

Hocker Heights

Balance Sheet

December, 2020

Balance

Assets

Current Assets

5	UMB General Fund	381,317.08
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	2,515.87
15	Accts Receivable Due from COCC	92,967.29
29	Prepaid Insurance	44,383.98
40	Allow for Obsolete Inventory	42,605.39
169	CFP HUD Rec/Deferred Revenue	(122,107.24)

Total Current Assets 441,932.21

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 3,210,483.32

Total Assets

3,652,415.53

Liabilities

Current Liabilities

300	Tenants Security Deposit	21,550.00
304	Accts Payable Due to COCC	125,821.57
306	Accrued Comp Absences	5,363.39

Total Current Liabilities 152,734.96

Non-Current Liabilities

470	Comp Absences - NonCurrent	375.73
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Total Non-Current Liabilities 375.73

Total Liabilities

153,110.69

Net Assets

600	Capitalized Assets	3,210,483.32
602	Unrestricted Assets	304,324.40
700	Current Year Net Income (Loss)	(15,502.88)

Total Net Assets 3,499,304.84

Total Liabilities and Net Assets

3,652,415.53

Hocker Heights Board Operating Statement

Preview

December, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	86.00	22,411.50
Excess Utilities	0.00	42.75
Other Income - Tenant Charges & Fees	467.25	501.42
Income - Other Sources	55.59	6,819.70
HUD PH Op CARE Grant Funds	0.00	44,491.74
Transfers from Capital Fund Grants	0.00	120,000.00
HUD Subsidy Earned	85,491.70	397,168.10
Operating Income	86,100.54	591,435.21
Expenses		
Administrative Salaries	4,479.60	33,042.38
Admin Salaries - COVID Haz Pay	0.00	10,262.82
Legal Expense	467.25	467.25
Staff Training	118.99	118.99
Staff Training - COVID	0.00	300.00
Audit Fee	0.00	4,250.00
Sundry	615.48	615.48
Office Supplies	162.08	800.10
Computer Support / Repair	0.00	7,124.38
Advertising	351.89	568.57
Publications	0.00	83.80
Telephone Cost	46.00	703.81
Telephone	680.83	5,141.16
Admin Expenses - COVID Related	111.92	9,194.69
Misc. Admin Expenses	2,659.45	3,259.71
Admin Contracts	191.68	3,586.50
Tenant Screening	9.52	224.28
Copier Lease/Usage	283.27	1,567.07
Management Fees	6,472.96	60,228.87
Bookkeeping Fees	960.00	8,932.50
Asset Management Fees	1,390.00	12,510.00
Tenant Services - Salaries	283.50	1,911.98
Tenant Services - Other incurred service cost	0.00	3,400.72
Water	188.88	1,068.95
Electricity	723.28	6,472.96
Gas	587.01	2,594.14
Other Utilities Expense	751.02	3,931.43
Labor	2,558.31	29,442.36
Maint Labor - COVID Haz Pay	0.00	11,935.96
Materials	9,864.04	28,306.21
Materials - COVID	0.00	8,422.92
Contract Cost	6,475.23	10,010.11
Contract Costs - COVID	0.00	4,219.77
Contracts - Heating and Cooling	0.00	3,678.47
Contracts - Landscape and Grounds	875.00	19,710.00
Contracts - Unit Turnaround	1,891.22	13,090.71
Contracts Electrical	1,270.00	2,080.00
Contracts - Plumbing	839.40	1,753.79
Contracts - Extermination	228.00	7,437.00
Contracts - Janitorial	254.75	1,912.75
Contract Costs - Misc	0.00	3,007.70
Trash Removal	1,538.00	13,672.00
Vehicle Maintenance	0.00	404.73
Insurance - Prop	2,627.71	23,310.35
Insurance - Liability	4,274.96	6,955.88

Hocker Heights

Board Operating Statement

December, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Insurance - Workman's Comp	686.04	5,545.30
Insurance - Other	291.62	2,522.73
Employee Benefit Cont.	1,081.38	16,538.75
Employee Benefits - Maint	332.13	6,466.28
Collection Losses	1,335.39	4,164.37
Operating Expenses	57,957.79	406,950.68
Operating Profit / (Loss)	28,142.75	184,484.53
Non-Operating Expenses		
Extraordinary Maintenance	23,404.03	79,987.41
Total Operating Funds Available	4,738.72	104,497.12
Retained Earnings		104,497.12

Hocker Heights

Board Operating Statement / Budget

Preview

December, 2020

	<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	86.00	0.56	6,041.67	39.49	22,411.50	16.28	54,375.00	39.49
Excess Utilities	0.00	0.00	33.33	0.22	42.75	0.03	300.00	0.22
Other Income - Tenant Charges &	467.25	3.05	500.00	3.27	501.42	0.36	4,500.00	3.27
Income - Other Sources	55.59	0.36	37.50	0.25	6,819.70	4.95	337.50	0.25
HUD PH Op CARE Grant Funds	0.00	0.00	0.00	0.00	44,491.74	32.31	0.00	0.00
Transfers from Capital Fund Grant	0.00	0.00	5,000.00	32.68	120,000.00	87.15	45,000.00	32.68
HUD Subsidy Earned	85,491.70	558.77	38,867.67	254.04	397,168.10	288.43	349,809.00	254.04
Operating Income	86,100.54	562.75	50,480.17	329.94	591,435.21	429.51	454,321.50	329.94
Expenses								
Administrative Salaries	4,479.60	29.28	3,949.33	25.81	33,042.38	24.00	35,544.00	25.81
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	10,262.82	7.45	0.00	0.00
Legal Expense	467.25	3.05	208.33	1.36	467.25	0.34	1,875.00	1.36
Staff Training	118.99	0.78	41.67	0.27	118.99	0.09	375.00	0.27
Staff Training - COVID	0.00	0.00	0.00	0.00	300.00	0.22	0.00	0.00
Travel	0.00	0.00	145.83	0.95	0.00	0.00	1,312.50	0.95
Audit Fee	0.00	0.00	333.33	2.18	4,250.00	3.09	3,000.00	2.18
Sundry	615.48	4.02	125.00	0.82	615.48	0.45	1,125.00	0.82
Office Supplies	162.08	1.06	187.50	1.23	800.10	0.58	1,687.50	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	1,875.00	1.36
Computer Support / Repair	0.00	0.00	416.67	2.72	7,124.38	5.17	3,750.00	2.72
Advertising	351.89	2.30	20.83	0.14	568.57	0.41	187.50	0.14
Publications	0.00	0.00	41.67	0.27	83.80	0.06	375.00	0.27
Telephone Cost	46.00	0.30	333.33	2.18	703.81	0.51	3,000.00	2.18
Telephone	680.83	4.45	500.00	3.27	5,141.16	3.73	4,500.00	3.27
Collection Agent Fees & Court Co.	0.00	0.00	41.67	0.27	0.00	0.00	375.00	0.27
Admin Expenses - COVID Related	111.92	0.73	0.00	0.00	9,194.69	6.68	0.00	0.00
Misc. Admin Expenses	2,659.45	17.38	333.33	2.18	3,259.71	2.37	3,000.00	2.18
Admin Contracts	191.68	1.25	1,083.33	7.08	3,586.50	2.60	9,750.00	7.08
Tenant Screening	9.52	0.06	416.67	2.72	224.28	0.16	3,750.00	2.72
Copier Lease/Usage	283.27	1.85	250.00	1.63	1,567.07	1.14	2,250.00	1.63
Management Fees	6,472.96	42.31	6,250.00	40.85	60,228.87	43.74	56,250.00	40.85
Bookkeeping Fees	960.00	6.27	958.33	6.26	8,932.50	6.49	8,625.00	6.26
Asset Management Fees	1,390.00	9.08	1,375.00	8.99	12,510.00	9.08	12,375.00	8.99
Tenant Services - Salaries	283.50	1.85	200.00	1.31	1,911.98	1.39	1,800.00	1.31
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	3,400.72	2.47	1,500.00	1.09
Water	188.88	1.23	645.83	4.22	1,068.95	0.78	5,812.50	4.22
Electricity	723.28	4.73	891.67	5.83	6,472.96	4.70	8,025.00	5.83
Gas	587.01	3.84	687.50	4.49	2,594.14	1.88	6,187.50	4.49
Other Utilities Expense	751.02	4.91	983.33	6.43	3,931.43	2.86	8,850.00	6.43
Labor	2,558.31	16.72	5,526.33	36.12	29,442.36	21.38	49,737.00	36.12
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	11,935.96	8.67	0.00	0.00
Materials	9,864.04	64.47	4,229.16	27.64	28,306.21	20.56	38,062.50	27.64
Materials - COVID	0.00	0.00	0.00	0.00	8,422.92	6.12	0.00	0.00
Contract Cost	6,475.23	42.32	625.00	4.08	10,010.11	7.27	5,625.00	4.08
Contract Costs - COVID	0.00	0.00	0.00	0.00	4,219.77	3.06	0.00	0.00
Contracts - Heating and Cooling	0.00	0.00	333.33	2.18	3,678.47	2.67	3,000.00	2.18
Contracts - Landscape and Ground	875.00	5.72	833.33	5.45	19,710.00	14.31	7,500.00	5.45
Contracts - Unit Turnaround	1,891.22	12.36	3,750.00	24.51	13,090.71	9.51	33,750.00	24.51
Contracts Electrical	1,270.00	8.30	166.67	1.09	2,080.00	1.51	1,500.00	1.09
Contracts - Plumbing	839.40	5.49	166.67	1.09	1,753.79	1.27	1,500.00	1.09
Contracts - Extermination	228.00	1.49	1,166.67	7.63	7,437.00	5.40	10,500.00	7.63

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Hocker Heights

Board Operating Statement / Budget

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Page 2 of 2

Preview

December, 2020

	<u>Monthly</u> <u>Totals</u>	<u>PUM</u>	<u>Monthly</u> <u>Budget</u>	<u>PUM</u>	<u>YTD Totals</u>	<u>PUM</u>	<u>YTD Budget</u>	<u>PUM</u>
Contracts - Janitorial	254.75	1.67	291.67	1.91	1,912.75	1.39	2,625.00	1.91
Contract Costs - Misc	0.00	0.00	1,375.00	8.99	3,007.70	2.18	12,375.00	8.99
Trash Removal	1,538.00	10.05	1,583.33	10.35	13,672.00	9.93	14,250.00	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	404.73	0.29	562.50	0.41
Insurance - Prop	2,627.71	17.17	2,666.67	17.43	23,310.35	16.93	24,000.00	17.43
Insurance - Liability	4,274.96	27.94	516.67	3.38	6,955.88	5.05	4,650.00	3.38
Insurance - Workman's Comp	686.04	4.48	458.33	3.00	5,545.30	4.03	4,125.00	3.00
Insurance - Other	291.62	1.91	250.00	1.63	2,522.73	1.83	2,250.00	1.63
Employee Benefit Cont.	1,081.38	7.07	2,214.25	14.47	16,538.75	12.01	19,928.25	14.47
Employee Benefits - Maint	332.13	2.17	1,671.58	10.93	6,466.28	4.70	15,044.25	10.93
Collection Losses	1,335.39	8.73	833.33	5.45	4,164.37	3.02	7,500.00	5.45
Operating Expenses	57,957.79	378.81	49,515.64	323.63	406,950.68	295.53	445,641.00	323.63
Operating Profit / (Loss)	28,142.75	183.94	964.53	6.30	184,484.53	133.98	8,680.50	6.30
Non-Operating Expenses								
Extraordinary Maintenance	23,404.03	152.97	0.00	0.00	79,987.41	58.09	0.00	0.00
Total Operating Funds Available	4,738.72	30.97	964.53	6.30	104,497.12	75.89	8,680.50	6.30
Retained Earnings					104,497.12	75.89	8,680.50	6.30
Report Selections								