



**INDEPENDENCE**  
HOUSING AUTHORITY

COCC Financial Statements  
For the Period Ending 3/31/2020

For the Board of Commissioners Meeting  
June 23, 2020

Independence COCC  
Balance Sheet

March, 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

March, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Interest Earned on Gen Fund Investments	534.20	534.20
Income - Other Sources	900.00	19,237.41
Management Fee Income - Sect 8	14,993.00	174,907.80
Management Fee Income - Hocker Hts	6,681.15	77,649.81
Management Fee Income - Pleasant Hts	11,729.13	140,155.68
Management Fee Income - Southview Manor	6,928.60	81,361.56
Booking Fees - Section 8	6,975.00	78,847.50
Booking Fee Income - Hocker Hts	1,012.50	11,767.50
Booking Fee Income - Pleasant Hts	1,777.50	21,240.00
Booking Fee Income - Southview Manor	1,050.00	12,330.00
Asset Mgmt Fee Income - Hocker Hts	1,380.00	16,500.00
Asset Mgmt Fee Income - Pleasant Hts	2,400.00	28,800.00
Asset Mgmt Fee Income - Southview Manor	1,420.00	17,040.00
<b>Operating Income</b>	<b>57,781.08</b>	<b>680,371.46</b>
<b>Expenses</b>		
Nontechnical Salaries	22,786.28	151,918.83
Staff Training	0.00	590.00
Travel	0.00	(1.76)
Travel - Local	79.08	262.61
Travel - Out of Town	619.67	336.16
Accounting Fees	6,628.00	36,454.00
Audit Fees	0.00	4,110.00
Misc. Admin Expenses	3,983.77	36,611.61
Expendable Office Equipment	0.00	5,817.21
Publications/Subscriptions	1,220.49	1,748.13
Membership Dues and Fees	767.50	5,649.22
Telephone/DSL Lines	776.15	10,268.22
Copier Lease/Usage	183.40	2,910.52
Computer Support / Repair	0.00	2,636.80
Admin Contracts	340.00	62,895.17
Water	20.09	120.51
Electricity	1,631.12	7,717.16
Other Utility Expense - Sewer	44.92	266.07
Materials	601.54	2,021.25
Auto Repair/Inspections	920.95	39,319.57
Insurance - Prop	456.99	5,367.94
Insurance - Liability	489.68	5,965.57
Insurance - Workman's Comp	267.44	4,078.35
Insurance - Other	194.03	2,205.52
Employer Maintenance Benefits	6,574.56	69,541.02
UMB Loan Interest Payments	897.02	10,937.72
<b>Operating Expenses</b>	<b>49,482.68</b>	<b>469,747.40</b>
<b>Operating Profit / (Loss)</b>	<b>8,298.40</b>	<b>210,624.06</b>
<b>Retained Earnings</b>		<b>210,624.06</b>