

Hocker Heights Balance Sheet

January, 2022

Balance

Assets

Current Assets

5	UMB General Fund	461,625.18
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	10,476.73
29	Prepaid Insurance	45,274.26
40	Allow for Obsolete Inventory	52,631.88
169	CFP HUD Rec/Deferred Revenue	(128,410.55)

Total Current Assets

441,847.34

Non-Current Assets

170	Leasehold Improvements	754,894.98
171	Land	419,951.65
172	Buildings	10,817,856.08
174	Equipment - Admin	96,329.24
175	Accumulated Depreciation	(9,094,714.00)

Total Fixed Assets

2,994,317.95

3,436,165.29

Total Assets

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,944.98
306	Accrued Comp Absences	5,403.72

Total Current Liabilities

28,348.70

Non-Current Liabilities

470	Comp Absences - NonCurrent	998.30
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Total Non-Current Liabilities

998.30

29,347.00

Total Liabilities

Net Assets

600	Capitalized Assets	2,985,814.74
602	Unrestricted Assets	427,839.93
700	Current Year Net Income (Loss)	(6,836.38)
701	Betterments and Additions	(8,503.21)
702	Property Contra	8,503.21

Total Net Assets

3,406,818.29

3,436,165.29

Total Liabilities and Net Assets

Hocker Heights

Board Operating Statement

Preview

January, 2022

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	991.00	11,416.48
Excess Utilities	103.28	542.56
Other Income - Tenant Charges & Fees	0.00	25,775.50
Income - Other Sources	0.00	13,859.19
Transfers from Capital Fund Grants	0.00	135,000.00
Loss or Gain on Equipment	0.00	14,000.00
HUD Subsidy Earned	48,523.95	547,065.05
Operating Income	49,618.23	747,658.78
Expenses		
Administrative Salaries	4,217.42	45,838.78
Travel	0.00	54.85
Audit Fee	0.00	3,762.50
Postage	0.00	208.00
Office Supplies	73.48	887.01
Computer Support / Repair	2,457.33	7,859.57
Advertising	0.00	377.50
Publications	0.00	413.68
Telephone Cost	73.00	775.00
Telephone	207.41	5,504.55
Misc. Admin Expenses	1,321.33	5,419.61
Admin Contracts	462.50	4,955.94
Tenant Screening	288.03	517.77
Copier Lease/Usage	0.00	1,637.68
Management Fees	6,355.41	64,873.94
Bookkeeping Fees	922.50	9,540.00
Asset Management Fees	1,380.00	13,800.00
Tenant Services - Salaries	525.24	3,648.19
Tenant Services - Other incurred service cost	0.00	2,100.00
Water	39.50	1,734.57
Electricity	59.42	7,770.31
Gas	1,581.23	7,162.79
Other Utilities Expense	152.56	6,811.50
Maintenance Labor	5,892.12	54,095.10
Temporary Labor	0.00	1,593.10
Materials	7,040.23	57,737.84
Contract Cost	1,529.69	31,068.63
Contracts - Heating and Cooling	225.00	13,983.43
Contracts - Snow Removal	5,910.50	5,910.50
Contracts - Landscape and Grounds	0.00	18,750.00
Contracts - Unit Turnaround	1,381.88	23,042.24
Contracts Electrical	0.00	1,776.09
Contracts - Plumbing	0.00	13,232.52
Contracts - Extermination	1,117.00	10,726.00
Contracts - Janitorial	0.00	2,402.92
Contract Costs - Misc	880.00	7,619.20
Trash Removal	0.00	13,542.00
Insurance - Prop	3,015.01	27,578.64
Insurance - Liability	382.33	3,696.53
Insurance - Workman's Comp	1,009.45	9,014.89
Insurance - Other	725.15	6,980.21
Employee Benefit Cont.	1,327.87	17,922.17
Employee Benefits - Maint	1,165.98	18,848.22
Collection Losses	0.00	28,700.39

Hocker Heights Board Operating Statement

Preview

January, 2022

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Expenses	51,718.57	563,874.36
Operating Profit / (Loss)	(2,100.34)	183,784.42
Non-Operating Expenses		
Extraordinary Maintenance	0.00	55,620.80
Replacement of Equipment	4,295.00	7,722.71
Betterments and Additions	0.00	780.50
Non-Operating Expenses	4,295.00	64,124.01
Profit/(Loss)	(6,395.34)	119,660.41

Report Selections

Hocker Heights

Board Operating Statement / Budget

Preview

January, 2022

	<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	991.00	6.48	6,041.67	39.49	11,416.48	7.46	60,416.67	39.49
Excess Utilities	103.28	0.68	33.33	0.22	542.56	0.35	333.33	0.22
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	500.01	3.27	25,775.50	16.85	5,000.01	3.27
Transfers from Capital Fund Grant	0.00	0.00	37.50	0.25	13,859.19	9.06	375.00	0.25
Loss or Gain on Equipment	0.00	0.00	5,000.00	32.68	135,000.00	88.24	50,000.00	32.68
HUD Subsidy Earned	0.00	0.00	0.00	0.00	14,000.00	9.15	0.00	0.00
	48,523.95	317.15	38,867.67	254.04	547,065.05	357.56	388,676.67	254.04
Operating Income	49,618.23	324.30	50,480.18	329.94	747,658.78	488.67	504,801.68	329.94
Expenses								
Administrative Salaries	4,217.42	27.56	3,949.33	25.81	45,838.78	29.96	39,493.33	25.81
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	2,083.33	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	416.67	0.27
Travel	0.00	0.00	145.83	0.95	54.85	0.04	1,458.33	0.95
Audit Fee	0.00	0.00	333.33	2.18	3,762.50	2.46	3,333.33	2.18
Postage	0.00	0.00	0.00	0.00	208.00	0.14	0.00	0.00
Office Supplies	73.48	0.48	187.50	1.23	887.01	0.58	1,875.00	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	2,083.33	1.36
Computer Support / Repair	2,457.33	16.06	416.67	2.72	7,859.57	5.14	4,166.67	2.72
Advertising	0.00	0.00	20.83	0.14	377.50	0.25	208.33	0.14
Publications	0.00	0.00	41.67	0.27	413.68	0.27	416.67	0.27
Telephone Cost	73.00	0.48	333.33	2.18	775.00	0.51	3,333.33	2.18
Telephone	207.41	1.36	500.00	3.27	5,504.55	3.60	5,000.00	3.27
Collection Agent Fees & Court Co.	0.00	0.00	41.67	0.27	0.00	0.00	416.67	0.27
Misc. Admin Expenses	1,321.33	8.64	458.33	3.00	5,419.61	3.54	4,583.33	3.00
Admin Contracts	462.50	3.02	1,083.33	7.08	4,955.94	3.24	10,833.33	7.08
Tenant Screening	288.03	1.88	416.67	2.72	517.77	0.34	4,166.67	2.72
Copier Lease/Usage	0.00	0.00	250.00	1.63	1,637.68	1.07	2,500.00	1.63
Management Fees	6,355.41	41.54	6,250.00	40.85	64,873.94	42.40	62,500.00	40.85
Bookkeeping Fees	922.50	6.03	958.33	6.26	9,540.00	6.24	9,583.33	6.26
Asset Management Fees	1,380.00	9.02	1,375.00	8.99	13,800.00	9.02	13,750.00	8.99
Tenant Services - Salaries	525.24	3.43	200.00	1.31	3,648.19	2.38	2,000.00	1.31
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	2,100.00	1.37	1,666.67	1.09
Water	39.50	0.26	645.83	4.22	1,734.57	1.13	6,458.33	4.22
Electricity	59.42	0.39	891.67	5.83	7,770.31	5.08	8,916.67	5.83
Gas	1,581.23	10.33	687.50	4.49	7,162.79	4.68	6,875.00	4.49
Other Utilities Expense	152.56	1.00	983.33	6.43	6,811.50	4.45	9,833.33	6.43
Maintenance Labor	5,892.12	38.51	5,525.58	36.11	54,095.10	35.36	55,255.83	36.11
Temporary Labor	0.00	0.00	0.00	0.00	1,593.10	1.04	0.00	0.00
Materials	7,040.23	46.01	4,229.16	27.64	57,737.84	37.74	42,291.66	27.64
Contract Cost	1,529.69	10.00	625.00	4.08	31,068.63	20.31	6,250.00	4.08
Contracts - Heating and Cooling	225.00	1.47	333.33	2.18	13,983.43	9.14	3,333.33	2.18
Contracts - Snow Removal	5,910.50	38.63	0.00	0.00	5,910.50	3.86	0.00	0.00
Contracts - Landscape and Groun	0.00	0.00	833.33	5.45	18,750.00	12.25	8,333.33	5.45
Contracts - Unit Turnaround	1,381.88	9.03	3,750.00	24.51	23,042.24	15.06	37,500.00	24.51
Contracts Electrical	0.00	0.00	166.67	1.09	1,776.09	1.16	1,666.67	1.09
Contracts - Plumbing	0.00	0.00	166.67	1.09	13,232.52	8.65	1,666.67	1.09
Contracts - Extermination	1,117.00	7.30	1,166.67	7.63	10,726.00	7.01	11,666.67	7.63
Contracts - Janitorial	0.00	0.00	291.67	1.91	2,402.92	1.57	2,916.67	1.91
Contract Costs - Misc	880.00	5.75	1,375.00	8.99	7,619.20	4.98	13,750.00	8.99
Trash Removal	0.00	0.00	1,583.33	10.35	13,542.00	8.85	15,833.33	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	0.00	0.00	625.00	0.41

Hocker Heights

Board Operating Statement / Budget

Preview

January, 2022

	<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 - Prop	3,015.01	19.71	2,666.67	17.43	27,578.64	18.03	26,666.67	17.43
Insurance - Liability	382.33	2.50	516.67	3.38	3,696.53	2.42	5,166.67	3.38
Insurance - Workman's Comp	1,009.45	6.60	458.33	3.00	9,014.89	5.89	4,583.33	3.00
Insurance - Other	725.15	4.74	208.33	1.36	6,980.21	4.56	2,083.33	1.36
Employee Benefit Cont.	1,327.87	8.68	2,214.25	14.47	17,922.17	11.71	22,142.50	14.47
Employee Benefits - Maint	1,165.98	7.62	1,671.58	10.93	18,848.22	12.32	16,715.83	10.93
Collection Losses	0.00	0.00	833.33	5.45	28,700.39	18.76	8,333.33	5.45
Operating Expenses	51,718.57	338.03	49,473.22	323.35	563,874.36	368.55	494,732.47	323.35
Operating Profit / (Loss)	(2,100.34)	(13.73)	1,006.96	6.58	183,784.42	120.12	10,069.21	6.58
Non-Operating Expenses								
Extraordinary Maintenance	0.00	0.00	0.00	0.00	55,620.80	36.35	0.00	0.00
Replacement of Equipment	4,295.00	28.07	0.00	0.00	7,722.71	5.05	0.00	0.00
Betterments and Additions	0.00	0.00	0.00	0.00	780.50	0.51	0.00	0.00
Non-Operating Expenses	4,295.00	28.07	0.00	0.00	64,124.01	41.91	0.00	0.00
Profit/(Loss)	(6,395.34)	(41.80)	1,006.96	6.58	119,660.41	78.21	10,069.21	6.58

Report Selections