

Hocker Heights Balance Sheet

Preview

June, 2021

Balance

Assets

Current Assets

5	UMB General Fund	390,232.59
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	7,271.88
15	Accts Receivable Due from COCC	155,650.95
29	Prepaid Insurance	33,978.53
40	Allow for Obsolete Inventory	52,631.88
169	CFP HUD Rec/Deferred Revenue	(55,077.21)

Total Current Assets 584,938.46

Non-Current Assets

170	Leasehold Improvements	754,894.98
171	Land	419,951.65
172	Buildings	10,809,352.87
174	Equipment - Admin	96,329.24
175	Accumulated Depreciation	(9,094,714.00)

Total Fixed Assets 2,985,814.74

Total Assets

3,570,753.20

Liabilities

Current Liabilities

300	Tenants Security Deposit	23,946.00
304	Accts Payable Due to COCC	100,710.13
306	Accrued Comp Absences	5,403.72

Total Current Liabilities 130,059.85

Non-Current Liabilities

470	Comp Absences - NonCurrent	998.30
-----	----------------------------	--------

Total Non-Current Liabilities 998.30

Total Liabilities

131,058.15

Net Assets

600	Capitalized Assets	2,985,814.74
602	Unrestricted Assets	427,839.93
700	Current Year Net Income (Loss)	26,470.88
701	Betterments and Additions	(430.50)

Total Net Assets 3,439,695.05

Total Liabilities and Net Assets

3,570,753.20

Hocker Heights Board Operating Statement

Preview

June, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	1,436.48	6,796.48
Income - Other Sources	0.00	125.95
Transfers from Capital Fund Grants	45,000.00	55,000.00
HUD Subsidy Earned	63,384.50	183,526.30
Operating Income	109,820.98	245,448.73
Expenses		
Administrative Salaries	4,471.19	13,264.36
Travel	0.00	54.85
Office Supplies	0.00	47.76
Computer Support / Repair	40.00	40.00
Publications	59.97	59.97
Telephone Cost	632.00	632.00
Telephone	431.08	1,389.02
Misc. Admin Expenses	670.00	974.65
Admin Contracts	215.00	1,843.45
Tenant Screening	25.66	40.66
Copier Lease/Usage	0.00	323.74
Management Fees	6,371.82	19,368.31
Bookkeeping Fees	945.00	2,872.50
Asset Management Fees	1,380.00	4,140.00
Tenant Services - Salaries	391.44	977.77
Water	290.89	281.35
Electricity	1,500.82	773.08
Gas	598.46	1,076.90
Other Utilities Expense	1,161.89	1,125.18
Maintenance Labor	4,442.81	14,424.37
Temporary Labor	0.00	1,593.10
Materials	2,112.42	7,077.24
Contract Cost	1,810.28	3,985.18
Contracts - Heating and Cooling	0.00	10,816.53
Contracts - Landscape and Grounds	3,500.00	9,625.00
Contracts - Unit Turnaround	4,494.29	6,278.74
Contracts Electrical	547.26	547.26
Contracts - Plumbing	651.20	923.76
Contracts - Extermination	1,115.00	1,343.00
Contracts - Janitorial	257.68	583.04
Contract Costs - Misc	308.00	1,690.50
Trash Removal	0.00	3,026.00
Insurance - Prop	2,679.67	8,128.33
Insurance - Liability	361.55	1,096.70
Insurance - Workman's Comp	663.91	2,013.86
Insurance - Other	346.30	993.92
Employee Benefit Cont.	1,671.67	4,943.81
Employee Benefits - Maint	1,575.38	4,700.96
Collection Losses	0.00	(115.00)
Operating Expenses	45,722.64	132,961.85
Operating Profit / (Loss)	64,098.34	112,486.88
Non-Operating Expenses		
Extraordinary Maintenance	0.00	31,016.00

Hocker Heights

Board Operating Statement

Preview

June, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Betterments and Additions	430.50	430.50
Non-Operating Expenses	430.50	31,446.50
Profit/(Loss)	63,667.84	81,040.38

Report Selections

Hocker Heights

Board Operating Statement / Budget

Preview

June, 2021

	<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	1,436.48	9.39	6,041.67	39.49	6,796.48	14.81	18,125.00	39.49
Excess Utilities	0.00	0.00	33.33	0.22	0.00	0.00	100.00	0.22
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	500.01	3.27	0.00	0.00	1,500.00	3.27
Transfers from Capital Fund Grants	45,000.00	294.12	5,000.00	32.68	55,000.00	119.83	15,000.00	32.68
HUD Subsidy Earned	63,384.50	414.28	38,867.67	254.04	183,526.30	399.84	116,603.00	254.04
Operating Income	109,820.98	717.78	50,480.18	329.94	245,448.73	534.75	151,440.50	329.94
Expenses								
Administrative Salaries	4,471.19	29.22	3,949.33	25.81	13,264.36	28.90	11,848.00	25.81
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	625.00	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	125.00	0.27
Travel	0.00	0.00	145.83	0.95	54.85	0.12	437.50	0.95
Audit Fee	0.00	0.00	333.33	2.18	0.00	0.00	1,000.00	2.18
Office Supplies	0.00	0.00	187.50	1.23	47.76	0.10	562.50	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	625.00	1.36
Computer Support / Repair	40.00	0.26	416.67	2.72	40.00	0.09	1,250.00	2.72
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	62.50	0.14
Publications	59.97	0.39	41.67	0.27	59.97	0.13	125.00	0.27
Telephone Cost	632.00	4.13	333.33	2.18	632.00	1.38	1,000.00	2.18
Telephone	431.08	2.82	500.00	3.27	1,389.02	3.03	1,500.00	3.27
Collection Agent Fees & Court Costs	0.00	0.00	41.67	0.27	0.00	0.00	125.00	0.27
Misc. Admin Expenses	670.00	4.38	458.33	3.00	974.65	2.12	1,375.00	3.00
Admin Contracts	215.00	1.41	1,083.33	7.08	1,843.45	4.02	3,250.00	7.08
Tenant Screening	25.66	0.17	416.67	2.72	40.66	0.09	1,250.00	2.72
Copier Lease/Usage	0.00	0.00	250.00	1.63	323.74	0.71	750.00	1.63
Management Fees	6,371.82	41.65	6,250.00	40.85	19,368.31	42.20	18,750.00	40.85
Bookkeeping Fees	945.00	6.18	958.33	6.26	2,872.50	6.26	2,875.00	6.26
Asset Management Fees	1,380.00	9.02	1,375.00	8.99	4,140.00	9.02	4,125.00	8.99
Tenant Services - Salaries	391.44	2.56	200.00	1.31	977.77	2.13	600.00	1.31
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	0.00	0.00	500.00	1.09
Water	290.89	1.90	645.83	4.22	281.35	0.61	1,937.50	4.22
Electricity	1,500.82	9.81	891.67	5.83	773.08	1.68	2,675.00	5.83
Gas	598.46	3.91	687.50	4.49	1,076.90	2.35	2,062.50	4.49
Other Utilities Expense	1,161.89	7.59	983.33	6.43	1,125.18	2.45	2,950.00	6.43
Maintenance Labor	4,442.81	29.04	5,525.58	36.11	14,424.37	31.43	16,576.75	36.11
Temporary Labor	0.00	0.00	0.00	0.00	1,593.10	3.47	0.00	0.00
Materials	2,112.42	13.81	4,229.16	27.64	7,077.24	15.42	12,687.50	27.64
Contract Cost	1,810.28	11.83	625.00	4.08	3,985.18	8.68	1,875.00	4.08
Contracts - Heating and Cooling	0.00	0.00	333.33	2.18	10,816.53	23.57	1,000.00	2.18
Contracts - Landscape and Grounds	3,500.00	22.88	833.33	5.45	9,625.00	20.97	2,500.00	5.45
Contracts - Unit Turnaround	4,494.29	29.37	3,750.00	24.51	6,278.74	13.68	11,250.00	24.51
Contracts Electrical	547.26	3.58	166.67	1.09	547.26	1.19	500.00	1.09
Contracts - Plumbing	651.20	4.26	166.67	1.09	923.76	2.01	500.00	1.09
Contracts - Extermination	1,115.00	7.29	1,166.67	7.63	1,343.00	2.93	3,500.00	7.63
Contracts - Janitorial	257.68	1.68	291.67	1.91	583.04	1.27	875.00	1.91
Contract Costs - Misc	308.00	2.01	1,375.00	8.99	1,690.50	3.68	4,125.00	8.99
Trash Removal	0.00	0.00	1,583.33	10.35	3,026.00	6.59	4,750.00	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	0.00	0.00	187.50	0.41
Insurance - Prop	2,679.67	17.51	2,666.67	17.43	8,128.33	17.71	8,000.00	17.43
Insurance - Liability	361.55	2.36	516.67	3.38	1,096.70	2.39	1,550.00	3.38
Insurance - Workman's Comp	663.91	4.34	458.33	3.00	2,013.86	4.39	1,375.00	3.00

Hocker Heights

Board Operating Statement / Budget

Preview

June, 2021

	<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>
Insurance - Other	346.30	2.26	208.33	1.36	993.92	2.17	625.00	1.36
Employee Benefit Cont.	1,671.67	10.93	2,214.25	14.47	4,943.81	10.77	6,642.75	14.47
Employee Benefits - Maint	1,575.38	10.30	1,671.58	10.93	4,700.96	10.24	5,014.75	10.93
Collection Losses	0.00	0.00	833.33	5.45	(115.00)	(0.25)	2,500.00	5.45
Operating Expenses	45,722.64	298.84	49,473.22	323.35	132,961.85	289.68	148,419.75	323.35
Operating Profit / (Loss)	64,098.34	418.94	1,006.96	6.58	112,486.88	245.07	3,020.75	6.58
Non-Operating Expenses								
Extraordinary Maintenance	0.00	0.00	0.00	0.00	31,016.00	67.57	0.00	0.00
Betterments and Additions	430.50	2.81	0.00	0.00	430.50	0.94	0.00	0.00
Non-Operating Expenses	430.50	2.81	0.00	0.00	31,446.50	68.51	0.00	0.00
Profit/(Loss)	63,667.84	416.13	1,006.96	6.58	81,040.38	176.56	3,020.75	6.58

Report Selections