



INDEPENDENCE
HOUSING AUTHORITY

Hocker Heights Financial Statements

For the Period Ending 3/31/2020

For the Board of Commissioners Meeting

June 23, 2020

Hocker Heights Balance Sheet

March, 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 | (77,022.00) |

Total Current Assets

274,202.30

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

3,484,685.62

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 |
|-----|----------------------------|--------|

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 |
| 700 | Current Year Net Income (Loss) | (75,000.00) |
| 701 | Betterments and Additions | (21,697.51) |
| 702 | Property Contra | 21,697.51 |

Total Net Assets

3,439,807.72

Total Liabilities and Net Assets

3,484,685.62

Hocker Heights Board Operating Statement

March, 2020

| | <u>Monthly Totals</u> | <u>Year-to-Date Totals</u> |
|---|-----------------------|----------------------------|
| Income | | |
| Dwelling Rent | 5,007.46 | 71,256.46 |
| Excess Utilities | 0.00 | 379.37 |
| Other Income - Tenant Charges & Fees | 262.25 | 6,275.51 |
| Income - Other Sources | 78.05 | 3,298.17 |
| Transfers from Capital Fund Grants | 15,000.00 | 75,000.00 |
| Other Income - Waived PILOT | (2,418.00) | 0.00 |
| Loss or Gain on Equipment | 0.00 | 1,138.50 |
| HUD Subsidy Earned | 37,032.94 | 459,244.40 |
| Operating Income | 54,962.70 | 616,592.41 |
| Expenses | | |
| Administrative Salaries | 6,497.73 | 56,819.83 |
| Compensated Absences | 2,726.33 | 2,726.33 |
| Legal Expense | 87.25 | 2,159.50 |
| Staff Training | (550.00) | 0.00 |
| Travel | (63.40) | 573.69 |
| Audit Fee | 0.00 | 1,770.00 |
| Sundry | 0.00 | 1,448.92 |
| Office Supplies | 373.40 | 2,734.10 |
| Expendable Office Equipment | 68.21 | 2,482.11 |
| Computer Support / Repair | 143.46 | 10,342.78 |
| Publications | 1,150.52 | 1,568.32 |
| Telephone Cost | 661.51 | 5,079.20 |
| Telephone | 620.28 | 5,825.62 |
| Misc. Admin Expenses | 161.45 | 2,450.24 |
| Admin Contracts | 236.25 | 14,588.31 |
| Tenant Screening | 264.37 | 1,602.32 |
| Copier Lease/Usage | 183.40 | 2,292.14 |
| Management Fees | 6,681.15 | 77,649.81 |
| Bookkeeping Fees | 1,012.50 | 11,767.50 |
| Asset Management Fees | 1,380.00 | 16,500.00 |
| Tenant Services - Salaries | 198.47 | 2,360.77 |
| Tenant Services - Other incurred service cost | 0.00 | 2,000.00 |
| Water | 145.41 | 5,919.74 |
| Electricity | 1,260.82 | 9,751.99 |
| Gas | 1,332.47 | 6,570.65 |
| Other Utilities Expense | 573.97 | 10,277.79 |
| Labor | 8,414.06 | 59,287.18 |
| Materials | (2,746.51) | 45,647.19 |
| Contract Cost | 2,048.47 | 7,302.29 |
| Contracts - Landscape and Grounds | 550.00 | 14,550.00 |
| Contracts - Unit Turnaround | 3,675.67 | 43,069.89 |
| Contracts Electrical | 150.00 | 1,767.50 |
| Contracts - Plumbing | (200.00) | (200.00) |
| Contracts - Extermination | 502.00 | 12,410.60 |
| Contracts - Janitorial | 319.50 | 3,180.88 |
| Contract Costs - Misc | 252.17 | 17,243.85 |
| Trash Removal | 1,498.00 | 15,901.00 |
| Vehicle Maintenance | 0.00 | 327.02 |
| Insurance | (476.69) | 0.00 |
| Insurance - Prop | 2,627.71 | 30,865.71 |
| Insurance - Liability | 340.61 | 6,601.64 |
| Insurance - Workman's Comp | 501.90 | 5,346.40 |
| Insurance - Other | 336.05 | 2,240.72 |
| Payments in Lieu of Taxes | (2,418.00) | 0.00 |

Hocker Heights Board Operating Statement

March, 2020

| | <u>Monthly Totals</u> | <u>Year-to-Date Totals</u> |
|--|-----------------------|----------------------------|
| Employee Benefit Cont. | 2,232.52 | 20,251.27 |
| Employee Benefits - Maint | 784.45 | 11,404.89 |
| Collection Losses | 3,990.00 | 10,364.08 |
| Operating Expenses | 47,527.46 | 564,823.77 |
| Operating Profit / (Loss) | 7,435.24 | 51,768.64 |
| Non-Operating Expenses | | |
| Replacement of Equipment | 0.00 | 21,697.51 |
| Total Operating Funds Available | 7,435.24 | 30,071.13 |
| Retained Earnings | | 30,071.13 |

Report Selections