



INDEPENDENCE
HOUSING AUTHORITY

Hocker Heights Financial Statements
For the Period Ending 2/29/2020

For the Board of Commissioners Meeting
March 24, 2020

Hocker Heights Balance Sheet

Preview

February, 2020

Balance

Assets

Current Assets

5	UMB General Fund	251,310.54
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	6,048.89
29	Prepaid Insurance	33,159.30
40	Allow for Obsolete Inventory	34,537.42
169	CFP HUD Rec/Deferred Revenue	(62,804.04)

Total Current Assets

262,501.95

Non-Current Assets

170	Leasehold Improvements	760,076.40
171	Land	419,951.65
172	Buildings	10,255,263.76
174	Equipment - Admin	204,943.13
175	Accumulated Depreciation	(8,412,736.00)

Total Fixed Assets

3,227,498.94

Total Assets

3,490,000.89

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,600.00
306	Accrued Comp Absences	2,212.77

Total Current Liabilities

24,812.77

Non-Current Liabilities

470	Comp Absences - NonCurrent	800.02
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Total Non-Current Liabilities

800.02

Total Liabilities

25,612.79

Net Assets

600	Capitalized Assets	3,204,662.93
602	Unrestricted Assets	275,391.77
700	Current Year Net Income (Loss)	(15,666.60)
701	Betterments and Additions	(21,697.51)
702	Property Contra	21,697.51

Total Net Assets

3,464,388.10

Total Liabilities and Net Assets

3,490,000.89

Hocker Heights Board Operating Statement

Preview

February, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	4,297.00	66,249.00
Excess Utilities	(45.45)	379.37
Other Income - Tenant Charges & Fees	163.00	6,013.26
Income - Other Sources	2,765.92	3,220.12
Transfers from Capital Fund Grants	0.00	60,000.00
Other Income - Waived PILOT	0.00	2,418.00
Loss or Gain on Equipment	0.00	1,138.50
HUD Subsidy Earned	35,127.99	422,211.46
Operating Income	42,308.46	561,629.71
Expenses		
Administrative Salaries	3,652.78	50,322.10
Legal Expense	0.00	2,072.25
Staff Training	550.00	550.00
Travel	587.40	637.09
Audit Fee	0.00	1,770.00
Sundry	0.00	1,448.92
Office Supplies	356.25	2,360.70
Expendable Office Equipment	0.00	2,413.90
Computer Support / Repair	106.67	10,199.32
Publications	0.00	417.80
Telephone Cost	352.68	4,417.69
Telephone	489.19	5,205.34
Misc. Admin Expenses	147.65	2,288.79
Admin Contracts	2,082.92	14,352.06
Tenant Screening	189.92	1,337.95
Copier Lease/Usage	183.40	2,108.74
Management Fees	6,631.66	70,968.66
Bookkeeping Fees	1,005.00	10,755.00
Asset Management Fees	1,380.00	15,120.00
Tenant Services - Salaries	248.10	2,162.30
Tenant Services - Other incurred service cost	0.00	2,000.00
Water	98.03	5,774.33
Electricity	703.27	8,491.17
Gas	674.66	5,238.18
Other Utilities Expense	361.13	9,703.82
Labor	5,569.97	50,873.12
Materials	7,231.77	48,393.70
Contract Cost	(841.00)	5,253.82
Contracts - Landscape and Grounds	0.00	14,000.00
Contracts - Unit Turnaround	384.00	39,394.22
Contracts Electrical	0.00	1,617.50
Contracts - Extermination	228.00	11,908.60
Contracts - Janitorial	64.75	2,861.38
Contract Costs - Misc	506.00	16,991.68
Trash Removal	1,548.00	14,403.00
Vehicle Maintenance	262.46	327.02
Insurance	0.00	476.69
Insurance - Prop	2,373.42	28,238.00
Insurance - Liability	307.65	6,261.03
Insurance - Workman's Comp	453.33	4,844.50
Insurance - Other	197.36	1,904.67
Payments in Lieu of Taxes	0.00	2,418.00
Employee Benefit Cont.	2,093.64	18,018.75
Employee Benefits - Maint	550.41	10,620.44

Hocker Heights Board Operating Statement

Preview

February, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Collection Losses	1,129.44	6,374.08
Operating Expenses	41,859.91	517,296.31
Operating Profit / (Loss)	448.55	44,333.40
Non-Operating Expenses		
Replacement of Equipment	5,181.42	21,697.51
Total Operating Funds Available	(4,732.87)	22,635.89
Retained Earnings		22,635.89

Report Selections

Hocker Heights

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								
Dwelling Rent	4,297.00	28.08	7,083.33	46.30	66,249.00	39.36	77,916.67	46.30
Excess Utilities	(45.45)	(0.30)	0.00	0.00	379.37	0.23	0.00	0.00
Interest Earned on GF	0.00	0.00	2,500.00	16.34	0.00	0.00	27,500.00	16.34
Other Income - Tenant Charges &	163.00	1.07	333.33	2.18	6,013.26	3.57	3,666.67	2.18
Income - Other Sources	2,765.92	18.08	41.67	0.27	3,220.12	1.91	458.33	0.27
Transfers from Capital Fund Gran	0.00	0.00	4,166.67	27.23	60,000.00	35.65	45,833.33	27.23
Other Income - Waived PILOT	0.00	0.00	1,250.00	8.17	2,418.00	1.44	13,750.00	8.17
Loss or Gain on Equipment	0.00	0.00	0.00	0.00	1,138.50	0.68	0.00	0.00
HUD Subsidy Earned	35,127.99	229.59	38,700.00	252.94	422,211.46	250.87	425,700.00	252.94
Operating Income	42,308.46	276.53	54,075.00	353.43	561,629.71	333.71	594,825.00	353.43
Expenses								
Administrative Salaries	3,652.78	23.87	6,094.17	39.83	50,322.10	29.90	67,035.83	39.83
Legal Expense	0.00	0.00	125.00	0.82	2,072.25	1.23	1,375.00	0.82
Staff Training	550.00	3.59	41.67	0.27	550.00	0.33	458.33	0.27
Travel	587.40	3.84	125.00	0.82	637.09	0.38	1,375.00	0.82
Audit Fee	0.00	0.00	200.00	1.31	1,770.00	1.05	2,200.00	1.31
Sundry	0.00	0.00	0.00	0.00	1,448.92	0.86	0.00	0.00
Office Supplies	356.25	2.33	208.33	1.36	2,360.70	1.40	2,291.67	1.36
Expendable Office Equipment	0.00	0.00	416.67	2.72	2,413.90	1.43	4,583.33	2.72
Computer Support / Repair	106.67	0.70	0.00	0.00	10,199.32	6.06	0.00	0.00
Advertising	0.00	0.00	125.00	0.82	0.00	0.00	1,375.00	0.82
Publications	0.00	0.00	20.83	0.14	417.80	0.25	229.17	0.14
Telephone Cost	352.68	2.31	125.00	0.82	4,417.69	2.62	1,375.00	0.82
Telephone	489.19	3.20	458.33	3.00	5,205.34	3.09	5,041.67	3.00
Collection Agent Fees & Court Co	0.00	0.00	20.83	0.14	0.00	0.00	229.17	0.14
Misc. Admin Expenses	147.65	0.97	333.33	2.18	2,288.79	1.36	3,666.67	2.18
Admin Contracts	2,082.92	13.61	625.00	4.08	14,352.06	8.53	6,875.00	4.08
Tenant Screening	189.92	1.24	625.00	4.08	1,337.95	0.79	6,875.00	4.08
Copier Lease/Usage	183.40	1.20	625.00	4.08	2,108.74	1.25	6,875.00	4.08
Management Fees	6,631.66	43.34	6,453.17	42.18	70,968.66	42.17	70,984.83	42.18
Bookkeeping Fees	1,005.00	6.57	998.75	6.53	10,755.00	6.39	10,986.25	6.53
Asset Management Fees	1,380.00	9.02	1,360.00	8.89	15,120.00	8.98	14,960.00	8.89
Tenant Services - Salaries	248.10	1.62	0.00	0.00	2,162.30	1.28	0.00	0.00
Tenant Services - Other incurred	0.00	0.00	300.00	1.96	2,000.00	1.19	3,300.00	1.96
J P Grant - Training / Conferences	0.00	0.00	83.33	0.54	0.00	0.00	916.67	0.54
J P Grant - Supportive Services	0.00	0.00	5,968.75	39.01	0.00	0.00	65,656.25	39.01
J P Grant - Travel	0.00	0.00	385.83	2.52	0.00	0.00	4,244.17	2.52
J P Grant - Rent / Financial Incent	0.00	0.00	9,166.67	59.91	0.00	0.00	100,833.33	59.91
Water	98.03	0.64	166.67	1.09	5,774.33	3.43	1,833.33	1.09
Electricity	703.27	4.60	916.67	5.99	8,491.17	5.05	10,083.33	5.99
Gas	674.66	4.41	375.00	2.45	5,238.18	3.11	4,125.00	2.45
Other Utilities Expense	361.13	2.36	333.33	2.18	9,703.82	5.77	3,666.67	2.18
Labor	5,569.97	36.41	5,706.00	37.29	50,873.12	30.23	62,766.00	37.29
Materials	7,231.77	47.27	3,541.67	23.15	48,393.70	28.75	38,958.33	23.15
Contract Cost	(841.00)	(5.50)	7,916.67	51.74	5,253.82	3.12	87,083.33	51.74
Contracts - Landscape and Groun	0.00	0.00	0.00	0.00	14,000.00	8.32	0.00	0.00
Contracts - Unit Turnaround	384.00	2.51	0.00	0.00	39,394.22	23.41	0.00	0.00
Contracts Electrical	0.00	0.00	0.00	0.00	1,617.50	0.96	0.00	0.00
Contracts - Extermination	228.00	1.49	0.00	0.00	11,908.60	7.08	0.00	0.00
Contracts - Janitorial	64.75	0.42	0.00	0.00	2,861.38	1.70	0.00	0.00
Contract Costs - Misc	506.00	3.31	0.00	0.00	16,991.68	10.10	0.00	0.00

Hocker Heights

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>
Trash Removal	1,548.00	10.12	1,500.00	9.80	14,403.00	8.56	16,500.00	9.80
Vehicle Maintenance	262.46	1.72	0.00	0.00	327.02	0.19	0.00	0.00
Insurance	0.00	0.00	2,937.50	19.20	476.69	0.28	32,312.50	19.20
Insurance - Prop	2,373.42	15.51	0.00	0.00	28,238.00	16.78	0.00	0.00
Insurance - Liability	307.65	2.01	0.00	0.00	6,261.03	3.72	0.00	0.00
Insurance - Workman's Comp	453.33	2.96	0.00	0.00	4,844.50	2.88	0.00	0.00
Insurance - Other	197.36	1.29	0.00	0.00	1,904.67	1.13	0.00	0.00
Payments in Lieu of Taxes	0.00	0.00	1,250.00	8.17	2,418.00	1.44	13,750.00	8.17
Employee Benefit Cont.	2,093.64	13.68	2,465.75	16.12	18,018.75	10.71	27,123.25	16.12
Employee Benefits - Maint	550.41	3.60	2,065.50	13.50	10,620.44	6.31	22,720.50	13.50
Collection Losses	1,129.44	7.38	1,250.00	8.17	6,374.08	3.79	13,750.00	8.17
Operating Expenses	41,859.91	273.59	65,310.42	426.87	517,296.31	307.37	718,414.58	426.87
Operating Profit / (Loss)	448.55	2.93	(11,235.42)	(73.43)	44,333.40	26.34	(123,589.58)	(73.43)
Non-Operating Expenses								
Extraordinary Maintenance - Cont.	0.00	0.00	833.33	5.45	0.00	0.00	9,166.67	5.45
Replacement of Equipment	5,181.42	33.87	0.00	0.00	21,697.51	12.89	0.00	0.00
Total Operating Funds Available	(4,732.87)	(30.93)	(12,068.75)	(78.88)	22,635.89	13.45	(132,756.25)	(78.88)
Retained Earnings					22,635.89	13.45	(132,756.25)	(78.88)
Report Selections								