

# Hocker Heights Balance Sheet

Preview

February, 2021

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	<u>Balance</u>
<b>Assets</b>	
Current Assets	
5 UMB General Fund	403,201.48
9 Petty Cash	249.84
11 Allowance for Doubtful Accounts	3,834.82
29 Prepaid Insurance	36,470.85
40 Allow for Obsolete Inventory	42,605.39
169 CFP HUD Rec/Deferred Revenue	(118,773.90)
Total Current Assets	<u>367,588.48</u>
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	<u>3,210,483.32</u>
<b>Total Assets</b>	<u><b>3,578,071.80</b></u>
<b>Liabilities</b>	
Current Liabilities	
300 Tenants Security Deposit	23,396.00
306 Accrued Comp Absences	5,363.39
Total Current Liabilities	<u>28,759.39</u>
Non-Current Liabilities	
470 Comp Absences - NonCurrent	375.73
Total Non-Current Liabilities	<u>375.73</u>
<b>Total Liabilities</b>	<u><b>29,135.12</b></u>
<b>Net Assets</b>	
600 Capitalized Assets	3,210,483.32
602 Unrestricted Assets	304,324.40
700 Current Year Net Income (Loss)	34,128.96
Total Net Assets	<u>3,548,936.68</u>
<b>Total Liabilities and Net Assets</b>	<u><b>3,578,071.80</b></u>

# Hocker Heights

## Board Operating Statement

Preview

February, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	2,151.00	26,297.50
Excess Utilities	5.13	59.64
Other Income - Tenant Charges & Fees	8.83	593.17
Income - Other Sources	88.28	60,017.67
HUD PH Op CARE Grant Funds	0.00	44,491.74
Transfers from Capital Fund Grants	0.00	120,000.00
HUD Subsidy Earned	61,357.20	489,203.90
<b>Operating Income</b>	<b>63,610.44</b>	<b>740,663.62</b>
<b>Expenses</b>		
Administrative Salaries	4,541.23	42,055.11
Admin Salaries - COVID Haz Pay	0.00	10,262.82
Legal Expense	0.00	467.25
Staff Training	1,080.00	1,198.99
Staff Training - COVID	0.00	300.00
Audit Fee	0.00	4,250.00
Office Supplies	95.09	1,127.80
Expendable Office Equipment	0.00	817.98
Computer Support / Repair	0.00	9,488.71
Advertising	108.34	785.25
Publications	180.76	264.56
Telephone Cost	0.00	703.81
Telephone	597.89	6,494.99
Admin Expenses - COVID Related	0.00	9,194.69
Misc. Admin Expenses	86.34	5,429.61
Admin Contracts	533.93	5,297.71
Tenant Screening	65.66	314.75
Copier Lease/Usage	161.87	1,728.94
Management Fees	6,776.38	73,528.78
Bookkeeping Fees	1,005.00	10,905.00
Asset Management Fees	1,390.00	15,290.00
Tenant Services - Salaries	363.11	2,556.68
Tenant Services - Other incurred service cost	0.00	3,400.72
Water	392.55	1,545.92
Electricity	1,877.25	8,498.19
Gas	982.35	4,615.92
Other Utilities Expense	1,274.11	5,534.34
Labor	2,792.62	35,381.53
Temporary Labor	2,430.37	2,430.37
Maint Labor - COVID Haz Pay	0.00	11,935.96
Materials	9,631.72	42,888.01
Materials - COVID	0.00	8,422.92
Contract Cost	820.92	12,911.68
Contract Costs - COVID	0.00	4,219.77
Contracts - Heating and Cooling	0.00	3,678.47
Contracts - Snow Removal	0.00	664.00
Contracts - Landscape and Grounds	0.00	19,710.00
Contracts - Unit Turnaround	945.61	15,148.32
Contracts Electrical	1,490.30	4,135.30
Contracts - Plumbing	754.94	3,375.48
Contracts - Extermination	228.00	8,178.00
Contracts - Janitorial	257.68	2,428.11
Contract Costs - Misc	682.00	3,878.70
Trash Removal	1,518.00	16,773.00
Vehicle Maintenance	717.98	1,137.29

# Hocker Heights Board Operating Statement

Preview

February, 2021

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Insurance - Prop	2,501.02	28,580.36
Insurance - Liability	337.45	8,245.73
Insurance - Workman's Comp	619.65	6,850.99
Insurance - Other	297.26	3,149.11
Employee Benefit Cont.	539.69	21,658.16
Employee Benefits - Maint	236.08	9,302.08
Collection Losses	0.00	3,843.27
<b>Operating Expenses</b>	<b>48,313.15</b>	<b>504,985.13</b>
<b>Operating Profit / (Loss)</b>	<b>15,297.29</b>	<b>235,678.49</b>
<b>Non-Operating Expenses</b>		
Extraordinary Maintenance	1,562.12	81,549.53
<b>Total Operating Funds Available</b>	<b>13,735.17</b>	<b>154,128.96</b>
<b>Retained Earnings</b>		<b>154,128.96</b>

Report Selections

# Hocker Heights

## Board Operating Statement / Budget

Preview

February, 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	2,151.00	14.06	6,041.67	39.49	26,297.50	15.63	66,458.33	39.49
Excess Utilities	5.13	0.03	33.33	0.22	59.64	0.04	366.67	0.22
Other Income - Tenant Charges & Income - Other Sources	88.28	0.58	37.50	0.25	60,017.67	35.66	412.50	0.25
HUD PH Op CARE Grant Funds	0.00	0.00	0.00	0.00	44,491.74	26.44	0.00	0.00
Transfers from Capital Fund Grant	0.00	0.00	5,000.00	32.68	120,000.00	71.30	55,000.00	32.68
HUD Subsidy Earned	61,357.20	401.03	38,867.67	254.04	489,203.90	290.67	427,544.33	254.04
<b>Operating Income</b>	<b>63,610.44</b>	<b>415.75</b>	<b>50,480.17</b>	<b>329.94</b>	<b>740,663.62</b>	<b>440.09</b>	<b>555,281.83</b>	<b>329.94</b>
<b>Expenses</b>								
Administrative Salaries	4,541.23	29.68	3,949.33	25.81	42,055.11	24.99	43,442.67	25.81
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	10,262.82	6.10	0.00	0.00
Legal Expense	0.00	0.00	208.33	1.36	467.25	0.28	2,291.67	1.36
Staff Training	1,080.00	7.06	41.67	0.27	1,198.99	0.71	458.33	0.27
Staff Training - COVID	0.00	0.00	0.00	0.00	300.00	0.18	0.00	0.00
Travel	0.00	0.00	145.83	0.95	0.00	0.00	1,604.17	0.95
Audit Fee	0.00	0.00	333.33	2.18	4,250.00	2.53	3,666.67	2.18
Office Supplies	95.09	0.62	187.50	1.23	1,127.80	0.67	2,062.50	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	817.98	0.49	2,291.67	1.36
Computer Support / Repair	0.00	0.00	416.67	2.72	9,488.71	5.64	4,583.33	2.72
Advertising	108.34	0.71	20.83	0.14	785.25	0.47	229.17	0.14
Publications	180.76	1.18	41.67	0.27	264.56	0.16	458.33	0.27
Telephone Cost	0.00	0.00	333.33	2.18	703.81	0.42	3,666.67	2.18
Telephone	597.89	3.91	500.00	3.27	6,494.99	3.86	5,500.00	3.27
Collection Agent Fees & Court Co:	0.00	0.00	41.67	0.27	0.00	0.00	458.33	0.27
Admin Expenses - COVID Related	0.00	0.00	0.00	0.00	9,194.69	5.46	0.00	0.00
Misc. Admin Expenses	86.34	0.56	458.33	3.00	5,429.61	3.23	5,041.67	3.00
Admin Contracts	533.93	3.49	1,083.33	7.08	5,297.71	3.15	11,916.67	7.08
Tenant Screening	65.66	0.43	416.67	2.72	314.75	0.19	4,583.33	2.72
Copier Lease/Usage	161.87	1.06	250.00	1.63	1,728.94	1.03	2,750.00	1.63
Management Fees	6,776.38	44.29	6,250.00	40.85	73,528.78	43.69	68,750.00	40.85
Bookkeeping Fees	1,005.00	6.57	958.33	6.26	10,905.00	6.48	10,541.67	6.26
Asset Management Fees	1,390.00	9.08	1,375.00	8.99	15,290.00	9.08	15,125.00	8.99
Tenant Services - Salaries	363.11	2.37	200.00	1.31	2,556.68	1.52	2,200.00	1.31
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	3,400.72	2.02	1,833.33	1.09
Water	392.55	2.57	645.83	4.22	1,545.92	0.92	7,104.17	4.22
Electricity	1,877.25	12.27	891.67	5.83	8,498.19	5.05	9,808.33	5.83
Gas	982.35	6.42	687.50	4.49	4,615.92	2.74	7,562.50	4.49
Other Utilities Expense	1,274.11	8.33	983.33	6.43	5,534.34	3.29	10,816.67	6.43
Labor	2,792.62	18.25	5,526.33	36.12	35,381.53	21.02	60,789.67	36.12
Temporary Labor	2,430.37	15.88	0.00	0.00	2,430.37	1.44	0.00	0.00
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	11,935.96	7.09	0.00	0.00
Materials	9,631.72	62.95	4,229.16	27.64	42,888.01	25.48	46,520.84	27.64
Materials - COVID	0.00	0.00	0.00	0.00	8,422.92	5.00	0.00	0.00
Contract Cost	820.92	5.37	625.00	4.08	12,911.68	7.67	6,875.00	4.08
Contract Costs - COVID	0.00	0.00	0.00	0.00	4,219.77	2.51	0.00	0.00
Contracts - Heating and Cooling	0.00	0.00	333.33	2.18	3,678.47	2.19	3,666.67	2.18
Contracts - Snow Removal	0.00	0.00	0.00	0.00	664.00	0.39	0.00	0.00
Contracts - Landscape and Groun	0.00	0.00	833.33	5.45	19,710.00	11.71	9,166.67	5.45
Contracts - Unit Turnaround	945.61	6.18	3,750.00	24.51	15,148.32	9.00	41,250.00	24.51
Contracts Electrical	1,490.30	9.74	166.67	1.09	4,135.30	2.46	1,833.33	1.09
Contracts - Plumbing	754.94	4.93	166.67	1.09	3,375.48	2.01	1,833.33	1.09

