



**INDEPENDENCE**  
HOUSING AUTHORITY

Hocker Heights Financial Statements

For the Period Ending 6/30/2020

For the Board of Commissioners Meeting

July 21, 2020

# Hocker Heights Balance Sheet

June, 2020

Balance

## Assets

### Current Assets

5	UMB General Fund	326,690.80
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	280.49
29	Prepaid Insurance	28,603.33
40	Allow for Obsolete Inventory	42,605.39
169	CFP HUD Rec/Deferred Revenue	(66,855.89)

Total Current Assets 331,573.96

### 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

**3,542,057.28**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	22,300.00
306	Accrued Comp Absences	5,363.39

Total Current Liabilities 27,663.39

### Non-Current Liabilities

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

## Total Liabilities

**28,039.12**

## Net Assets

600	Capitalized Assets	3,210,483.32
602	Unrestricted Assets	304,324.40
700	Current Year Net Income (Loss)	(789.56)

Total Net Assets 3,514,018.16

## Total Liabilities and Net Assets

**3,542,057.28**

# Hocker Heights Board Operating Statement

Preview

June, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	3,383.00	9,674.00
Income - Other Sources	10,116.18	10,227.72
Transfers from Capital Fund Grants	20,000.00	60,000.00
HUD Subsidy Earned	43,964.80	123,930.00
<b>Operating Income</b>	<b>77,463.98</b>	<b>203,831.72</b>
<b>Expenses</b>		
Administrative Salaries	6,625.53	17,151.71
Staff Training	300.00	300.00
Sundry	2,780.28	2,979.55
Office Supplies	6.27	339.15
Computer Support / Repair	0.00	2,323.72
Publications	83.80	83.80
Telephone Cost	69.09	252.49
Telephone	539.45	1,545.71
Misc. Admin Expenses	204.95	219.80
Admin Contracts	219.68	729.01
Tenant Screening	61.63	76.70
Copier Lease/Usage	183.40	366.80
Management Fees	6,928.09	20,531.42
Bookkeeping Fees	1,027.50	3,045.00
Asset Management Fees	1,410.00	4,170.00
Tenant Services - Salaries	198.44	545.71
Tenant Services - Relocation Cost	0.00	(965.74)
Tenant Services - Other incurred service cost	47.00	47.00
Water	118.04	118.04
Electricity	1,286.64	1,327.19
Gas	139.16	411.79
Other Utilities Expense	494.10	494.10
Labor	6,818.91	18,043.62
Materials	2,185.59	10,046.28
Contract Cost	391.00	7,952.12
Contracts - Heating and Cooling	0.00	1,400.00
Contracts - Landscape and Grounds	3,500.00	7,875.00
Contracts - Unit Turnaround	1,191.88	1,191.88
Contracts Electrical	280.00	420.00
Contracts - Plumbing	0.00	347.00
Contracts - Extermination	394.00	1,294.00
Contracts - Janitorial	0.00	254.75
Contract Costs - Misc	28.00	151.70
Trash Removal	3,021.00	4,549.00
Vehicle Maintenance	0.00	404.73
Insurance - Prop	2,542.95	7,713.61
Insurance - Liability	329.62	999.85
Insurance - Workman's Comp	485.71	1,473.32
Insurance - Other	282.21	791.83
Employee Benefit Cont.	1,377.68	5,704.24
Employee Benefits - Maint	1,117.66	2,177.86
Collection Losses	1,864.49	2,878.98
<b>Operating Expenses</b>	<b>48,533.75</b>	<b>131,762.72</b>
<b>Operating Profit / (Loss)</b>	<b>28,930.23</b>	<b>72,069.00</b>

# Hocker Heights Board Operating Statement

June, 2020

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Non-Operating Expenses</b>		
Extraordinary Maintenance	2,492.50	21,709.50
<b>Total Operating Funds Available</b>	<b>26,437.73</b>	<b>50,359.50</b>
<b>Retained Earnings</b>		<b>50,359.50</b>

Report Selections

# Hocker Heights

## Board Operating Statement / Budget

Preview

June, 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>
<b>Income</b>								
Dwelling Rent	3,383.00	22.11	6,041.67	39.49	9,674.00	21.08	18,125.00	39.49
Excess Utilities	0.00	0.00	33.33	0.22	0.00	0.00	100.00	0.22
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	500.00	3.27	0.00	0.00	1,500.00	3.27
Transfers from Capital Fund Grant	10,116.18	66.12	37.50	0.25	10,227.72	22.28	112.50	0.25
HUD Subsidy Earned	20,000.00	130.72	5,000.00	32.68	60,000.00	130.72	15,000.00	32.68
	43,964.80	287.35	38,867.67	254.04	123,930.00	270.00	116,603.00	254.04
<b>Operating Income</b>	<b>77,463.98</b>	<b>506.30</b>	<b>50,480.17</b>	<b>329.94</b>	<b>203,831.72</b>	<b>444.08</b>	<b>151,440.50</b>	<b>329.94</b>
<b>Expenses</b>								
Administrative Salaries	6,625.53	43.30	3,949.33	25.81	17,151.71	37.37	11,848.00	25.81
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	625.00	1.36
Staff Training	300.00	1.96	41.67	0.27	300.00	0.65	125.00	0.27
Travel	0.00	0.00	145.83	0.95	0.00	0.00	437.50	0.95
Audit Fee	0.00	0.00	333.33	2.18	0.00	0.00	1,000.00	2.18
Sundry	2,780.28	18.17	125.00	0.82	2,979.55	6.49	375.00	0.82
Office Supplies	6.27	0.04	187.50	1.23	339.15	0.74	562.50	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	625.00	1.36
Computer Support / Repair	0.00	0.00	416.67	2.72	2,323.72	5.06	1,250.00	2.72
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	62.50	0.14
Publications	83.80	0.55	41.67	0.27	83.80	0.18	125.00	0.27
Telephone Cost	69.09	0.45	333.33	2.18	252.49	0.55	1,000.00	2.18
Telephone	539.45	3.53	500.00	3.27	1,545.71	3.37	1,500.00	3.27
Collection Agent Fees & Court Co.	0.00	0.00	41.67	0.27	0.00	0.00	125.00	0.27
Misc. Admin Expenses	204.95	1.34	333.33	2.18	219.80	0.48	1,000.00	2.18
Admin Contracts	219.68	1.44	1,083.33	7.08	729.01	1.59	3,250.00	7.08
Tenant Screening	61.63	0.40	416.67	2.72	76.70	0.17	1,250.00	2.72
Copier Lease/Usage	183.40	1.20	250.00	1.63	366.80	0.80	750.00	1.63
Management Fees	6,928.09	45.28	6,250.00	40.85	20,531.42	44.73	18,750.00	40.85
Bookkeeping Fees	1,027.50	6.72	958.33	6.26	3,045.00	6.63	2,875.00	6.26
Asset Management Fees	1,410.00	9.22	1,375.00	8.99	4,170.00	9.08	4,125.00	8.99
Tenant Services - Salaries	198.44	1.30	200.00	1.31	545.71	1.19	600.00	1.31
Tenant Services - Relocation Cost	0.00	0.00	0.00	0.00	(965.74)	(2.10)	0.00	0.00
Tenant Services - Other incurred s	47.00	0.31	166.67	1.09	47.00	0.10	500.00	1.09
Water	118.04	0.77	645.83	4.22	118.04	0.26	1,937.50	4.22
Electricity	1,286.64	8.41	891.67	5.83	1,327.19	2.89	2,675.00	5.83
Gas	139.16	0.91	687.50	4.49	411.79	0.90	2,062.50	4.49
Other Utilities Expense	494.10	3.23	983.33	6.43	494.10	1.08	2,950.00	6.43
Labor	6,818.91	44.57	5,526.33	36.12	18,043.62	39.31	16,579.00	36.12
Materials	2,185.59	14.28	4,229.16	27.64	10,046.28	21.89	12,687.50	27.64
Contract Cost	391.00	2.56	625.00	4.08	7,952.12	17.32	1,875.00	4.08
Contracts - Heating and Cooling	0.00	0.00	333.33	2.18	1,400.00	3.05	1,000.00	2.18
Contracts - Landscape and Groun	3,500.00	22.88	833.33	5.45	7,875.00	17.16	2,500.00	5.45
Contracts - Unit Turnaround	1,191.88	7.79	3,750.00	24.51	1,191.88	2.60	11,250.00	24.51
Contracts Electrical	280.00	1.83	166.67	1.09	420.00	0.92	500.00	1.09
Contracts - Plumbing	0.00	0.00	166.67	1.09	347.00	0.76	500.00	1.09
Contracts - Extermination	394.00	2.58	1,166.67	7.63	1,294.00	2.82	3,500.00	7.63
Contracts - Janitorial	0.00	0.00	291.67	1.91	254.75	0.56	875.00	1.91
Contract Costs - Misc	28.00	0.18	1,375.00	8.99	151.70	0.33	4,125.00	8.99
Trash Removal	3,021.00	19.75	1,583.33	10.35	4,549.00	9.91	4,750.00	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	404.73	0.88	187.50	0.41
Insurance - Prop	2,542.95	16.62	2,666.67	17.43	7,713.61	16.81	8,000.00	17.43
Insurance - Liability	329.62	2.15	516.67	3.38	999.85	2.18	1,550.00	3.38

