



INDEPENDENCE
HOUSING AUTHORITY

Hocker Heights Financial Statements
For the Period Ending 5/31/2020

For the Board of Commissioners Meeting
June 23, 2020

Hocker Heights Balance Sheet

Preview

May, 2020

Balance

Assets

Current Assets

5	UMB General Fund	295,454.65
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	3,066.78
29	Prepaid Insurance	24,166.20
40	Allow for Obsolete Inventory	42,605.39
169	CFP HUD Rec/Deferred Revenue	(48,281.66)

Total Current Assets 317,261.20

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 **3,527,744.52**

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,600.00
306	Accrued Comp Absences	5,363.39

Total Current Liabilities 27,963.39

Non-Current Liabilities

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

Total Liabilities **28,339.12**

Net Assets

600	Capitalized Assets	3,210,483.32
602	Unrestricted Assets	304,324.40
700	Current Year Net Income (Loss)	(15,402.32)

Total Net Assets 3,499,405.40

Total Liabilities and Net Assets **3,527,744.52**

Port Selections

Hocker Heights Board Operating Statement

Preview

May, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	3,207.00	6,291.00
Income - Other Sources	111.54	111.54
Transfers from Capital Fund Grants	40,000.00	40,000.00
HUD Subsidy Earned	43,965.20	79,965.20
Operating Income	87,283.74	126,367.74
Expenses		
Administrative Salaries	4,479.61	10,526.18
Sundry	1,185.99	1,295.27
Office Supplies	173.66	332.88
Computer Support / Repair	0.00	2,323.72
Telephone Cost	183.40	183.40
Telephone	814.66	1,006.26
Misc. Admin Expenses	14.85	14.85
Admin Contracts	273.08	509.33
Tenant Screening	15.07	15.07
Copier Lease/Usage	0.00	183.40
Management Fees	6,776.38	13,603.33
Bookkeeping Fees	1,005.00	2,017.50
Asset Management Fees	1,380.00	2,760.00
Tenant Services - Salaries	198.44	347.27
Tenant Services - Relocation Cost	0.00	(965.74)
Electricity	50.00	40.55
Gas	339.92	272.63
Labor	5,096.60	11,224.71
Materials	4,194.70	7,924.19
Contract Cost	4,842.35	6,401.62
Contracts - Heating and Cooling	1,400.00	1,400.00
Contracts - Landscape and Grounds	1,750.00	4,375.00
Contracts Electrical	0.00	140.00
Contracts - Plumbing	0.00	347.00
Contracts - Extermination	672.00	900.00
Contracts - Janitorial	254.75	254.75
Contract Costs - Misc	0.00	123.70
Trash Removal	0.00	1,528.00
Vehicle Maintenance	0.00	404.73
Insurance - Prop	2,627.71	5,170.66
Insurance - Liability	340.61	670.23
Insurance - Workman's Comp	501.90	987.61
Insurance - Other	258.99	509.62
Employee Benefit Cont.	2,349.84	4,326.56
Employee Benefits - Maint	885.50	1,060.20
Collection Losses	1,039.49	1,014.49
Operating Expenses	43,104.50	83,228.97
Operating Profit / (Loss)	44,179.24	43,138.77
Non-Operating Expenses		
Extraordinary Maintenance	0.00	19,217.00
Total Operating Funds Available	44,179.24	23,921.77

Hocker Heights Board Operating Statement

Preview

May, 2020

Monthly Totals

Year-to-Date Totals

Retained Earnings

23,921.77

Report Selections

Hocker Heights

Board Operating Statement / Budget

Preview

May, 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	3,207.00	20.96	6,041.67	39.49	6,291.00	20.56	12,083.33	39.49
Excess Utilities	0.00	0.00	33.33	0.22	0.00	0.00	66.67	0.22
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	500.00	3.27	0.00	0.00	1,000.00	3.27
Transfers from Capital Fund Grant	111.54	0.73	37.50	0.25	111.54	0.36	75.00	0.25
HUD Subsidy Earned	40,000.00	261.44	5,000.00	32.68	40,000.00	130.72	10,000.00	32.68
	43,965.20	287.35	38,867.67	254.04	79,965.20	261.32	77,735.33	254.04
Operating Income	87,283.74	570.48	50,480.17	329.94	126,367.74	412.97	100,960.33	329.94
Expenses								
Administrative Salaries	4,479.61	29.28	3,949.33	25.81	10,526.18	34.40	7,898.67	25.81
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	416.67	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	83.33	0.27
Travel	0.00	0.00	145.83	0.95	0.00	0.00	291.67	0.95
Audit Fee	0.00	0.00	333.33	2.18	0.00	0.00	666.67	2.18
Sundry	1,185.99	7.75	125.00	0.82	1,295.27	4.23	250.00	0.82
Office Supplies	173.66	1.14	187.50	1.23	332.88	1.09	375.00	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	416.67	1.36
Computer Support / Repair	0.00	0.00	416.67	2.72	2,323.72	7.59	833.33	2.72
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	41.67	0.14
Publications	0.00	0.00	41.67	0.27	0.00	0.00	83.33	0.27
Telephone Cost	183.40	1.20	333.33	2.18	183.40	0.60	666.67	2.18
Telephone	814.66	5.32	500.00	3.27	1,006.26	3.29	1,000.00	3.27
Collection Agent Fees & Court Co	0.00	0.00	41.67	0.27	0.00	0.00	83.33	0.27
Misc. Admin Expenses	14.85	0.10	333.33	2.18	14.85	0.05	666.67	2.18
Admin Contracts	273.08	1.78	1,083.33	7.08	509.33	1.66	2,166.67	7.08
Tenant Screening	15.07	0.10	416.67	2.72	15.07	0.05	833.33	2.72
Copier Lease/Usage	0.00	0.00	250.00	1.63	183.40	0.60	500.00	1.63
Management Fees	6,776.38	44.29	6,250.00	40.85	13,603.33	44.46	12,500.00	40.85
Bookkeeping Fees	1,005.00	6.57	958.33	6.26	2,017.50	6.59	1,916.67	6.26
Asset Management Fees	1,380.00	9.02	1,375.00	8.99	2,760.00	9.02	2,750.00	8.99
Tenant Services - Salaries	198.44	1.30	200.00	1.31	347.27	1.13	400.00	1.31
Tenant Services - Relocation Cost	0.00	0.00	0.00	0.00	(965.74)	(3.16)	0.00	0.00
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	0.00	0.00	333.33	1.09
Water	0.00	0.00	645.83	4.22	0.00	0.00	1,291.67	4.22
Electricity	50.00	0.33	891.67	5.83	40.55	0.13	1,783.33	5.83
Gas	339.92	2.22	687.50	4.49	272.63	0.89	1,375.00	4.49
Other Utilities Expense	0.00	0.00	983.33	6.43	0.00	0.00	1,966.67	6.43
Labor	5,096.60	33.31	5,526.33	36.12	11,224.71	36.68	11,052.67	36.12
Materials	4,194.70	27.42	4,229.16	27.64	7,924.19	25.90	8,458.34	27.64
Contract Cost	4,842.35	31.65	625.00	4.08	6,401.62	20.92	1,250.00	4.08
Contracts - Heating and Cooling	1,400.00	9.15	333.33	2.18	1,400.00	4.58	666.67	2.18
Contracts - Landscape and Groun	1,750.00	11.44	833.33	5.45	4,375.00	14.30	1,666.67	5.45
Contracts - Unit Turnaround	0.00	0.00	3,750.00	24.51	0.00	0.00	7,500.00	24.51
Contracts Electrical	0.00	0.00	166.67	1.09	140.00	0.46	333.33	1.09
Contracts - Plumbing	0.00	0.00	166.67	1.09	347.00	1.13	333.33	1.09
Contracts - Extermination	672.00	4.39	1,166.67	7.63	900.00	2.94	2,333.33	7.63
Contracts - Janitorial	254.75	1.67	291.67	1.91	254.75	0.83	583.33	1.91
Contract Costs - Misc	0.00	0.00	1,375.00	8.99	123.70	0.40	2,750.00	8.99
Trash Removal	0.00	0.00	1,583.33	10.35	1,528.00	4.99	3,166.67	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	404.73	1.32	125.00	0.41
Insurance - Prop	2,627.71	17.17	2,666.67	17.43	5,170.66	16.90	5,333.33	17.43
Insurance - Liability	340.61	2.23	516.67	3.38	670.23	2.19	1,033.33	3.38

