



**INDEPENDENCE**  
HOUSING AUTHORITY

Hocker Heights Financial Statements  
For the Period Ending 4/30/2020

For the Board of Commissioners Meeting  
June 23, 2020

# Hocker Heights Balance Sheet

April, 2020

Balance

## Assets

### Current Assets

5	UMB General Fund	269,133.29
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	7,934.06
29	Prepaid Insurance	29,829.72
30	A/R CFP due PHA	1,472.00
40	Allow for Obsolete Inventory	42,605.39
169	CFP HUD Rec/Deferred Revenue	(2,022.00)

### Total Current Assets

349,202.30

### Non-Current Assets

170	Leasehold Improvements	754,894.98
171	Land	419,951.65
172	Buildings	10,672,906.46
174	Equipment - Admin	96,329.24
175	Accumulated Depreciation	(8,733,599.01)

### Total Fixed Assets

3,210,483.32

## Total Assets

**3,559,685.62**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	22,750.00
305	Supplemental Insurance W/H	1,311.77
306	Accrued Comp Absences	8,318.26
307	Pilot - Accrued	6,427.46
311	A/P COCC	5,694.68

### Total Current Liabilities

44,502.17

### Non-Current Liabilities

470	Comp Absences - NonCurrent	375.73
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### Total Non-Current Liabilities

375.73

## Total Liabilities

**44,877.90**

## Net Assets

600	Capitalized Assets	3,210,483.32
602	Unrestricted Assets	304,324.40

### Total Net Assets

3,514,807.72

## Total Liabilities and Net Assets

**3,559,685.62**

# Hocker Heights Board Operating Statement

Preview

April, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	3,084.00	3,084.00
HUD Subsidy Earned	36,000.00	36,000.00
<b>Operating Income</b>	<b>39,084.00</b>	<b>39,084.00</b>
<b>Expenses</b>		
Administrative Salaries	6,046.57	6,046.57
Sundry	109.28	109.28
Office Supplies	159.22	159.22
Computer Support / Repair	2,323.72	2,323.72
Telephone	191.60	191.60
Admin Contracts	236.25	236.25
Copier Lease/Usage	183.40	183.40
Management Fees	6,826.95	6,826.95
Bookkeeping Fees	1,012.50	1,012.50
Asset Management Fees	1,380.00	1,380.00
Tenant Services - Salaries	148.83	148.83
Tenant Services - Relocation Cost	(965.74)	(965.74)
Electricity	(9.45)	(9.45)
Gas	(67.29)	(67.29)
Labor	6,128.11	6,128.11
Materials	3,729.49	3,729.49
Contract Cost	1,559.27	1,559.27
Contracts - Landscape and Grounds	2,625.00	2,625.00
Contracts Electrical	140.00	140.00
Contracts - Plumbing	347.00	347.00
Contracts - Extermination	228.00	228.00
Contract Costs - Misc	123.70	123.70
Trash Removal	1,528.00	1,528.00
Vehicle Maintenance	404.73	404.73
Insurance - Prop	2,542.95	2,542.95
Insurance - Liability	329.62	329.62
Insurance - Workman's Comp	485.71	485.71
Insurance - Other	250.63	250.63
Employee Benefit Cont.	1,976.72	1,976.72
Employee Benefits - Maint	174.70	174.70
Collection Losses	(25.00)	(25.00)
<b>Operating Expenses</b>	<b>40,124.47</b>	<b>40,124.47</b>
<b>Operating Profit / (Loss)</b>	<b>(1,040.47)</b>	<b>(1,040.47)</b>
<b>Non-Operating Expenses</b>		
Extraordinary Maintenance	19,217.00	19,217.00
<b>Total Operating Funds Available</b>	<b>(20,257.47)</b>	<b>(20,257.47)</b>
<b>Retained Earnings</b>		<b>(20,257.47)</b>

# Hocker Heights

## Board Operating Statement / Budget

Preview

April, 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>
<b>Income</b>								
Dwelling Rent	3,084.00	20.16	6,041.67	39.49	3,084.00	20.16	6,041.67	39.49
Excess Utilities	0.00	0.00	33.33	0.22	0.00	0.00	33.33	0.22
Other Income - Tenant Charges &	0.00	0.00	500.00	3.27	0.00	0.00	500.00	3.27
Income - Other Sources	0.00	0.00	37.50	0.25	0.00	0.00	37.50	0.25
Transfers from Capital Fund Grant	0.00	0.00	5,000.00	32.68	0.00	0.00	5,000.00	32.68
HUD Subsidy Earned	36,000.00	235.29	38,867.67	254.04	36,000.00	235.29	38,867.67	254.04
<b>Operating Income</b>	<b>39,084.00</b>	<b>255.45</b>	<b>50,480.17</b>	<b>329.94</b>	<b>39,084.00</b>	<b>255.45</b>	<b>50,480.17</b>	<b>329.94</b>
<b>Expenses</b>								
Administrative Salaries	6,046.57	39.52	3,949.33	25.81	6,046.57	39.52	3,949.33	25.81
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	208.33	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	41.67	0.27
Travel	0.00	0.00	145.83	0.95	0.00	0.00	145.83	0.95
Audit Fee	0.00	0.00	333.33	2.18	0.00	0.00	333.33	2.18
Sundry	109.28	0.71	125.00	0.82	109.28	0.71	125.00	0.82
Office Supplies	159.22	1.04	187.50	1.23	159.22	1.04	187.50	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	208.33	1.36
Computer Support / Repair	2,323.72	15.19	416.67	2.72	2,323.72	15.19	416.67	2.72
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	20.83	0.14
Publications	0.00	0.00	41.67	0.27	0.00	0.00	41.67	0.27
Telephone Cost	0.00	0.00	333.33	2.18	0.00	0.00	333.33	2.18
Telephone	191.60	1.25	500.00	3.27	191.60	1.25	500.00	3.27
Collection Agent Fees & Court Co	0.00	0.00	41.67	0.27	0.00	0.00	41.67	0.27
Misc. Admin Expenses	0.00	0.00	333.33	2.18	0.00	0.00	333.33	2.18
Admin Contracts	236.25	1.54	1,083.33	7.08	236.25	1.54	1,083.33	7.08
Tenant Screening	0.00	0.00	416.67	2.72	0.00	0.00	416.67	2.72
Copier Lease/Usage	183.40	1.20	250.00	1.63	183.40	1.20	250.00	1.63
Management Fees	6,826.95	44.62	6,250.00	40.85	6,826.95	44.62	6,250.00	40.85
Bookkeeping Fees	1,012.50	6.62	958.33	6.26	1,012.50	6.62	958.33	6.26
Asset Management Fees	1,380.00	9.02	1,375.00	8.99	1,380.00	9.02	1,375.00	8.99
Tenant Services - Salaries	148.83	0.97	200.00	1.31	148.83	0.97	200.00	1.31
Tenant Services - Relocation Cost	(965.74)	(6.31)	0.00	0.00	(965.74)	(6.31)	0.00	0.00
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	0.00	0.00	166.67	1.09
Water	0.00	0.00	645.83	4.22	0.00	0.00	645.83	4.22
Electricity	(9.45)	(0.06)	891.67	5.83	(9.45)	(0.06)	891.67	5.83
Gas	(67.29)	(0.44)	687.50	4.49	(67.29)	(0.44)	687.50	4.49
Other Utilities Expense	0.00	0.00	983.33	6.43	0.00	0.00	983.33	6.43
Labor	6,128.11	40.05	5,526.33	36.12	6,128.11	40.05	5,526.33	36.12
Materials	3,729.49	24.38	4,229.16	27.64	3,729.49	24.38	4,229.16	27.64
Contract Cost	1,559.27	10.19	625.00	4.08	1,559.27	10.19	625.00	4.08
Contracts - Heating and Cooling	0.00	0.00	333.33	2.18	0.00	0.00	333.33	2.18
Contracts - Landscape and Groun	2,625.00	17.16	833.33	5.45	2,625.00	17.16	833.33	5.45
Contracts - Unit Turnaround	0.00	0.00	3,750.00	24.51	0.00	0.00	3,750.00	24.51
Contracts Electrical	140.00	0.92	166.67	1.09	140.00	0.92	166.67	1.09
Contracts - Plumbing	347.00	2.27	166.67	1.09	347.00	2.27	166.67	1.09
Contracts - Extermination	228.00	1.49	1,166.67	7.63	228.00	1.49	1,166.67	7.63
Contracts - Janitorial	0.00	0.00	291.67	1.91	0.00	0.00	291.67	1.91
Contract Costs - Misc	123.70	0.81	1,375.00	8.99	123.70	0.81	1,375.00	8.99
Trash Removal	1,528.00	9.99	1,583.33	10.35	1,528.00	9.99	1,583.33	10.35
Vehicle Maintenance	404.73	2.65	62.50	0.41	404.73	2.65	62.50	0.41
Insurance - Prop	2,542.95	16.62	2,666.67	17.43	2,542.95	16.62	2,666.67	17.43
Insurance - Liability	329.62	2.15	516.67	3.38	329.62	2.15	516.67	3.38

