



INDEPENDENCE
HOUSING AUTHORITY

COCC Financial Statements

For the Period Ending 6/30/2020

For the Board of Commissioners Meeting

July 21, 2020

Balance Sheet

June, 2020

Balance

Assets

Current Assets

11	UMB General Fund	315,482.28
14	A/R COCC - Section 8 Expenses	95,699.38
21	Petty Cash	200.00
30	A/R Jobs Plus due PHA	20,756.27
38	Prepaid Insurance	12,281.70
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 473,117.12

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 **1,006,213.78**

Liabilities

Current Liabilities

304	Accounts Payable - Other	5,214.98
305	Garnishment	28,420.32
306	Accrued Compensated Absences	17,082.48
308	Mortgage 4215 S Hocker Dr - Current	11,603.92

Total Current Liabilities 62,321.70

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 **280,813.59**

Net Assets

600	Capitalized Assets	302,048.98
602	Unrestricted Assets	356,201.73
700	Current Year Net Income (Loss)	67,149.48

Total Net Assets 725,400.19

Total Liabilities and Net Assets **1,006,213.78**

Independence COCC
Board Operating Statement

Preview

June, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Income - Other Sources	2,685.83	2,820.92
Management Fee Income - Sect 8	15,283.40	49,112.60
Management Fee Income - Hocker Hts	6,928.09	20,531.42
Management Fee Income - Pleasant Hts	11,327.68	35,095.58
Management Fee Income - Southview Manor	7,231.51	21,087.69
Booking Fees - Section 8	7,057.50	21,075.00
Booking Fee Income - Hocker Hts	1,027.50	3,045.00
Booking Fee Income - Pleasant Hts	1,680.00	5,205.00
Booking Fee Income - Southview Manor	1,072.50	3,127.50
Asset Mgmt Fee Income - Hocker Hts	1,410.00	4,170.00
Asset Mgmt Fee Income - Pleasant Hts	2,430.00	7,230.00
Asset Mgmt Fee Income - Southview Manor	1,510.00	4,350.00
Operating Income	59,644.01	176,850.71
Expenses		
Nontechnical Salaries	13,172.55	44,388.09
Staff Training	600.00	600.00
Accounting Fees	0.00	3,166.67
Misc. Admin Expenses	4,734.26	7,308.14
Publications/Subscriptions	83.80	83.80
Membership Dues and Fees	53.70	53.70
Telephone/DSL Lines	619.52	1,693.82
Copier Lease/Usage	183.40	693.02
Admin Contracts	3,652.00	3,982.00
Water	10.04	20.08
Electricity	543.53	1,108.96
Other Utility Expense - Sewer	22.46	44.92
Materials	49.35	245.27
Auto Repair/Inspections	4,024.05	10,577.54
Insurance - Prop	442.25	1,341.49
Insurance - Liability	473.88	1,437.44
Insurance - Workman's Comp	258.81	785.06
Insurance - Other	219.35	601.15
Employer Maintenance Benefits	3,020.34	19,103.42
UMB Loan Interest Payments	885.62	2,642.93
Operating Expenses	33,048.91	99,877.50
Operating Profit / (Loss)	26,595.10	76,973.21
Retained Earnings		76,973.21

Report Selections

Independence COCC

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>
Income								
Income - Other Sources	2,685.83	0.00	1,083.33	0.00	2,820.92	0.00	3,250.00	0.00
Job Plus Grant Rec'd	0.00	0.00	5,000.00	0.00	0.00	0.00	15,000.00	0.00
Management Fee Income - Sect 8	15,283.40	0.00	11,666.67	0.00	49,112.60	0.00	35,000.00	0.00
Management Fee Income - Hocke	6,928.09	0.00	6,250.00	0.00	20,531.42	0.00	18,750.00	0.00
Management Fee Income - Pleasa	11,327.68	0.00	11,583.33	0.00	35,095.58	0.00	34,750.00	0.00
Management Fee Income - South	7,231.51	0.00	6,166.67	0.00	21,087.69	0.00	18,500.00	0.00
Booking Fees - Section 8	7,057.50	0.00	6,875.00	0.00	21,075.00	0.00	20,625.00	0.00
Booking Fee Income - Hocker Hts	1,027.50	0.00	958.33	0.00	3,045.00	0.00	2,875.00	0.00
Booking Fee Income - Pleasant H	1,680.00	0.00	1,750.00	0.00	5,205.00	0.00	5,250.00	0.00
Booking Fee Income - Southview	1,072.50	0.00	1,000.00	0.00	3,127.50	0.00	3,000.00	0.00
Asset Mgmt Fee Income - Hocker	1,410.00	0.00	1,375.00	0.00	4,170.00	0.00	4,125.00	0.00
Asset Mgmt Fee Income - Pleasar	2,430.00	0.00	2,400.00	0.00	7,230.00	0.00	7,200.00	0.00
Asset Mgmt Fee Income - Southvi	1,510.00	0.00	1,541.67	0.00	4,350.00	0.00	4,625.00	0.00
Operating Income	59,644.01	0.00	57,650.00	0.00	176,850.71	0.00	172,950.00	0.00
Expenses								
Nontechnical Salaries	13,172.55	0.00	19,905.17	0.00	44,388.09	0.00	59,715.50	0.00
Staff Training	600.00	0.00	83.33	0.00	600.00	0.00	250.00	0.00
Travel - Local	0.00	0.00	25.00	0.00	0.00	0.00	75.00	0.00
Travel - Out of Town	0.00	0.00	58.33	0.00	0.00	0.00	175.00	0.00
Accounting Fees	0.00	0.00	3,166.67	0.00	3,166.67	0.00	9,500.00	0.00
Audit Fees	0.00	0.00	258.33	0.00	0.00	0.00	775.00	0.00
Admin Expenses	4,734.26	0.00	3,937.50	0.00	7,308.14	0.00	11,812.50	0.00
Expendable Office Equipment	0.00	0.00	500.00	0.00	0.00	0.00	1,500.00	0.00
Advertising	0.00	0.00	125.00	0.00	0.00	0.00	375.00	0.00
Publications/Subscriptions	83.80	0.00	12.50	0.00	83.80	0.00	37.50	0.00
Membership Dues and Fees	53.70	0.00	583.33	0.00	53.70	0.00	1,750.00	0.00
Telephone/DSL Lines	619.52	0.00	791.67	0.00	1,693.82	0.00	2,375.00	0.00
Copier Lease/Usage	183.40	0.00	250.00	0.00	693.02	0.00	750.00	0.00
Computer Support / Repair	0.00	0.00	250.00	0.00	0.00	0.00	750.00	0.00
Admin Contracts	3,652.00	0.00	4,583.33	0.00	3,982.00	0.00	13,750.00	0.00
Water	10.04	0.00	12.50	0.00	20.08	0.00	37.50	0.00
Electricity	543.53	0.00	770.83	0.00	1,108.96	0.00	2,312.50	0.00
Other Utility Expense - Sewer	22.46	0.00	20.83	0.00	44.92	0.00	62.50	0.00
Materials	49.35	0.00	166.67	0.00	245.27	0.00	500.00	0.00
Auto Repair/Inspections	4,024.05	0.00	1,250.00	0.00	10,577.54	0.00	3,750.00	0.00
Insurance - Prop	442.25	0.00	454.17	0.00	1,341.49	0.00	1,362.50	0.00
Insurance - Liability	473.88	0.00	541.67	0.00	1,437.44	0.00	1,625.00	0.00
Insurance - Workman's Comp	258.81	0.00	350.00	0.00	785.06	0.00	1,050.00	0.00
Insurance - Other	219.35	0.00	187.50	0.00	601.15	0.00	562.50	0.00
Employer Maintenance Benefits	3,020.34	0.00	6,715.25	0.00	19,103.42	0.00	20,145.75	0.00
UMB Loan Interest Payments	885.62	0.00	0.00	0.00	2,642.93	0.00	0.00	0.00
Other General Expense	0.00	0.00	833.33	0.00	0.00	0.00	2,500.00	0.00
Operating Expenses	33,048.91	0.00	45,832.91	0.00	99,877.50	0.00	137,498.75	0.00
Operating Profit / (Loss)	26,595.10	0.00	11,817.09	0.00	76,973.21	0.00	35,451.25	0.00
Non-Operating Expenses								
Replacement of Nonexp Equipme	0.00	0.00	2,583.33	0.00	0.00	0.00	7,750.00	0.00
Total Operating Funds Available	26,595.10	0.00	9,233.76	0.00	76,973.21	0.00	27,701.25	0.00

