

Hocker Heights

Balance Sheet

October, 2020

Balance

Assets

Current Assets

5	UMB General Fund	399,488.55
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	3,514.36
29	Prepaid Insurance	12,946.70
40	Allow for Obsolete Inventory	42,605.39
169	CFP HUD Rec/Deferred Revenue	(125,440.58)

Total Current Assets	333,364.26
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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
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Total Assets	3,543,847.58
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Liabilities

Current Liabilities

300	Tenants Security Deposit	21,850.00
306	Accrued Comp Absences	5,363.39

Total Current Liabilities	27,213.39
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Non-Current Liabilities

470	Comp Absences - NonCurrent	375.73
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Total Non-Current Liabilities	375.73
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Total Liabilities	27,589.12
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Net Assets

600	Capitalized Assets	3,210,483.32
602	Unrestricted Assets	304,324.40
700	Current Year Net Income (Loss)	1,450.74

Total Net Assets	3,516,258.46
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Total Liabilities and Net Assets	3,543,847.58
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Hocker Heights

Board Operating Statement

Preview

October, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	2,002.50	19,949.50
Excess Utilities	0.00	42.75
Other Income - Tenant Charges & Fees	0.00	12.50
Income - Other Sources	99.38	6,630.37
HUD PH Op CARE Grant Funds	11,465.58	43,785.97
Transfers from Capital Fund Grants	0.00	120,000.00
HUD Subsidy Earned	44,519.00	267,157.40
Operating Income	58,086.46	457,578.49
Expenses		
Administrative Salaries	4,535.84	22,649.39
Admin Salaries - COVID Haz Pay	0.00	10,262.82
Staff Training - COVID	0.00	300.00
Audit Fee	4,250.00	4,250.00
Office Supplies	11.79	554.29
Computer Support / Repair	2,364.33	7,124.38
Advertising	108.34	108.34
Publications	0.00	83.80
Telephone Cost	40.00	657.81
Telephone	589.09	3,788.05
Admin Expenses - COVID Related	200.39	9,082.77
Misc. Admin Expenses	171.40	451.53
Admin Contracts	236.25	3,175.14
Tenant Screening	27.44	187.47
Copier Lease/Usage	183.40	1,100.40
Management Fees	6,574.10	47,232.38
Bookkeeping Fees	975.00	7,005.00
Asset Management Fees	1,390.00	9,730.00
Tenant Services - Salaries	189.00	1,439.48
Tenant Services - Relocation Cost	0.00	(965.74)
Tenant Services - Other incurred service cost	3,350.00	3,400.72
Water	0.00	688.23
Electricity	0.00	4,832.63
Gas	444.55	1,488.64
Other Utilities Expense	0.00	2,417.95
Labor	2,439.08	24,117.06
Maint Labor - COVID Haz Pay	0.00	11,935.96
Materials	1,445.99	15,089.43
Materials - COVID	505.38	8,422.92
Contract Cost	373.34	4,038.20
Contract Costs - COVID	0.00	4,219.77
Contracts - Heating and Cooling	0.00	1,853.47
Contracts - Landscape and Grounds	1,750.00	18,835.00
Contracts - Unit Turnaround	4,276.40	11,199.49
Contracts Electrical	390.00	810.00
Contracts - Plumbing	567.39	914.39
Contracts - Extermination	878.00	6,981.00
Contracts - Janitorial	129.50	1,403.25
Contract Costs - Misc	421.50	2,885.70
Trash Removal	1,538.00	10,636.00
Vehicle Maintenance	0.00	404.73
Insurance - Prop	2,627.71	18,139.69
Insurance - Liability	340.61	2,351.30
Insurance - Workman's Comp	686.04	4,195.35
Insurance - Other	291.62	1,948.90

Hocker Heights
Board Operating Statement

Preview

October, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Employee Benefit Cont.	1,823.20	14,509.90
Employee Benefits - Maint	531.10	5,652.28
Collection Losses	0.00	2,828.98
Operating Expenses	46,655.78	314,418.25
Operating Profit / (Loss)	11,430.68	143,160.24
Non-Operating Expenses		
Extraordinary Maintenance	0.00	21,709.50
Total Operating Funds Available	11,430.68	121,450.74
Retained Earnings		121,450.74

Report Selections

Hocker Heights

Board Operating Statement / Budget

Preview

October, 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	2,002.50	13.09	6,041.67	39.49	19,949.50	18.63	42,291.67	39.49
Excess Utilities	0.00	0.00	33.33	0.22	42.75	0.04	233.33	0.22
Other Income - Tenant Charges &	0.00	0.00	500.00	3.27	12.50	0.01	3,500.00	3.27
Income - Other Sources	99.38	0.65	37.50	0.25	6,630.37	6.19	262.50	0.25
HUD PH Op CARE Grant Funds	11,465.58	74.94	0.00	0.00	43,785.97	40.88	0.00	0.00
Transfers from Capital Fund Grant	0.00	0.00	5,000.00	32.68	120,000.00	112.04	35,000.00	32.68
HUD Subsidy Earned	44,519.00	290.97	38,867.67	254.04	267,157.40	249.45	272,073.67	254.04
Operating Income	58,086.46	379.65	50,480.17	329.94	457,578.49	427.24	353,361.17	329.94
Expenses								
Administrative Salaries	4,535.84	29.65	3,949.33	25.81	22,649.39	21.15	27,645.33	25.81
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	10,262.82	9.58	0.00	0.00
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	1,458.33	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	291.67	0.27
Staff Training - COVID	0.00	0.00	0.00	0.00	300.00	0.28	0.00	0.00
Travel	0.00	0.00	145.83	0.95	0.00	0.00	1,020.83	0.95
Audit Fee	4,250.00	27.78	333.33	2.18	4,250.00	3.97	2,333.33	2.18
Sundry	0.00	0.00	125.00	0.82	0.00	0.00	875.00	0.82
Office Supplies	11.79	0.08	187.50	1.23	554.29	0.52	1,312.50	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	1,458.33	1.36
Computer Support / Repair	2,364.33	15.45	416.67	2.72	7,124.38	6.65	2,916.67	2.72
Advertising	108.34	0.71	20.83	0.14	108.34	0.10	145.83	0.14
Publications	0.00	0.00	41.67	0.27	83.80	0.08	291.67	0.27
Telephone Cost	40.00	0.26	333.33	2.18	657.81	0.61	2,333.33	2.18
Telephone	589.09	3.85	500.00	3.27	3,788.05	3.54	3,500.00	3.27
Collection Agent Fees & Court Co:	0.00	0.00	41.67	0.27	0.00	0.00	291.67	0.27
Admin Expenses - COVID Relate:	200.39	1.31	0.00	0.00	9,082.77	8.48	0.00	0.00
Misc. Admin Expenses	171.40	1.12	333.33	2.18	451.53	0.42	2,333.33	2.18
Admin Contracts	236.25	1.54	1,083.33	7.08	3,175.14	2.96	7,583.33	7.08
Tenant Screening	27.44	0.18	416.67	2.72	187.47	0.18	2,916.67	2.72
Copier Lease/Usage	183.40	1.20	250.00	1.63	1,100.40	1.03	1,750.00	1.63
Management Fees	6,574.10	42.97	6,250.00	40.85	47,232.38	44.10	43,750.00	40.85
Bookkeeping Fees	975.00	6.37	958.33	6.26	7,005.00	6.54	6,708.33	6.26
Asset Management Fees	1,390.00	9.08	1,375.00	8.99	9,730.00	9.08	9,625.00	8.99
Tenant Services - Salaries	189.00	1.24	200.00	1.31	1,439.48	1.34	1,400.00	1.31
Tenant Services - Relocation Cost	0.00	0.00	0.00	0.00	(965.74)	(0.90)	0.00	0.00
Tenant Services - Other incurred s	3,350.00	21.90	166.67	1.09	3,400.72	3.18	1,166.67	1.09
Water	0.00	0.00	645.83	4.22	688.23	0.64	4,520.83	4.22
Electricity	0.00	0.00	891.67	5.83	4,832.63	4.51	6,241.67	5.83
Gas	444.55	2.91	687.50	4.49	1,488.64	1.39	4,812.50	4.49
Other Utilities Expense	0.00	0.00	983.33	6.43	2,417.95	2.26	6,883.33	6.43
Labor	2,439.08	15.94	5,526.33	36.12	24,117.06	22.52	38,684.33	36.12
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	11,935.96	11.14	0.00	0.00
Materials	1,445.99	9.45	4,229.16	27.64	15,089.43	14.09	29,604.16	27.64
Materials - COVID	505.38	3.30	0.00	0.00	8,422.92	7.86	0.00	0.00
Contract Cost	373.34	2.44	625.00	4.08	4,038.20	3.77	4,375.00	4.08
Contract Costs - COVID	0.00	0.00	0.00	0.00	4,219.77	3.94	0.00	0.00
Contracts - Heating and Cooling	0.00	0.00	333.33	2.18	1,853.47	1.73	2,333.33	2.18
Contracts - Landscape and Groun	1,750.00	11.44	833.33	5.45	18,835.00	17.59	5,833.33	5.45
Contracts - Unit Turnaround	4,276.40	27.95	3,750.00	24.51	11,199.49	10.46	26,250.00	24.51
Contracts Electrical	390.00	2.55	166.67	1.09	810.00	0.76	1,166.67	1.09
Contracts - Plumbing	567.39	3.71	166.67	1.09	914.39	0.85	1,166.67	1.09

Hocker Heights

Board Operating Statement / Budget

Preview

October, 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>
Contracts - Extermination	878.00	5.74	1,166.67	7.63	6,981.00	6.52	8,166.67	7.63
Contracts - Janitorial	129.50	0.85	291.67	1.91	1,403.25	1.31	2,041.67	1.91
Contract Costs - Misc	421.50	2.75	1,375.00	8.99	2,885.70	2.69	9,625.00	8.99
Trash Removal	1,538.00	10.05	1,583.33	10.35	10,636.00	9.93	11,083.33	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	404.73	0.38	437.50	0.41
Insurance - Prop	2,627.71	17.17	2,666.67	17.43	18,139.69	16.94	18,666.67	17.43
Insurance - Liability	340.61	2.23	516.67	3.38	2,351.30	2.20	3,616.67	3.38
Insurance - Workman's Comp	686.04	4.48	458.33	3.00	4,195.35	3.92	3,208.33	3.00
Insurance - Other	291.62	1.91	250.00	1.63	1,948.90	1.82	1,750.00	1.63
Employee Benefit Cont.	1,823.20	11.92	2,214.25	14.47	14,509.90	13.55	15,499.75	14.47
Employee Benefits - Maint	531.10	3.47	1,671.58	10.93	5,652.28	5.28	11,701.08	10.93
Collection Losses	0.00	0.00	833.33	5.45	2,828.98	2.64	5,833.33	5.45
Operating Expenses	46,655.78	304.94	49,515.64	323.63	314,418.25	293.57	346,609.64	323.63
Operating Profit / (Loss)	11,430.68	74.71	964.53	6.30	143,160.24	133.67	6,751.53	6.30
Non-Operating Expenses								
Extraordinary Maintenance	0.00	0.00	0.00	0.00	21,709.50	20.27	0.00	0.00
Total Operating Funds Available	11,430.68	74.71	964.53	6.30	121,450.74	113.40	6,751.53	6.30
Retained Earnings					121,450.74	113.40	6,751.53	6.30
Report Selections								