor	6,978.66	6,978.66
Booking Fees - Section 8	6,975.00	6,975.00
Booking Fee Income - Hocker Hts	1,012.50	1,012.50
Booking Fee Income - Pleasant Hts	1,740.00	1,740.00
Booking Fee Income - Southview Manor	1,035.00	1,035.00
Asset Mgmt Fee Income - Hocker Hts	1,380.00	1,380.00
Asset Mgmt Fee Income - Pleasant Hts	2,400.00	2,400.00
Asset Mgmt Fee Income - Southview Manor	1,420.00	1,420.00
Operating Income	60,336.55	60,336.55
Expenses		
Nontechnical Salaries	18,042.99	18,042.99
Misc. Admin Expenses	1,158.13	1,158.13
Telephone/DSL Lines	481.61	481.61
Copier Lease/Usage	183.40	183.40
Admin Contracts	165.00	165.00
Materials	11.50	11.50
Auto Repair/Inspections	4,464.64	4,464.64
Insurance - Prop	442.25	442.25
Insurance - Liability	473.88	473.88
Insurance - Workman's Comp	258.81	258.81
Insurance - Other	187.77	187.77
Employer Maintenance Benefits	7,993.92	7,993.92
UMB Loan Interest Payments	895.50	895.50
Operating Expenses	34,759.40	34,759.40
Operating Profit / (Loss)	25,577.15	25,577.15
Retained Earnings		25,577.15

Report Selections

Independence COCC

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								
Income - Other Sources	0.00	0.00	1,083.33	0.00	0.00	0.00	1,083.33	0.00
Job Plus Grant Rec'd	0.00	0.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00
Management Fee Income - Sect 8	18,836.20	0.00	11,666.67	0.00	18,836.20	0.00	11,666.67	0.00
Management Fee Income - Hocke	6,826.95	0.00	6,250.00	0.00	6,826.95	0.00	6,250.00	0.00
Management Fee Income - Pleas	11,732.24	0.00	11,583.33	0.00	11,732.24	0.00	11,583.33	0.00
Management Fee Income - South	6,978.66	0.00	6,166.67	0.00	6,978.66	0.00	6,166.67	0.00
Booking Fees - Section 8	6,975.00	0.00	6,875.00	0.00	6,975.00	0.00	6,875.00	0.00
Booking Fee Income - Hocker Hts	1,012.50	0.00	958.33	0.00	1,012.50	0.00	958.33	0.00
Booking Fee Income - Pleasant H	1,740.00	0.00	1,750.00	0.00	1,740.00	0.00	1,750.00	0.00
Booking Fee Income - Southview /	1,035.00	0.00	1,000.00	0.00	1,035.00	0.00	1,000.00	0.00
Asset Mgmt Fee Income - Hocker	1,380.00	0.00	1,375.00	0.00	1,380.00	0.00	1,375.00	0.00
Asset Mgmt Fee Income - Pleasar	2,400.00	0.00	2,400.00	0.00	2,400.00	0.00	2,400.00	0.00
Asset Mgmt Fee Income - Southvi	1,420.00	0.00	1,541.67	0.00	1,420.00	0.00	1,541.67	0.00
Operating Income	60,336.55	0.00	57,650.00	0.00	60,336.55	0.00	57,650.00	0.00
Expenses								
Nontechnical Salaries	18,042.99	0.00	19,905.17	0.00	18,042.99	0.00	19,905.17	0.00
Staff Training	0.00	0.00	83.33	0.00	0.00	0.00	83.33	0.00
Travel - Local	0.00	0.00	25.00	0.00	0.00	0.00	25.00	0.00
Travel - Out of Town	0.00	0.00	58.33	0.00	0.00	0.00	58.33	0.00
Accounting Fees	0.00	0.00	3,166.67	0.00	0.00	0.00	3,166.67	0.00
Audit Fees	0.00	0.00	258.33	0.00	0.00	0.00	258.33	0.00
Misc. Admin Expenses	1,158.13	0.00	3,937.50	0.00	1,158.13	0.00	3,937.50	0.00
Expendable Office Equipment	0.00	0.00	500.00	0.00	0.00	0.00	500.00	0.00
Advertising	0.00	0.00	125.00	0.00	0.00	0.00	125.00	0.00
Publications/Subscriptions	0.00	0.00	12.50	0.00	0.00	0.00	12.50	0.00
Membership Dues and Fees	0.00	0.00	583.33	0.00	0.00	0.00	583.33	0.00
Telephone/DSL Lines	481.61	0.00	791.67	0.00	481.61	0.00	791.67	0.00
Copier Lease/Usage	183.40	0.00	250.00	0.00	183.40	0.00	250.00	0.00
Computer Support / Repair	0.00	0.00	250.00	0.00	0.00	0.00	250.00	0.00
Admin Contracts	165.00	0.00	4,583.33	0.00	165.00	0.00	4,583.33	0.00
Water	0.00	0.00	12.50	0.00	0.00	0.00	12.50	0.00
Electricity	0.00	0.00	770.83	0.00	0.00	0.00	770.83	0.00
Other Utility Expense - Sewer	0.00	0.00	20.83	0.00	0.00	0.00	20.83	0.00
Materials	11.50	0.00	166.67	0.00	11.50	0.00	166.67	0.00
Auto Repair/Inspections	4,464.64	0.00	1,250.00	0.00	4,464.64	0.00	1,250.00	0.00
Insurance - Prop	442.25	0.00	454.17	0.00	442.25	0.00	454.17	0.00
Insurance - Liability	473.88	0.00	541.67	0.00	473.88	0.00	541.67	0.00
Insurance - Workman's Comp	258.81	0.00	350.00	0.00	258.81	0.00	350.00	0.00
Insurance - Other	187.77	0.00	187.50	0.00	187.77	0.00	187.50	0.00
Employer Maintenance Benefits	7,993.92	0.00	6,715.25	0.00	7,993.92	0.00	6,715.25	0.00
UMB Loan Interest Payments	895.50	0.00	0.00	0.00	895.50	0.00	0.00	0.00
Other General Expense	0.00	0.00	833.33	0.00	0.00	0.00	833.33	0.00
Operating Expenses	34,759.40	0.00	45,832.91	0.00	34,759.40	0.00	45,832.91	0.00
Operating Profit / (Loss)	25,577.15	0.00	11,817.09	0.00	25,577.15	0.00	11,817.09	0.00
Non-Operating Expenses								
Replacement of Nonexp Equipme	0.00	0.00	2,583.33	0.00	0.00	0.00	2,583.33	0.00
Total Operating Funds Available	25,577.15	0.00	9,233.76	0.00	25,577.15	0.00	9,233.76	0.00

Independence COCC

Board Operating Statement / Budget

Preview

April, 2020

	<u>Monthly</u> <u>Totals</u>	<u>PUM</u>	<u>Monthly</u> <u>Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
Retained Earnings					25,577.15	0.00	9,233.76	0.00

Report Selections