



INDEPENDENCE
HOUSING AUTHORITY

COCC Financial Statements
For the Period Ending 2/29/2020

For the Board of Commissioners Meeting
March 24, 2020

Balance Sheet

February, 2020

Balance

Assets

Current Assets

11	UMB General Fund	270,183.86
14	A/R COCC - Section 8	53,233.15
21	Petty Cash	200.00
30	A/R Jobs Plus due PHA	16,905.55
38	Prepaid Insurance	11,830.89
39	City Credit Union 500530W	6,579.49
40	City Credit Union 500530A	1,576.32
41	Academy Bank CD 0810002731	20,007.48

Total Current Assets 380,516.74

Non-Current Assets

171	Land	45,000.00
172	Buildings	496,485.24
174	Equipment - Admin	198,129.42
175	Accumulated Depreciation	(151,422.00)

Total Fixed Assets 588,192.66

Total Assets 968,709.40

Liabilities

Current Liabilities

300	Tenant Security Deposits	900.00
304	Accounts Payable - Other	861.96
305	Garnishment	8,994.17
306	Accrued Compensated Absences	9,933.98
308	Mortgage 4215 S Hocker Dr - Current	1,234.88

Total Current Liabilities 21,924.99

Non-Current Liabilities

470	Accrued Compensated Absences - Noncurrent	7,760.01
471	Mortgage 4215 S Hocker Dr - Non Current	231,047.68

Total Non-Current Liabilities 238,807.69

Total Liabilities 260,732.68

Net Assets

600	Capitalized Assets	342,499.90
602	Unrestricted Assets	167,253.56
700	Current Year Net Income (Loss)	198,223.26

Total Net Assets 707,976.72

Total Liabilities and Net Assets 968,709.40

Independence COCC

Board Operating Statement

Preview

February, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Income - Other Sources	2,763.39	18,337.41
Management Fee Income - Sect 8	7,546.00	159,914.80
Management Fee Income - Hocker Hts	6,631.66	70,968.66
Management Fee Income - Pleasant Hts	11,729.13	128,426.55
Management Fee Income - Southview Manor	6,780.13	74,432.96
Booking Fees - Section 8	3,495.00	71,872.50
Booking Fee Income - Hocker Hts	1,005.00	10,755.00
Booking Fee Income - Pleasant Hts	1,777.50	19,462.50
Booking Fee Income - Southview Manor	1,027.50	11,280.00
Asset Mgmt Fee Income - Hocker Hts	1,380.00	15,120.00
Asset Mgmt Fee Income - Pleasant Hts	2,400.00	26,400.00
Asset Mgmt Fee Income - Southview Manor	1,420.00	15,620.00
Operating Income	47,955.31	622,590.38
Expenses		
Nontechnical Salaries	12,945.21	129,132.55
Staff Training	0.00	590.00
Travel	0.00	(1.76)
Travel - Local	45.24	183.53
Travel - Out of Town	(83.42)	(283.51)
Accounting Fees	3,314.00	29,826.00
Audit Fees	0.00	4,110.00
Misc. Admin Expenses	2,088.46	32,627.84
Expendable Office Equipment	0.00	5,817.21
Publications/Subscriptions	0.00	527.64
Membership Dues and Fees	762.16	4,881.72
Telephone/DSL Lines	1,463.79	9,492.07
Copier Lease/Usage	356.22	2,727.12
Computer Support / Repair	0.00	2,636.80
Admin Contracts	495.00	62,555.17
Water	10.04	100.42
Electricity	840.71	6,086.04
Other Utility Expense - Sewer	22.46	221.15
Materials	35.97	1,419.71
Auto Repair/Inspections	500.84	38,398.62
Insurance - Prop	412.77	4,910.95
Insurance - Liability	442.29	5,475.89
Insurance - Workman's Comp	241.56	3,810.91
Insurance - Other	175.25	2,011.49
Employer Maintenance Benefits	6,134.71	62,966.46
UMB Loan Interest Payments	905.06	10,040.70
Operating Expenses	31,108.32	420,264.72
Operating Profit / (Loss)	16,846.99	202,325.66
Retained Earnings		202,325.66

Independence COCC

Board Operating Statement / Budget

Preview

February, 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								
Interest Earned on Gen Fund Inve	0.00	0.00	4.17	0.00	0.00	0.00	45.83	0.00
Income - Other Sources	2,763.39	0.00	1,000.00	0.00	18,337.41	0.00	11,000.00	0.00
Job Plus Grant Rec'd	0.00	0.00	5,000.00	0.00	0.00	0.00	55,000.00	0.00
Management Fee Income - Sect 8	7,546.00	0.00	11,666.67	0.00	159,914.80	0.00	128,333.33	0.00
Management Fee Income - Hocke	6,631.66	0.00	6,323.67	0.00	70,968.66	0.00	69,560.33	0.00
Management Fee Income - Pleas	11,729.13	0.00	11,018.42	0.00	128,426.55	0.00	121,202.58	0.00
Management Fee Income - South	6,780.13	0.00	6,611.08	0.00	74,432.96	0.00	72,721.92	0.00
Booking Fees - Section 8	3,495.00	0.00	6,538.25	0.00	71,872.50	0.00	71,920.75	0.00
Booking Fee Income - Hocker Hts	1,005.00	0.00	945.67	0.00	10,755.00	0.00	10,402.33	0.00
Booking Fee Income - Pleasant H	1,777.50	0.00	1,647.75	0.00	19,462.50	0.00	18,125.25	0.00
Booking Fee Income - Southview I	1,027.50	0.00	988.67	0.00	11,280.00	0.00	10,875.33	0.00
Asset Mgmt Fee Income - Hocker	1,380.00	0.00	1,360.00	0.00	15,120.00	0.00	14,960.00	0.00
Asset Mgmt Fee Income - Pleasar	2,400.00	0.00	2,400.00	0.00	26,400.00	0.00	26,400.00	0.00
Asset Mgmt Fee Income - Southvi	1,420.00	0.00	1,420.00	0.00	15,620.00	0.00	15,620.00	0.00
Operating Income	47,955.31	0.00	56,924.35	0.00	622,590.38	0.00	626,167.65	0.00
Expenses								
Nontechnical Salaries	12,945.21	0.00	16,490.75	0.00	129,132.55	0.00	181,398.25	0.00
Staff Training	0.00	0.00	166.67	0.00	590.00	0.00	1,833.33	0.00
Travel	0.00	0.00	666.67	0.00	(1.76)	0.00	7,333.33	0.00
Travel - Local	45.24	0.00	0.00	0.00	183.53	0.00	0.00	0.00
Travel - Out of Town	(83.42)	0.00	0.00	0.00	(283.51)	0.00	0.00	0.00
Accounting Fees	3,314.00	0.00	3,314.00	0.00	29,826.00	0.00	36,454.00	0.00
Audit Fees	0.00	0.00	145.83	0.00	4,110.00	0.00	1,604.17	0.00
Misc. Admin Expenses	2,088.46	0.00	2,562.50	0.00	32,627.84	0.00	28,187.50	0.00
Expendable Office Equipment	0.00	0.00	0.00	0.00	5,817.21	0.00	0.00	0.00
Advertising	0.00	0.00	125.00	0.00	0.00	0.00	1,375.00	0.00
Publications/Subscriptions	0.00	0.00	12.50	0.00	527.64	0.00	137.50	0.00
Membership Dues and Fees	762.16	0.00	583.33	0.00	4,881.72	0.00	6,416.67	0.00
Telephone/DSL Lines	1,463.79	0.00	562.50	0.00	9,492.07	0.00	6,187.50	0.00
Copier Lease/Usage	356.22	0.00	179.17	0.00	2,727.12	0.00	1,970.83	0.00
Computer Support / Repair	0.00	0.00	0.00	0.00	2,636.80	0.00	0.00	0.00
Admin Contracts	495.00	0.00	3,750.00	0.00	62,555.17	0.00	41,250.00	0.00
Water	10.04	0.00	16.67	0.00	100.42	0.00	183.33	0.00
Electricity	840.71	0.00	729.17	0.00	6,086.04	0.00	8,020.83	0.00
Other Utility Expense - Sewer	22.46	0.00	20.83	0.00	221.15	0.00	229.17	0.00
Materials	35.97	0.00	208.33	0.00	1,419.71	0.00	2,291.67	0.00
Auto Repair/Inspections	500.84	0.00	1,250.00	0.00	38,398.62	0.00	13,750.00	0.00
Insurance - Prop	412.77	0.00	366.67	0.00	4,910.95	0.00	4,033.33	0.00
Insurance - Liability	442.29	0.00	500.00	0.00	5,475.89	0.00	5,500.00	0.00
Insurance - Workman's Comp	241.56	0.00	379.17	0.00	3,810.91	0.00	4,170.83	0.00
Insurance - Other	175.25	0.00	175.00	0.00	2,011.49	0.00	1,925.00	0.00
Employer Maintenance Benefits	6,134.71	0.00	5,156.08	0.00	62,966.46	0.00	56,716.92	0.00
UMB Loan Interest Payments	905.06	0.00	1,000.00	0.00	10,040.70	0.00	11,000.00	0.00
Other General Expense	0.00	0.00	2,291.67	0.00	0.00	0.00	25,208.33	0.00
Operating Expenses	31,108.32	0.00	40,652.51	0.00	420,264.72	0.00	447,177.49	0.00
Operating Profit / (Loss)	16,846.99	0.00	16,271.84	0.00	202,325.66	0.00	178,990.16	0.00
Non-Operating Expenses								
Replacement of Nonexp Equipme	0.00	0.00	1,250.00	0.00	0.00	0.00	13,750.00	0.00

