

Hocker Heights Balance Sheet

Preview

November, 2021

Balance

Assets

Current Assets

5	UMB General Fund	483,375.14
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	4,992.80
29	Prepaid Insurance	13,219.79
40	Allow for Obsolete Inventory	52,631.88
169	CFP HUD Rec/Deferred Revenue	(96,743.88)

Total Current Assets 457,725.57

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

3,447,748.52

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,744.98
306	Accrued Comp Absences	5,403.72

Total Current Liabilities 28,148.70

Non-Current Liabilities

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

Total Liabilities

29,147.00

Net Assets

600	Capitalized Assets	2,985,814.74
602	Unrestricted Assets	427,839.93
700	Current Year Net Income (Loss)	4,946.85
701	Betterments and Additions	(4,208.21)
702	Property Contra	4,208.21

Total Net Assets 3,418,601.52

Total Liabilities and Net Assets

3,447,748.52

Hocker Heights Board Operating Statement

Preview

November, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	489.00	9,612.48
Excess Utilities	97.96	152.60
Other Income - Tenant Charges & Fees	0.00	25,775.50
Income - Other Sources	63.46	13,814.68
Transfers from Capital Fund Grants	0.00	100,000.00
Loss or Gain on Equipment	14,000.00	14,000.00
HUD Subsidy Earned	56,243.75	441,609.80
Operating Income	70,894.17	604,965.06
Expenses		
Administrative Salaries	4,311.31	37,295.87
Travel	0.00	54.85
Audit Fee	0.00	3,762.50
Postage	106.00	208.00
Office Supplies	0.00	776.09
Computer Support / Repair	0.00	5,303.09
Advertising	377.50	377.50
Publications	0.00	119.94
Telephone Cost	30.00	702.00
Telephone	602.76	4,688.96
Misc. Admin Expenses	552.20	3,216.14
Admin Contracts	331.66	4,261.78
Tenant Screening	39.64	132.28
Copier Lease/Usage	0.00	1,313.94
Management Fees	6,458.75	52,214.79
Bookkeeping Fees	937.50	7,702.50
Asset Management Fees	1,380.00	11,040.00
Tenant Services - Salaries	172.54	2,700.61
Tenant Services - Other incurred service cost	0.00	2,100.00
Water	14.81	1,170.28
Electricity	24.18	5,782.41
Gas	568.96	4,380.84
Other Utilities Expense	57.21	4,623.69
Maintenance Labor	5,628.80	41,814.03
Temporary Labor	0.00	1,593.10
Materials	2,026.29	44,090.54
Contract Cost	2,764.07	22,103.81
Contracts - Heating and Cooling	1,162.50	13,673.43
Contracts - Landscape and Grounds	875.00	18,750.00
Contracts - Unit Turnaround	4,880.06	16,524.58
Contracts Electrical	0.00	1,776.09
Contracts - Plumbing	7,635.22	12,169.91
Contracts - Extermination	1,745.00	6,841.00
Contracts - Janitorial	261.71	1,879.50
Contract Costs - Misc	160.17	3,300.87
Trash Removal	0.00	10,516.00
Insurance - Prop	2,679.67	21,794.64
Insurance - Liability	361.55	2,940.60
Insurance - Workman's Comp	976.89	6,995.99
Insurance - Other	685.53	5,519.12
Employee Benefit Cont.	1,641.59	14,525.44
Employee Benefits - Maint	2,484.38	14,960.31
Collection Losses	(100.00)	28,700.39

Hocker Heights Board Operating Statement

Preview

November, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Expenses	51,833.45	444,397.41
Operating Profit / (Loss)	19,060.72	160,567.65
Non-Operating Expenses		
Extraordinary Maintenance	14,049.93	55,620.80
Replacement of Equipment	0.00	3,427.71
Betterments and Additions	0.00	780.50
Non-Operating Expenses	14,049.93	59,829.01
Profit/(Loss)	5,010.79	100,738.64

Report Selections

Hocker Heights

Board Operating Statement / Budget

Preview

November, 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	489.00	3.20	6,041.67	39.49	9,612.48	7.85	48,333.33	39.49
Excess Utilities	97.96	0.64	33.33	0.22	152.60	0.12	266.67	0.22
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	500.01	3.27	25,775.50	21.06	3,999.99	3.27
Transfers from Capital Fund Grant	63.46	0.41	37.50	0.25	13,814.68	11.29	300.00	0.25
Loss or Gain on Equipment	0.00	0.00	5,000.00	32.68	100,000.00	81.70	40,000.00	32.68
HUD Subsidy Earned	14,000.00	91.50	0.00	0.00	14,000.00	11.44	0.00	0.00
	56,243.75	367.61	38,867.67	254.04	441,609.80	360.79	310,941.33	254.04
Operating Income	70,894.17	463.36	50,480.18	329.94	604,965.06	494.25	403,841.32	329.94
Expenses								
Administrative Salaries	4,311.31	28.18	3,949.33	25.81	37,295.87	30.47	31,594.67	25.81
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	1,666.67	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	333.33	0.27
Travel	0.00	0.00	145.83	0.95	54.85	0.04	1,166.67	0.95
Audit Fee	0.00	0.00	333.33	2.18	3,762.50	3.07	2,666.67	2.18
Postage	106.00	0.69	0.00	0.00	208.00	0.17	0.00	0.00
Office Supplies	0.00	0.00	187.50	1.23	776.09	0.63	1,500.00	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	1,666.67	1.36
Computer Support / Repair	0.00	0.00	416.67	2.72	5,303.09	4.33	3,333.33	2.72
Advertising	377.50	2.47	20.83	0.14	377.50	0.31	166.67	0.14
Publications	0.00	0.00	41.67	0.27	119.94	0.10	333.33	0.27
Telephone Cost	30.00	0.20	333.33	2.18	702.00	0.57	2,666.67	2.18
Telephone	602.76	3.94	500.00	3.27	4,688.96	3.83	4,000.00	3.27
Collection Agent Fees & Court Co.	0.00	0.00	41.67	0.27	0.00	0.00	333.33	0.27
Misc. Admin Expenses	552.20	3.61	458.33	3.00	3,216.14	2.63	3,666.67	3.00
Admin Contracts	331.66	2.17	1,083.33	7.08	4,261.78	3.48	8,666.67	7.08
Tenant Screening	39.64	0.26	416.67	2.72	132.28	0.11	3,333.33	2.72
Copier Lease/Usage	0.00	0.00	250.00	1.63	1,313.94	1.07	2,000.00	1.63
Management Fees	6,458.75	42.21	6,250.00	40.85	52,214.79	42.66	50,000.00	40.85
Bookkeeping Fees	937.50	6.13	958.33	6.26	7,702.50	6.29	7,666.67	6.26
Asset Management Fees	1,380.00	9.02	1,375.00	8.99	11,040.00	9.02	11,000.00	8.99
Tenant Services - Salaries	172.54	1.13	200.00	1.31	2,700.61	2.21	1,600.00	1.31
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	2,100.00	1.72	1,333.33	1.09
Water	14.81	0.10	645.83	4.22	1,170.28	0.96	5,166.67	4.22
Electricity	24.18	0.16	891.67	5.83	5,782.41	4.72	7,133.33	5.83
Gas	568.96	3.72	687.50	4.49	4,380.84	3.58	5,500.00	4.49
Other Utilities Expense	57.21	0.37	983.33	6.43	4,623.69	3.78	7,866.67	6.43
Maintenance Labor	5,628.80	36.79	5,525.58	36.11	41,814.03	34.16	44,204.67	36.11
Temporary Labor	0.00	0.00	0.00	0.00	1,593.10	1.30	0.00	0.00
Materials	2,026.29	13.24	4,229.16	27.64	44,090.54	36.02	33,833.34	27.64
Contract Cost	2,764.07	18.07	625.00	4.08	22,103.81	18.06	5,000.00	4.08
Contracts - Heating and Cooling	1,162.50	7.60	333.33	2.18	13,673.43	11.17	2,666.67	2.18
Contracts - Landscape and Groun	875.00	5.72	833.33	5.45	18,750.00	15.32	6,666.67	5.45
Contracts - Unit Turnaround	4,880.06	31.90	3,750.00	24.51	16,524.58	13.50	30,000.00	24.51
Contracts Electrical	0.00	0.00	166.67	1.09	1,776.09	1.45	1,333.33	1.09
Contracts - Plumbing	7,635.22	49.90	166.67	1.09	12,169.91	9.94	1,333.33	1.09
Contracts - Extermination	1,745.00	11.41	1,166.67	7.63	6,841.00	5.59	9,333.33	7.63
Contracts - Janitorial	261.71	1.71	291.67	1.91	1,879.50	1.54	2,333.33	1.91
Contract Costs - Misc	160.17	1.05	1,375.00	8.99	3,300.87	2.70	11,000.00	8.99
Trash Removal	0.00	0.00	1,583.33	10.35	10,516.00	8.59	12,666.67	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	0.00	0.00	500.00	0.41
Insurance - Prop	2,679.67	17.51	2,666.67	17.43	21,794.64	17.81	21,333.33	17.43

Hocker Heights

Board Operating Statement / Budget

Preview

November, 2021

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Insurance - Liability	361.55	2.36	516.67	3.38	2,940.60	2.40	4,133.33	3.38
Insurance - Workman's Comp	976.89	6.38	458.33	3.00	6,995.99	5.72	3,666.67	3.00
Insurance - Other	685.53	4.48	208.33	1.36	5,519.12	4.51	1,666.67	1.36
Employee Benefit Cont.	1,641.59	10.73	2,214.25	14.47	14,525.44	11.87	17,714.00	14.47
Employee Benefits - Maint	2,484.38	16.24	1,671.58	10.93	14,960.31	12.22	13,372.67	10.93
Collection Losses	(100.00)	(0.65)	833.33	5.45	28,700.39	23.45	6,666.67	5.45
Operating Expenses	51,833.45	338.78	49,473.22	323.35	444,397.41	363.07	395,786.03	323.35
Operating Profit / (Loss)	19,060.72	124.58	1,006.96	6.58	160,567.65	131.18	8,055.29	6.58
Non-Operating Expenses								
Extraordinary Maintenance	14,049.93	91.83	0.00	0.00	55,620.80	45.44	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00	3,427.71	2.80	0.00	0.00
Betterments and Additions	0.00	0.00	0.00	0.00	780.50	0.64	0.00	0.00
Non-Operating Expenses	14,049.93	91.83	0.00	0.00	59,829.01	48.88	0.00	0.00
Profit/(Loss)	5,010.79	32.75	1,006.96	6.58	100,738.64	82.30	8,055.29	6.58

Report Selections