

Hocker Heights Balance Sheet

Preview

May, 2021

Balance

Assets

Current Assets

5	UMB General Fund	353,458.79
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	8,442.90
15	Accts Receivable Due from COCC	25,353.80
29	Prepaid Insurance	36,017.16
40	Allow for Obsolete Inventory	52,631.88
169	CFP HUD Rec/Deferred Revenue	(11,743.88)

Total Current Assets 464,410.49

Non-Current Assets

170	Leasehold Improvements	754,894.98
171	Land	419,951.65
172	Buildings	10,809,352.87
174	Equipment - Admin	96,329.24
175	Accumulated Depreciation	(9,094,714.00)

Total Fixed Assets 2,985,814.74

Total Assets 3,450,225.23

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,796.00
306	Accrued Comp Absences	5,403.72

Total Current Liabilities 28,199.72

Non-Current Liabilities

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

Total Liabilities 29,198.02

Net Assets

600	Capitalized Assets	2,985,814.74
602	Unrestricted Assets	427,839.93
700	Current Year Net Income (Loss)	7,372.54

Total Net Assets 3,421,027.21

Total Liabilities and Net Assets 3,450,225.23

Hocker Heights
Board Operating Statement

Preview

May, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	2,414.00	5,360.00
Income - Other Sources	96.88	125.95
Transfers from Capital Fund Grants	5,000.00	10,000.00
HUD Subsidy Earned	76,061.40	120,141.80
Operating Income	83,572.28	135,627.75
Expenses		
Administrative Salaries	4,371.35	8,793.17
Travel	54.85	54.85
Office Supplies	23.75	47.76
Telephone	451.89	957.94
Misc. Admin Expenses	197.06	304.65
Admin Contracts	758.54	1,628.45
Tenant Screening	15.00	15.00
Copier Lease/Usage	161.87	323.74
Management Fees	6,523.53	12,996.49
Bookkeeping Fees	967.50	1,927.50
Asset Management Fees	1,380.00	2,760.00
Tenant Services - Salaries	292.75	586.33
Water	(9.54)	(9.54)
Electricity	(27.16)	(727.74)
Gas	438.10	478.44
Other Utilities Expense	(36.71)	(36.71)
Maintenance Labor	5,589.78	9,981.56
Temporary Labor	211.20	1,593.10
Materials	3,571.01	4,964.82
Contract Cost	1,482.90	2,174.90
Contracts - Heating and Cooling	0.00	10,816.53
Contracts - Landscape and Grounds	4,375.00	6,125.00
Contracts - Unit Turnaround	838.84	1,784.45
Contracts - Plumbing	302.00	272.56
Contracts - Extermination	0.00	228.00
Contracts - Janitorial	67.68	325.36
Contract Costs - Misc	1,952.50	1,382.50
Trash Removal	1,528.00	3,026.00
Insurance - Prop	2,768.99	5,448.66
Insurance - Liability	373.60	735.15
Insurance - Workman's Comp	686.04	1,349.95
Insurance - Other	329.12	647.62
Employee Benefit Cont.	1,902.31	3,272.14
Employee Benefits - Maint	1,585.94	3,125.58
Collection Losses	0.00	(115.00)
Operating Expenses	43,127.69	87,239.21
Operating Profit / (Loss)	40,444.59	48,388.54
Non-Operating Expenses		
Extraordinary Maintenance	31,016.00	31,016.00
Total Operating Funds Available	9,428.59	17,372.54

Hocker Heights
Board Operating Statement
May, 2021

Preview

Monthly Totals

Year-to-Date Totals

Retained Earnings

17,372.54

Report Selections

Hocker Heights

Board Operating Statement / Budget

Preview

May, 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	2,414.00	15.78	6,041.67	39.49	5,360.00	17.52	12,083.33	39.49
Excess Utilities	0.00	0.00	33.33	0.22	0.00	0.00	66.67	0.22
Other Income - Tenant Charges &	0.00	0.00	500.01	3.27	0.00	0.00	999.99	3.27
Income - Other Sources	96.88	0.63	37.50	0.25	125.95	0.41	75.00	0.25
Transfers from Capital Fund Grant	5,000.00	32.68	5,000.00	32.68	10,000.00	32.68	10,000.00	32.68
HUD Subsidy Earned	76,061.40	497.13	38,867.67	254.04	120,141.80	392.62	77,735.33	254.04
Operating Income	83,572.28	546.22	50,480.18	329.94	135,627.75	443.23	100,960.32	329.94
Expenses								
Administrative Salaries	4,371.35	28.57	3,949.33	25.81	8,793.17	28.74	7,898.67	25.81
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	416.67	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	83.33	0.27
Travel	54.85	0.36	145.83	0.95	54.85	0.18	291.67	0.95
Audit Fee	0.00	0.00	333.33	2.18	0.00	0.00	666.67	2.18
Office Supplies	23.75	0.16	187.50	1.23	47.76	0.16	375.00	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	416.67	1.36
Computer Support / Repair	0.00	0.00	416.67	2.72	0.00	0.00	833.33	2.72
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	41.67	0.14
Publications	0.00	0.00	41.67	0.27	0.00	0.00	83.33	0.27
Telephone Cost	0.00	0.00	333.33	2.18	0.00	0.00	666.67	2.18
Telephone	451.89	2.95	500.00	3.27	957.94	3.13	1,000.00	3.27
Collection Agent Fees & Court Co:	0.00	0.00	41.67	0.27	0.00	0.00	83.33	0.27
Misc. Admin Expenses	197.06	1.29	458.33	3.00	304.65	1.00	916.67	3.00
Admin Contracts	758.54	4.96	1,083.33	7.08	1,628.45	5.32	2,166.67	7.08
Tenant Screening	15.00	0.10	416.67	2.72	15.00	0.05	833.33	2.72
Copier Lease/Usage	161.87	1.06	250.00	1.63	323.74	1.06	500.00	1.63
Management Fees	6,523.53	42.64	6,250.00	40.85	12,996.49	42.47	12,500.00	40.85
Bookkeeping Fees	967.50	6.32	958.33	6.26	1,927.50	6.30	1,916.67	6.26
Asset Management Fees	1,380.00	9.02	1,375.00	8.99	2,760.00	9.02	2,750.00	8.99
Tenant Services - Salaries	292.75	1.91	200.00	1.31	586.33	1.92	400.00	1.31
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	0.00	0.00	333.33	1.09
Water	(9.54)	(0.06)	645.83	4.22	(9.54)	(0.03)	1,291.67	4.22
Electricity	(27.16)	(0.18)	891.67	5.83	(727.74)	(2.38)	1,783.33	5.83
Gas	438.10	2.86	687.50	4.49	478.44	1.56	1,375.00	4.49
Other Utilities Expense	(36.71)	(0.24)	983.33	6.43	(36.71)	(0.12)	1,966.67	6.43
Maintenance Labor	5,589.78	36.53	5,525.58	36.11	9,981.56	32.62	11,051.17	36.11
Temporary Labor	211.20	1.38	0.00	0.00	1,593.10	5.21	0.00	0.00
Materials	3,571.01	23.34	4,229.16	27.64	4,964.82	16.22	8,458.34	27.64
Contract Cost	1,482.90	9.69	625.00	4.08	2,174.90	7.11	1,250.00	4.08
Contracts - Heating and Cooling	0.00	0.00	333.33	2.18	10,816.53	35.35	666.67	2.18
Contracts - Landscape and Groun	4,375.00	28.59	833.33	5.45	6,125.00	20.02	1,666.67	5.45
Contracts - Unit Turnaround	838.84	5.48	3,750.00	24.51	1,784.45	5.83	7,500.00	24.51
Contracts Electrical	0.00	0.00	166.67	1.09	0.00	0.00	333.33	1.09
Contracts - Plumbing	302.00	1.97	166.67	1.09	272.56	0.89	333.33	1.09
Contracts - Extermination	0.00	0.00	1,166.67	7.63	228.00	0.75	2,333.33	7.63
Contracts - Janitorial	67.68	0.44	291.67	1.91	325.36	1.06	583.33	1.91
Contract Costs - Misc	1,952.50	12.76	1,375.00	8.99	1,382.50	4.52	2,750.00	8.99
Trash Removal	1,528.00	9.99	1,583.33	10.35	3,026.00	9.89	3,166.67	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	0.00	0.00	125.00	0.41
Insurance - Prop	2,768.99	18.10	2,666.67	17.43	5,448.66	17.81	5,333.33	17.43
Insurance - Liability	373.60	2.44	516.67	3.38	735.15	2.40	1,033.33	3.38
Insurance - Workman's Comp	686.04	4.48	458.33	3.00	1,349.95	4.41	916.67	3.00

