

# Hocker Heights Balance Sheet

Preview

December, 2021

Balance

## Assets

### Current Assets

5	UMB General Fund	466,897.21
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	7,484.77
29	Prepaid Insurance	50,406.20
40	Allow for Obsolete Inventory	52,631.88
169	CFP HUD Rec/Deferred Revenue	(130,077.22)

Total Current Assets 447,592.68

### Non-Current Assets

170	Leasehold Improvements	754,894.98
171	Land	419,951.65
172	Buildings	10,813,561.08
174	Equipment - Admin	96,329.24
175	Accumulated Depreciation	(9,094,714.00)

Total Fixed Assets 2,990,022.95

## Total Assets

**3,437,615.63**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	22,294.98
306	Accrued Comp Absences	5,403.72

Total Current Liabilities 27,698.70

### Non-Current Liabilities

470	Comp Absences - NonCurrent	998.30
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Total Non-Current Liabilities 998.30

## Total Liabilities

**28,697.00**

## Net Assets

600	Capitalized Assets	2,985,814.74
602	Unrestricted Assets	427,839.93
700	Current Year Net Income (Loss)	(4,736.04)
701	Betterments and Additions	(4,208.21)
702	Property Contra	4,208.21

Total Net Assets 3,408,918.63

## Total Liabilities and Net Assets

**3,437,615.63**

# Hocker Heights Board Operating Statement

Preview

December, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	813.00	10,425.48
Excess Utilities	286.68	439.28
Other Income - Tenant Charges & Fees	0.00	25,775.50
Income - Other Sources	44.51	13,859.19
Transfers from Capital Fund Grants	35,000.00	135,000.00
Loss or Gain on Equipment	0.00	14,000.00
HUD Subsidy Earned	56,931.30	498,541.10
<b>Operating Income</b>	<b>93,075.49</b>	<b>698,040.55</b>
<b>Expenses</b>		
Administrative Salaries	4,325.49	41,621.36
Travel	0.00	54.85
Audit Fee	0.00	3,762.50
Postage	0.00	208.00
Office Supplies	37.44	813.53
Computer Support / Repair	99.15	5,402.24
Advertising	0.00	377.50
Publications	293.74	413.68
Telephone Cost	0.00	702.00
Telephone	608.18	5,297.14
Misc. Admin Expenses	882.14	4,098.28
Admin Contracts	231.66	4,493.44
Tenant Screening	97.46	229.74
Copier Lease/Usage	323.74	1,637.68
Management Fees	6,303.74	58,518.53
Bookkeeping Fees	915.00	8,617.50
Asset Management Fees	1,380.00	12,420.00
Tenant Services - Salaries	422.34	3,122.95
Tenant Services - Other incurred service cost	0.00	2,100.00
Water	524.79	1,695.07
Electricity	1,928.48	7,710.89
Gas	1,200.72	5,581.56
Other Utilities Expense	2,035.25	6,658.94
Maintenance Labor	6,388.95	48,202.98
Temporary Labor	0.00	1,593.10
Materials	6,607.07	50,697.61
Contract Cost	7,435.13	29,538.94
Contracts - Heating and Cooling	85.00	13,758.43
Contracts - Landscape and Grounds	0.00	18,750.00
Contracts - Unit Turnaround	5,135.78	21,660.36
Contracts Electrical	0.00	1,776.09
Contracts - Plumbing	1,062.61	13,232.52
Contracts - Extermination	2,768.00	9,609.00
Contracts - Janitorial	523.42	2,402.92
Contract Costs - Misc	3,438.33	6,739.20
Trash Removal	3,026.00	13,542.00
Insurance - Prop	2,768.99	24,563.63
Insurance - Liability	373.60	3,314.20
Insurance - Workman's Comp	1,009.45	8,005.44
Insurance - Other	735.94	6,255.06
Employee Benefit Cont.	2,068.86	16,594.30
Employee Benefits - Maint	2,721.93	17,682.24
Collection Losses	0.00	28,700.39

Hocker Heights  
Board Operating Statement  
December, 2021

Preview

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Operating Expenses</b>	<b>67,758.38</b>	<b>512,155.79</b>
<b>Operating Profit / (Loss)</b>	<b>25,317.11</b>	<b>185,884.76</b>
<b>Non-Operating Expenses</b>		
Extraordinary Maintenance	0.00	55,620.80
Replacement of Equipment	0.00	3,427.71
Betterments and Additions	0.00	780.50
<b>Non-Operating Expenses</b>	<b>0.00</b>	<b>59,829.01</b>
<b>Profit/(Loss)</b>	<b>25,317.11</b>	<b>126,055.75</b>

Report Selections

# Hocker Heights

## Board Operating Statement / Budget

Preview

December, 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>
<b>Income</b>								
Dwelling Rent	813.00	5.31	6,041.67	39.49	10,425.48	7.57	54,375.00	39.49
Excess Utilities	286.68	1.87	33.33	0.22	439.28	0.32	300.00	0.22
Other Income - Tenant Charges &	0.00	0.00	500.01	3.27	25,775.50	18.72	4,500.00	3.27
Income - Other Sources	44.51	0.29	37.50	0.25	13,859.19	10.06	337.50	0.25
Transfers from Capital Fund Grant	35,000.00	228.76	5,000.00	32.68	135,000.00	98.04	45,000.00	32.68
Loss or Gain on Equipment	0.00	0.00	0.00	0.00	14,000.00	10.17	0.00	0.00
HUD Subsidy Earned	56,931.30	372.10	38,867.67	254.04	498,541.10	362.05	349,809.00	254.04
<b>Operating Income</b>	<b>93,075.49</b>	<b>608.34</b>	<b>50,480.18</b>	<b>329.94</b>	<b>698,040.55</b>	<b>506.93</b>	<b>454,321.50</b>	<b>329.94</b>
<b>Expenses</b>								
Administrative Salaries	4,325.49	28.27	3,949.33	25.81	41,621.36	30.23	35,544.00	25.81
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	1,875.00	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	375.00	0.27
Travel	0.00	0.00	145.83	0.95	54.85	0.04	1,312.50	0.95
Audit Fee	0.00	0.00	333.33	2.18	3,762.50	2.73	3,000.00	2.18
Postage	0.00	0.00	0.00	0.00	208.00	0.15	0.00	0.00
Office Supplies	37.44	0.24	187.50	1.23	813.53	0.59	1,687.50	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	1,875.00	1.36
Computer Support / Repair	99.15	0.65	416.67	2.72	5,402.24	3.92	3,750.00	2.72
Advertising	0.00	0.00	20.83	0.14	377.50	0.27	187.50	0.14
Publications	293.74	1.92	41.67	0.27	413.68	0.30	375.00	0.27
Telephone Cost	0.00	0.00	333.33	2.18	702.00	0.51	3,000.00	2.18
Telephone	608.18	3.98	500.00	3.27	5,297.14	3.85	4,500.00	3.27
Collection Agent Fees & Court Co:	0.00	0.00	41.67	0.27	0.00	0.00	375.00	0.27
Misc. Admin Expenses	882.14	5.77	458.33	3.00	4,098.28	2.98	4,125.00	3.00
Admin Contracts	231.66	1.51	1,083.33	7.08	4,493.44	3.26	9,750.00	7.08
Tenant Screening	97.46	0.64	416.67	2.72	229.74	0.17	3,750.00	2.72
Copier Lease/Usage	323.74	2.12	250.00	1.63	1,637.68	1.19	2,250.00	1.63
Management Fees	6,303.74	41.20	6,250.00	40.85	58,518.53	42.50	56,250.00	40.85
Bookkeeping Fees	915.00	5.98	958.33	6.26	8,617.50	6.26	8,625.00	6.26
Asset Management Fees	1,380.00	9.02	1,375.00	8.99	12,420.00	9.02	12,375.00	8.99
Tenant Services - Salaries	422.34	2.76	200.00	1.31	3,122.95	2.27	1,800.00	1.31
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	2,100.00	1.53	1,500.00	1.09
Water	524.79	3.43	645.83	4.22	1,695.07	1.23	5,812.50	4.22
Electricity	1,928.48	12.60	891.67	5.83	7,710.89	5.60	8,025.00	5.83
Gas	1,200.72	7.85	687.50	4.49	5,581.56	4.05	6,187.50	4.49
Other Utilities Expense	2,035.25	13.30	983.33	6.43	6,658.94	4.84	8,850.00	6.43
Maintenance Labor	6,388.95	41.76	5,525.58	36.11	48,202.98	35.01	49,730.25	36.11
Temporary Labor	0.00	0.00	0.00	0.00	1,593.10	1.16	0.00	0.00
Materials	6,607.07	43.18	4,229.16	27.64	50,697.61	36.82	38,062.50	27.64
Contract Cost	7,435.13	48.60	625.00	4.08	29,538.94	21.45	5,625.00	4.08
Contracts - Heating and Cooling	85.00	0.56	333.33	2.18	13,758.43	9.99	3,000.00	2.18
Contracts - Landscape and Groun	0.00	0.00	833.33	5.45	18,750.00	13.62	7,500.00	5.45
Contracts - Unit Turnaround	5,135.78	33.57	3,750.00	24.51	21,660.36	15.73	33,750.00	24.51
Contracts Electrical	0.00	0.00	166.67	1.09	1,776.09	1.29	1,500.00	1.09
Contracts - Plumbing	1,062.61	6.95	166.67	1.09	13,232.52	9.61	1,500.00	1.09
Contracts - Extermination	2,768.00	18.09	1,166.67	7.63	9,609.00	6.98	10,500.00	7.63
Contracts - Janitorial	523.42	3.42	291.67	1.91	2,402.92	1.75	2,625.00	1.91
Contract Costs - Misc	3,438.33	22.47	1,375.00	8.99	6,739.20	4.89	12,375.00	8.99
Trash Removal	3,026.00	19.78	1,583.33	10.35	13,542.00	9.83	14,250.00	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	0.00	0.00	562.50	0.41
Insurance - Prop	2,768.99	18.10	2,666.67	17.43	24,563.63	17.84	24,000.00	17.43

# Hocker Heights

## Board Operating Statement / Budget

Preview

December, 2021

	<u>Monthly</u> <u>Totals</u>	<u>PUM</u>	<u>Monthly</u> <u>Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
Insurance - Liability	373.60	2.44	516.67	3.38	3,314.20	2.41	4,650.00	3.38
Insurance - Workman's Comp	1,009.45	6.60	458.33	3.00	8,005.44	5.81	4,125.00	3.00
Insurance - Other	735.94	4.81	208.33	1.36	6,255.06	4.54	1,875.00	1.36
Employee Benefit Cont.	2,068.86	13.52	2,214.25	14.47	16,594.30	12.05	19,928.25	14.47
Employee Benefits - Maint	2,721.93	17.79	1,671.58	10.93	17,682.24	12.84	15,044.25	10.93
Collection Losses	0.00	0.00	833.33	5.45	28,700.39	20.84	7,500.00	5.45
<b>Operating Expenses</b>	<b>67,758.38</b>	<b>442.87</b>	<b>49,473.22</b>	<b>323.35</b>	<b>512,155.79</b>	<b>371.94</b>	<b>445,259.25</b>	<b>323.35</b>
<b>Operating Profit / (Loss)</b>	<b>25,317.11</b>	<b>165.47</b>	<b>1,006.96</b>	<b>6.58</b>	<b>185,884.76</b>	<b>134.99</b>	<b>9,062.25</b>	<b>6.58</b>
<b>Non-Operating Expenses</b>								
Extraordinary Maintenance	0.00	0.00	0.00	0.00	55,620.80	40.39	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00	3,427.71	2.49	0.00	0.00
Betterments and Additions	0.00	0.00	0.00	0.00	780.50	0.57	0.00	0.00
<b>Non-Operating Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>59,829.01</b>	<b>43.45</b>	<b>0.00</b>	<b>0.00</b>
<b>Profit/(Loss)</b>	<b>25,317.11</b>	<b>165.47</b>	<b>1,006.96</b>	<b>6.58</b>	<b>126,055.75</b>	<b>91.54</b>	<b>9,062.25</b>	<b>6.58</b>
Report Selections								