

# Hocker Heights Balance Sheet

Preview

February, 2022

Balance

## Assets

### Current Assets

5	UMB General Fund	422,527.62
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	5,247.80
29	Prepaid Insurance	40,638.96
40	Allow for Obsolete Inventory	52,631.88
169	CFP HUD Rec/Deferred Revenue	(126,093.88)

### Total Current Assets

395,202.22

### 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

## Total Assets

**3,389,520.17**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	22,344.98
306	Accrued Comp Absences	5,403.72

### Total Current Liabilities

27,748.70

### Non-Current Liabilities

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

998.30

## Total Liabilities

**28,747.00**

## Net Assets

600	Capitalized Assets	2,985,814.74
602	Unrestricted Assets	427,839.93
700	Current Year Net Income (Loss)	(52,881.50)
701	Betterments and Additions	(8,503.21)
702	Property Contra	8,503.21

### Total Net Assets

3,360,773.17

## Total Liabilities and Net Assets

**3,389,520.17**

# Hocker Heights Board Operating Statement

Preview

February, 2022

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	1,621.38	13,037.86
Excess Utilities	0.00	542.56
Other Income - Tenant Charges & Fees	17.57	25,793.07
Income - Other Sources	166.24	14,025.43
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	595,589.00
<b>Operating Income</b>	<b>50,329.14</b>	<b>797,987.92</b>
<b>Expenses</b>		
Administrative Salaries	4,308.58	50,147.36
Travel	0.00	54.85
Audit Fee	0.00	3,762.50
Postage	110.33	318.33
Office Supplies	297.02	1,184.03
Computer Support / Repair	482.14	8,341.71
Advertising	158.00	535.50
Publications	0.00	413.68
Membership Dues and Fees	1,200.00	1,975.00
Telephone & Internet Cost	901.35	6,405.90
Misc. Admin Expenses	2,169.04	7,588.65
Admin Contracts	281.66	5,237.60
Tenant Screening	227.22	744.99
Copier Lease/Usage	420.96	2,058.64
Management Fees	6,510.42	71,384.36
Bookkeeping Fees	945.00	10,485.00
Asset Management Fees	1,380.00	15,180.00
Tenant Services - Salaries	559.30	4,207.49
Tenant Services - Other incurred service cost	0.00	2,100.00
Water	810.82	2,545.39
Electricity	2,006.70	9,777.01
Gas	3,179.01	10,341.80
Sewer Expense	2,165.91	8,977.41
Maintenance Labor	5,358.72	59,453.82
Temporary Labor	0.00	1,593.10
Materials	5,723.05	63,460.89
Contract Cost	12,781.23	43,849.86
Contracts - Heating and Cooling	615.00	14,598.43
Contracts - Snow Removal	20,246.00	26,156.50
Contracts - Landscape and Grounds	0.00	18,750.00
Contracts - Unit Turnaround	2,016.64	25,058.88
Contracts Electrical	817.80	2,593.89
Contracts - Plumbing	1,750.00	14,982.52
Contracts - Extermination	1,739.00	12,465.00
Contracts - Janitorial	523.42	2,926.34
Contract Costs - Misc	1,597.25	9,216.45
Trash Removal	4,340.00	17,882.00
Insurance - Prop	2,723.24	30,301.88
Insurance - Liability	345.33	4,041.86
Insurance - Workman's Comp	911.76	9,926.65
Insurance - Other	654.97	7,635.18
Employee Benefit Cont.	1,893.20	19,815.37
Employee Benefits - Maint	1,821.61	20,669.83
Collection Losses	2,402.58	31,102.97

Hocker Heights  
Board Operating Statement  
February, 2022

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Operating Expenses</b>	<b>96,374.26</b>	<b>660,248.62</b>
<b>Operating Profit / (Loss)</b>	<b>(46,045.12)</b>	<b>137,739.30</b>
<b>Non-Operating Expenses</b>		
Extraordinary Maintenance	0.00	55,620.80
Replacement of Equipment	0.00	7,722.71
Betterments and Additions	0.00	780.50
<b>Non-Operating Expenses</b>	<b>0.00</b>	<b>64,124.01</b>
<b>Profit/(Loss)</b>	<b>(46,045.12)</b>	<b>73,615.29</b>

Report Selections

# Hocker Heights

## Board Operating Statement / Budget

Preview

February, 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>
<b>Income</b>								
Dwelling Rent	1,621.38	10.60	6,041.67	39.49	13,037.86	7.75	66,458.33	39.49
Excess Utilities	0.00	0.00	33.33	0.22	542.56	0.32	366.67	0.22
Other Income - Tenant Charges &	17.57	0.11	500.01	3.27	25,793.07	15.33	5,499.99	3.27
Income - Other Sources	166.24	1.09	37.50	0.25	14,025.43	8.33	412.50	0.25
Transfers from Capital Fund Grant	0.00	0.00	5,000.00	32.68	135,000.00	80.21	55,000.00	32.68
Loss or Gain on Equipment	0.00	0.00	0.00	0.00	14,000.00	8.32	0.00	0.00
HUD Subsidy Earned	48,523.95	317.15	38,867.67	254.04	595,589.00	353.89	427,544.33	254.04
<b>Operating Income</b>	<b>50,329.14</b>	<b>328.95</b>	<b>50,480.18</b>	<b>329.94</b>	<b>797,987.92</b>	<b>474.15</b>	<b>555,281.82</b>	<b>329.94</b>
<b>Expenses</b>								
Administrative Salaries	4,308.58	28.16	3,949.33	25.81	50,147.36	29.80	43,442.67	25.81
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	2,291.67	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	458.33	0.27
Travel	0.00	0.00	145.83	0.95	54.85	0.03	1,604.17	0.95
Audit Fee	0.00	0.00	333.33	2.18	3,762.50	2.24	3,666.67	2.18
Postage	110.33	0.72	0.00	0.00	318.33	0.19	0.00	0.00
Office Supplies	297.02	1.94	187.50	1.23	1,184.03	0.70	2,062.50	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	2,291.67	1.36
Computer Support / Repair	482.14	3.15	416.67	2.72	8,341.71	4.96	4,583.33	2.72
Advertising	158.00	1.03	20.83	0.14	535.50	0.32	229.17	0.14
Publications	0.00	0.00	41.67	0.27	413.68	0.25	458.33	0.27
Membership Dues and Fees	1,200.00	7.84	333.33	2.18	1,975.00	1.17	3,666.67	2.18
Telephone & Internet Cost	901.35	5.89	500.00	3.27	6,405.90	3.81	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
Misc. Admin Expenses	2,169.04	14.18	458.33	3.00	7,588.65	4.51	5,041.67	3.00
Admin Contracts	281.66	1.84	1,083.33	7.08	5,237.60	3.11	11,916.67	7.08
Tenant Screening	227.22	1.49	416.67	2.72	744.99	0.44	4,583.33	2.72
Copier Lease/Usage	420.96	2.75	250.00	1.63	2,058.64	1.22	2,750.00	1.63
Management Fees	6,510.42	42.55	6,250.00	40.85	71,384.36	42.41	68,750.00	40.85
Bookkeeping Fees	945.00	6.18	958.33	6.26	10,485.00	6.23	10,541.67	6.26
Asset Management Fees	1,380.00	9.02	1,375.00	8.99	15,180.00	9.02	15,125.00	8.99
Tenant Services - Salaries	559.30	3.66	200.00	1.31	4,207.49	2.50	2,200.00	1.31
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	2,100.00	1.25	1,833.33	1.09
Water	810.82	5.30	645.83	4.22	2,545.39	1.51	7,104.17	4.22
Electricity	2,006.70	13.12	891.67	5.83	9,777.01	5.81	9,808.33	5.83
Gas	3,179.01	20.78	687.50	4.49	10,341.80	6.14	7,562.50	4.49
Sewer Expense	2,165.91	14.16	983.33	6.43	8,977.41	5.33	10,816.67	6.43
Maintenance Labor	5,358.72	35.02	5,525.58	36.11	59,453.82	35.33	60,781.42	36.11
Temporary Labor	0.00	0.00	0.00	0.00	1,593.10	0.95	0.00	0.00
Materials	5,723.05	37.41	4,229.16	27.64	63,460.89	37.71	46,520.84	27.64
Contract Cost	12,781.23	83.54	625.00	4.08	43,849.86	26.05	6,875.00	4.08
Contracts - Heating and Cooling	615.00	4.02	333.33	2.18	14,598.43	8.67	3,666.67	2.18
Contracts - Snow Removal	20,246.00	132.33	0.00	0.00	26,156.50	15.54	0.00	0.00
Contracts - Landscape and Groun	0.00	0.00	833.33	5.45	18,750.00	11.14	9,166.67	5.45
Contracts - Unit Turnaround	2,016.64	13.18	3,750.00	24.51	25,058.88	14.89	41,250.00	24.51
Contracts Electrical	817.80	5.35	166.67	1.09	2,593.89	1.54	1,833.33	1.09
Contracts - Plumbing	1,750.00	11.44	166.67	1.09	14,982.52	8.90	1,833.33	1.09
Contracts - Extermination	1,739.00	11.37	1,166.67	7.63	12,465.00	7.41	12,833.33	7.63
Contracts - Janitorial	523.42	3.42	291.67	1.91	2,926.34	1.74	3,208.33	1.91
Contract Costs - Misc	1,597.25	10.44	1,375.00	8.99	9,216.45	5.48	15,125.00	8.99
Trash Removal	4,340.00	28.37	1,583.33	10.35	17,882.00	10.63	17,416.67	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	0.00	0.00	687.50	0.41

# Hocker Heights

## Board Operating Statement / Budget

Preview

February, 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	2,723.24	17.80	2,666.67	17.43	30,301.88	18.00	29,333.33	17.43
Insurance - Liability	345.33	2.26	516.67	3.38	4,041.86	2.40	5,683.33	3.38
Insurance - Workman's Comp	911.76	5.96	458.33	3.00	9,926.65	5.90	5,041.67	3.00
Insurance - Other	654.97	4.28	208.33	1.36	7,635.18	4.54	2,291.67	1.36
Employee Benefit Cont.	1,893.20	12.37	2,214.25	14.47	19,815.37	11.77	24,356.75	14.47
Employee Benefits - Maint	1,821.61	11.91	1,671.58	10.93	20,669.83	12.28	18,387.42	10.93
Collection Losses	2,402.58	15.70	833.33	5.45	31,102.97	18.48	9,166.67	5.45
<b>Operating Expenses</b>	<b>96,374.26</b>	<b>629.90</b>	<b>49,473.22</b>	<b>323.35</b>	<b>660,248.62</b>	<b>392.30</b>	<b>544,205.78</b>	<b>323.35</b>
<b>Operating Profit / (Loss)</b>	<b>(46,045.12)</b>	<b>(300.95)</b>	<b>1,006.96</b>	<b>6.58</b>	<b>137,739.30</b>	<b>81.84</b>	<b>11,076.04</b>	<b>6.58</b>
<b>Non-Operating Expenses</b>								
Extraordinary Maintenance	0.00	0.00	0.00	0.00	55,620.80	33.05	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00	7,722.71	4.59	0.00	0.00
Betterments and Additions	0.00	0.00	0.00	0.00	780.50	0.46	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>64,124.01</b>	<b>38.10</b>	<b>0.00</b>	<b>0.00</b>
<b>Profit/(Loss)</b>	<b>(46,045.12)</b>	<b>(300.95)</b>	<b>1,006.96</b>	<b>6.58</b>	<b>73,615.29</b>	<b>43.74</b>	<b>11,076.04</b>	<b>6.58</b>

Report Selections