



INDEPENDENCE
HOUSING AUTHORITY

COCC Financial Statements

For the Period Ending 9/30/2020

For the Board of Commissioners Meeting

October 20, 2020

Balance Sheet

September, 2020

Balance

Assets

Current Assets

11	UMB General Fund	398,340.11
14	A/R COCC - Section 8 Expenses	16,453.69
15	Accounts Receivable Other	64,663.68
21	Petty Cash	200.00
30	A/R Jobs Plus due PHA	26,662.59
38	Prepaid Insurance	7,703.25
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 542,720.81

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 **1,075,817.47**

Liabilities

Current Liabilities

304	Accounts Payable - Other	4,981.05
305	Garnishment	13,752.90
306	Accrued Compensated Absences	17,082.48
308	Mortgage 4215 S Hocker Dr - Current	7,807.70
311	Accrued Payroll & Payroll Taxes	72.57

Total Current Liabilities 43,696.70

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 **262,188.59**

Net Assets

600	Capitalized Assets	302,048.98
602	Unrestricted Assets	356,201.73
700	Current Year Net Income (Loss)	155,378.17

Total Net Assets 813,628.88

Total Liabilities and Net Assets **1,075,817.47**

Balance Sheet

September, 2020

Balance

Report Selections

Independence COCC
Board Operating Statement

Preview

September, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Income - Other Sources	0.00	12,820.92
Management Fee Income - Sect 8	0.00	37,304.20
Mgmt Fee Income - Sect 8 CARES Act	18,976.00	73,684.00
Management Fee Income - Hocker Hts	6,675.24	40,658.28
Management Fee Income - Pleasant Hts	11,277.11	69,078.62
Management Fee Income - Southview Manor	6,877.52	41,871.96
Booking Fees - Section 8	0.00	23,017.50
Booking Fees - Sect 8 CARES Act	11,250.00	45,442.50
Booking Fee Income - Hocker Hts	990.00	6,030.00
Booking Fee Income - Pleasant Hts	1,672.50	10,245.00
Booking Fee Income - Southview Manor	1,020.00	6,210.00
Asset Mgmt Fee Income - Hocker Hts	1,390.00	8,340.00
Asset Mgmt Fee Income - Pleasant Hts	2,410.00	14,460.00
Asset Mgmt Fee Income - Southview Manor	1,450.00	8,700.00
Operating Income	63,988.37	397,862.98
Expenses		
Nontechnical Salaries	(5,000.00)	40,053.81
Admin Salaries - COVID Haz Pay	18,163.71	45,422.52
Staff Training - COVID	0.00	978.00
Accounting Fees	0.00	5,193.67
Misc. Admin Expenses	4,212.28	10,781.89
Expendable Office Equipment	0.00	997.74
Publications/Subscriptions	0.00	83.80
Membership Dues and Fees	0.00	2,195.49
Telephone/DSL Lines	607.95	3,555.94
Copier Lease/Usage	183.40	1,279.97
Admin Expenses - COVID Related	0.00	16,762.40
Admin Contracts	3,652.00	12,146.00
Water	10.04	50.20
Electricity	543.14	3,070.09
Other Utility Expense - Sewer	25.73	117.34
Materials	240.34	712.78
Materials - COVID	0.00	4,037.16
Auto Repair/Inspections	1,309.27	32,797.00
Contract Costs - COVID	0.00	1,925.18
Insurance - Prop	442.25	2,697.72
Insurance - Liability	473.88	2,890.68
Insurance - Workman's Comp	357.49	1,881.37
Insurance - Other	219.35	1,273.82
Employer Maintenance Benefits	9,302.27	44,100.53
UMB Loan Interest Payments	871.28	5,242.41
Operating Expenses	35,614.38	240,247.51
Operating Profit / (Loss)	28,373.99	157,615.47
Retained Earnings		157,615.47

Independence COCC

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								
Income - Other Sources	0.00	0.00	1,083.33	0.00	12,820.92	0.00	6,500.00	0.00
Transfers from Capital Fund Grant	0.00	0.00	5,000.00	0.00	0.00	0.00	30,000.00	0.00
Management Fee Income - Sect 8	0.00	0.00	11,666.67	0.00	37,304.20	0.00	70,000.00	0.00
Mgmt Fee Income - Sect 8 CARES Act	18,976.00	0.00	0.00	0.00	73,684.00	0.00	0.00	0.00
Management Fee Income - Hocker	6,675.24	0.00	6,250.00	0.00	40,658.28	0.00	37,500.00	0.00
Management Fee Income - Pleasant Hill	11,277.11	0.00	11,583.33	0.00	69,078.62	0.00	69,500.00	0.00
Management Fee Income - Southview	6,877.52	0.00	6,166.67	0.00	41,871.96	0.00	37,000.00	0.00
Booking Fees - Section 8	0.00	0.00	6,875.00	0.00	23,017.50	0.00	41,250.00	0.00
Booking Fees - Sect 8 CARES Act	11,250.00	0.00	0.00	0.00	45,442.50	0.00	0.00	0.00
Booking Fee Income - Hocker Hts	990.00	0.00	958.33	0.00	6,030.00	0.00	5,750.00	0.00
Booking Fee Income - Pleasant Hill	1,672.50	0.00	1,750.00	0.00	10,245.00	0.00	10,500.00	0.00
Booking Fee Income - Southview	1,020.00	0.00	1,000.00	0.00	6,210.00	0.00	6,000.00	0.00
Asset Mgmt Fee Income - Hocker	1,390.00	0.00	1,375.00	0.00	8,340.00	0.00	8,250.00	0.00
Asset Mgmt Fee Income - Pleasant Hill	2,410.00	0.00	2,400.00	0.00	14,460.00	0.00	14,400.00	0.00
Asset Mgmt Fee Income - Southview	1,450.00	0.00	1,541.67	0.00	8,700.00	0.00	9,250.00	0.00
Operating Income	63,988.37	0.00	57,650.00	0.00	397,862.98	0.00	345,900.00	0.00
Expenses								
Nontechnical Salaries	(5,000.00)	0.00	19,905.17	0.00	40,053.81	0.00	119,431.00	0.00
Admin Salaries - COVID Haz Pay	18,163.71	0.00	0.00	0.00	45,422.52	0.00	0.00	0.00
Staff Training	0.00	0.00	83.33	0.00	0.00	0.00	500.00	0.00
Staff Training - COVID	0.00	0.00	0.00	0.00	978.00	0.00	0.00	0.00
Travel - Local	0.00	0.00	25.00	0.00	0.00	0.00	150.00	0.00
Travel - Out of Town	0.00	0.00	58.33	0.00	0.00	0.00	350.00	0.00
Accounting Fees	0.00	0.00	3,166.67	0.00	5,193.67	0.00	19,000.00	0.00
Audit Fees	0.00	0.00	258.33	0.00	0.00	0.00	1,550.00	0.00
Misc. Admin Expenses	4,212.28	0.00	3,937.50	0.00	10,781.89	0.00	23,625.00	0.00
Expendable Office Equipment	0.00	0.00	500.00	0.00	997.74	0.00	3,000.00	0.00
Advertising	0.00	0.00	125.00	0.00	0.00	0.00	750.00	0.00
Publications/Subscriptions	0.00	0.00	12.50	0.00	83.80	0.00	75.00	0.00
Membership Dues and Fees	0.00	0.00	583.33	0.00	2,195.49	0.00	3,500.00	0.00
Telephone/DSL Lines	607.95	0.00	791.67	0.00	3,555.94	0.00	4,750.00	0.00
Copier Lease/Usage	183.40	0.00	250.00	0.00	1,279.97	0.00	1,500.00	0.00
Computer Support / Repair	0.00	0.00	250.00	0.00	0.00	0.00	1,500.00	0.00
Admin Expenses - COVID Related	0.00	0.00	0.00	0.00	16,762.40	0.00	0.00	0.00
Admin Contracts	3,652.00	0.00	4,583.33	0.00	12,146.00	0.00	27,500.00	0.00
Water	10.04	0.00	12.50	0.00	50.20	0.00	75.00	0.00
Electricity	543.14	0.00	770.83	0.00	3,070.09	0.00	4,625.00	0.00
Other Utility Expense - Sewer	25.73	0.00	20.83	0.00	117.34	0.00	125.00	0.00
Materials	240.34	0.00	166.67	0.00	712.78	0.00	1,000.00	0.00
Materials - COVID	0.00	0.00	0.00	0.00	4,037.16	0.00	0.00	0.00
Auto Repair/Inspections	1,309.27	0.00	1,250.00	0.00	32,797.00	0.00	7,500.00	0.00
Contract Costs - COVID	0.00	0.00	0.00	0.00	1,925.18	0.00	0.00	0.00
Insurance - Prop	442.25	0.00	454.17	0.00	2,697.72	0.00	2,725.00	0.00
Insurance - Liability	473.88	0.00	541.67	0.00	2,890.68	0.00	3,250.00	0.00
Insurance - Workman's Comp	357.49	0.00	350.00	0.00	1,881.37	0.00	2,100.00	0.00
Insurance - Other	219.35	0.00	187.50	0.00	1,273.82	0.00	1,125.00	0.00
Employer Maintenance Benefits	9,302.27	0.00	6,715.25	0.00	44,100.53	0.00	40,291.50	0.00
UMB Loan Interest Payments	871.28	0.00	0.00	0.00	5,242.41	0.00	0.00	0.00
Other General Expense	0.00	0.00	833.33	0.00	0.00	0.00	5,000.00	0.00
Operating Expenses	35,614.38	0.00	45,832.91	0.00	240,247.51	0.00	274,997.50	0.00

