

# Hocker Heights Balance Sheet

Preview

July, 2021

Balance

## Assets

### Current Assets

5	UMB General Fund	432,209.75
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	2,270.48
29	Prepaid Insurance	28,089.11
40	Allow for Obsolete Inventory	52,631.88
169	CFP HUD Rec/Deferred Revenue	(45,453.64)

Total Current Assets 469,997.42

### Non-Current Assets

170	Leasehold Improvements	754,894.98
171	Land	419,951.65
172	Buildings	10,810,133.37
174	Equipment - Admin	96,329.24
175	Accumulated Depreciation	(9,094,714.00)

Total Fixed Assets 2,986,595.24

## Total Assets

**3,456,592.66**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	22,794.98
306	Accrued Comp Absences	5,403.72

Total Current Liabilities 28,198.70

### Non-Current Liabilities

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

## Total Liabilities

**29,197.00**

## Net Assets

600	Capitalized Assets	2,985,814.74
602	Unrestricted Assets	427,839.93
700	Current Year Net Income (Loss)	13,740.99
701	Betterments and Additions	(780.50)
702	Property Contra	780.50

Total Net Assets 3,427,395.66

## Total Liabilities and Net Assets

**3,456,592.66**

# Hocker Heights Board Operating Statement

Preview

July, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	271.00	7,067.48
Excess Utilities	54.64	54.64
Other Income - Tenant Charges & Fees	62.50	62.50
Income - Other Sources	85.44	211.39
Transfers from Capital Fund Grants	0.00	55,000.00
HUD Subsidy Earned	55,871.50	239,397.80
<b>Operating Income</b>	<b>56,345.08</b>	<b>301,793.81</b>
<b>Expenses</b>		
Administrative Salaries	4,456.25	17,720.61
Travel	0.00	54.85
Audit Fee	3,200.00	3,200.00
Office Supplies	653.37	701.13
Computer Support / Repair	2,764.16	2,804.16
Publications	0.00	59.97
Telephone Cost	0.00	632.00
Telephone	871.69	2,260.71
Misc. Admin Expenses	215.83	1,190.48
Admin Contracts	1,394.17	3,237.62
Tenant Screening	27.32	67.98
Copier Lease/Usage	323.74	647.48
Management Fees	6,624.67	25,992.98
Bookkeeping Fees	982.50	3,855.00
Asset Management Fees	1,380.00	5,520.00
Tenant Services - Salaries	499.60	1,477.37
Water	352.13	633.48
Electricity	1,733.68	2,506.76
Gas	1,447.75	2,524.65
Other Utilities Expense	1,421.24	2,546.42
Maintenance Labor	5,225.24	19,649.61
Temporary Labor	0.00	1,593.10
Materials	13,614.08	20,691.32
Contract Cost	2,639.77	6,624.95
Contracts - Heating and Cooling	0.00	10,816.53
Contracts - Landscape and Grounds	1,750.00	11,375.00
Contracts - Unit Turnaround	0.00	6,278.74
Contracts Electrical	606.10	1,153.36
Contracts - Plumbing	1,158.00	2,081.76
Contracts - Extermination	725.00	2,068.00
Contracts - Janitorial	447.68	1,030.72
Contract Costs - Misc	0.00	1,690.50
Trash Removal	2,996.00	6,022.00
Insurance - Prop	2,768.99	10,897.32
Insurance - Liability	373.60	1,470.30
Insurance - Workman's Comp	1,009.45	3,023.31
Insurance - Other	1,737.38	2,731.30
Employee Benefit Cont.	2,201.13	7,144.94
Employee Benefits - Maint	2,044.63	6,745.59
Collection Losses	1,429.82	1,314.82
<b>Operating Expenses</b>	<b>69,074.97</b>	<b>202,036.82</b>
<b>Operating Profit / (Loss)</b>	<b>(12,729.89)</b>	<b>99,756.99</b>

Hocker Heights  
Board Operating Statement

Preview

July, 2021

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Non-Operating Expenses</b>		
Extraordinary Maintenance	0.00	31,016.00
Betterments and Additions	350.00	780.50
<b>Non-Operating Expenses</b>	<b>350.00</b>	<b>31,796.50</b>
<b>Profit/(Loss)</b>	<b>(13,079.89)</b>	<b>67,960.49</b>

Report Selections

# Hocker Heights

## Board Operating Statement / Budget

Preview

July, 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	271.00	1.77	6,041.67	39.49	7,067.48	11.55	24,166.67	39.49
Excess Utilities	54.64	0.36	33.33	0.22	54.64	0.09	133.33	0.22
Other Income - Tenant Charges & Income - Other Sources	62.50	0.41	500.01	3.27	62.50	0.10	2,000.01	3.27
Transfers from Capital Fund Grant	85.44	0.56	37.50	0.25	211.39	0.35	150.00	0.25
HUD Subsidy Earned	0.00	0.00	5,000.00	32.68	55,000.00	89.87	20,000.00	32.68
	55,871.50	365.17	38,867.67	254.04	239,397.80	391.17	155,470.67	254.04
<b>Operating Income</b>	<b>56,345.08</b>	<b>368.27</b>	<b>50,480.18</b>	<b>329.94</b>	<b>301,793.81</b>	<b>493.13</b>	<b>201,920.68</b>	<b>329.94</b>
<b>Expenses</b>								
Administrative Salaries	4,456.25	29.13	3,949.33	25.81	17,720.61	28.96	15,797.33	25.81
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	833.33	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	166.67	0.27
Travel	0.00	0.00	145.83	0.95	54.85	0.09	583.33	0.95
Audit Fee	3,200.00	20.92	333.33	2.18	3,200.00	5.23	1,333.33	2.18
Office Supplies	653.37	4.27	187.50	1.23	701.13	1.15	750.00	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	833.33	1.36
Computer Support / Repair	2,764.16	18.07	416.67	2.72	2,804.16	4.58	1,666.67	2.72
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	83.33	0.14
Publications	0.00	0.00	41.67	0.27	59.97	0.10	166.67	0.27
Telephone Cost	0.00	0.00	333.33	2.18	632.00	1.03	1,333.33	2.18
Telephone	871.69	5.70	500.00	3.27	2,260.71	3.69	2,000.00	3.27
Collection Agent Fees & Court Costs	0.00	0.00	41.67	0.27	0.00	0.00	166.67	0.27
Misc. Admin Expenses	215.83	1.41	458.33	3.00	1,190.48	1.95	1,833.33	3.00
Admin Contracts	1,394.17	9.11	1,083.33	7.08	3,237.62	5.29	4,333.33	7.08
Tenant Screening	27.32	0.18	416.67	2.72	67.98	0.11	1,666.67	2.72
Copier Lease/Usage	323.74	2.12	250.00	1.63	647.48	1.06	1,000.00	1.63
Management Fees	6,624.67	43.30	6,250.00	40.85	25,992.98	42.47	25,000.00	40.85
Bookkeeping Fees	982.50	6.42	958.33	6.26	3,855.00	6.30	3,833.33	6.26
Asset Management Fees	1,380.00	9.02	1,375.00	8.99	5,520.00	9.02	5,500.00	8.99
Tenant Services - Salaries	499.60	3.27	200.00	1.31	1,477.37	2.41	800.00	1.31
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	0.00	0.00	666.67	1.09
Water	352.13	2.30	645.83	4.22	633.48	1.04	2,583.33	4.22
Electricity	1,733.68	11.33	891.67	5.83	2,506.76	4.10	3,566.67	5.83
Gas	1,447.75	9.46	687.50	4.49	2,524.65	4.13	2,750.00	4.49
Other Utilities Expense	1,421.24	9.29	983.33	6.43	2,546.42	4.16	3,933.33	6.43
Maintenance Labor	5,225.24	34.15	5,525.58	36.11	19,649.61	32.11	22,102.33	36.11
Temporary Labor	0.00	0.00	0.00	0.00	1,593.10	2.60	0.00	0.00
Materials	13,614.08	88.98	4,229.16	27.64	20,691.32	33.81	16,916.66	27.64
Contract Cost	2,639.77	17.25	625.00	4.08	6,624.95	10.83	2,500.00	4.08
Contracts - Heating and Cooling	0.00	0.00	333.33	2.18	10,816.53	17.67	1,333.33	2.18
Contracts - Landscape and Ground	1,750.00	11.44	833.33	5.45	11,375.00	18.59	3,333.33	5.45
Contracts - Unit Turnaround	0.00	0.00	3,750.00	24.51	6,278.74	10.26	15,000.00	24.51
Contracts Electrical	606.10	3.96	166.67	1.09	1,153.36	1.88	666.67	1.09
Contracts - Plumbing	1,158.00	7.57	166.67	1.09	2,081.76	3.40	666.67	1.09
Contracts - Extermination	725.00	4.74	1,166.67	7.63	2,068.00	3.38	4,666.67	7.63
Contracts - Janitorial	447.68	2.93	291.67	1.91	1,030.72	1.68	1,166.67	1.91
Contract Costs - Misc	0.00	0.00	1,375.00	8.99	1,690.50	2.76	5,500.00	8.99
Trash Removal	2,996.00	19.58	1,583.33	10.35	6,022.00	9.84	6,333.33	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	0.00	0.00	250.00	0.41
Insurance - Prop	2,768.99	18.10	2,666.67	17.43	10,897.32	17.81	10,666.67	17.43
Insurance - Liability	373.60	2.44	516.67	3.38	1,470.30	2.40	2,066.67	3.38
Insurance - Workman's Comp	1,009.45	6.60	458.33	3.00	3,023.31	4.94	1,833.33	3.00

# Hocker Heights

## Board Operating Statement / Budget

Preview

July, 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>
Insurance - Other	1,737.38	11.36	208.33	1.36	2,731.30	4.46	833.33	1.36
Employee Benefit Cont.	2,201.13	14.39	2,214.25	14.47	7,144.94	11.67	8,857.00	14.47
Employee Benefits - Maint	2,044.63	13.36	1,671.58	10.93	6,745.59	11.02	6,686.33	10.93
Collection Losses	1,429.82	9.35	833.33	5.45	1,314.82	2.15	3,333.33	5.45
<b>Operating Expenses</b>	<b>69,074.97</b>	<b>451.47</b>	<b>49,473.22</b>	<b>323.35</b>	<b>202,036.82</b>	<b>330.13</b>	<b>197,892.97</b>	<b>323.35</b>
<b>Operating Profit / (Loss)</b>	<b>(12,729.89)</b>	<b>(83.20)</b>	<b>1,006.96</b>	<b>6.58</b>	<b>99,756.99</b>	<b>163.00</b>	<b>4,027.71</b>	<b>6.58</b>
<b>Non-Operating Expenses</b>								
Extraordinary Maintenance	0.00	0.00	0.00	0.00	31,016.00	50.68	0.00	0.00
Betterments and Additions	350.00	2.29	0.00	0.00	780.50	1.28	0.00	0.00
<b>Non-Operating Expenses</b>	<b>350.00</b>	<b>2.29</b>	<b>0.00</b>	<b>0.00</b>	<b>31,796.50</b>	<b>51.96</b>	<b>0.00</b>	<b>0.00</b>
<b>Profit/(Loss)</b>	<b>(13,079.89)</b>	<b>(85.49)</b>	<b>1,006.96</b>	<b>6.58</b>	<b>67,960.49</b>	<b>111.05</b>	<b>4,027.71</b>	<b>6.58</b>

Report Selections