

Hocker Heights  
Balance Sheet  
November, 2020

Balance

**Assets**

**Current Assets**

5	UMB General Fund	371,655.91
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	4,236.68
29	Prepaid Insurance	9,128.01
40	Allow for Obsolete Inventory	42,605.39
169	CFP HUD Rec/Deferred Revenue	(116,353.91)

**Total Current Assets**

311,521.92

**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**

**3,522,005.24**

**Liabilities**

**Current Liabilities**

300	Tenants Security Deposit	21,700.00
306	Accrued Comp Absences	5,363.39

**Total Current Liabilities**

27,063.39

**Non-Current Liabilities**

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

375.73

**Total Liabilities**

**27,439.12**

**Net Assets**

600	Capitalized Assets	3,210,483.32
602	Unrestricted Assets	304,324.40
700	Current Year Net Income (Loss)	(20,241.60)

**Total Net Assets**

3,494,566.12

**Total Liabilities and Net Assets**

**3,522,005.24**

**Hocker Heights**  
**Board Operating Statement**  
November, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	2,376.00	22,325.50
Excess Utilities	0.00	42.75
Other Income - Tenant Charges & Fees	21.67	34.17
Income - Other Sources	133.74	6,764.11
HUD PH Op CARE Grant Funds	705.77	44,491.74
Transfers from Capital Fund Grants	0.00	120,000.00
HUD Subsidy Earned	44,519.00	311,676.40
<b>Operating Income</b>	<b>47,756.18</b>	<b>505,334.67</b>
<b>Expenses</b>		
Administrative Salaries	5,913.39	28,562.78
Admin Salaries - COVID Haz Pay	0.00	10,262.82
Staff Training - COVID	0.00	300.00
Audit Fee	0.00	4,250.00
Office Supplies	83.73	638.02
Computer Support / Repair	0.00	7,124.38
Advertising	108.34	216.68
Publications	0.00	83.80
Telephone Cost	0.00	657.81
Telephone	672.28	4,460.33
Admin Expenses - COVID Related	0.00	9,082.77
Misc. Admin Expenses	148.73	600.26
Admin Contracts	219.68	3,394.82
Tenant Screening	27.29	214.76
Copier Lease/Usage	183.40	1,283.80
Management Fees	6,523.53	53,755.91
Bookkeeping Fees	967.50	7,972.50
Asset Management Fees	1,390.00	11,120.00
Tenant Services - Salaries	189.00	1,628.48
Tenant Services - Relocation Cost	965.74	0.00
Tenant Services - Other incurred service cost	0.00	3,400.72
Water	191.84	880.07
Electricity	917.05	5,749.68
Gas	518.49	2,007.13
Other Utilities Expense	762.46	3,180.41
Labor	2,766.99	26,884.05
Maint Labor - COVID Haz Pay	0.00	11,935.96
Materials	3,352.74	18,442.17
Materials - COVID	0.00	8,422.92
Contract Cost	(503.32)	3,534.88
Contract Costs - COVID	0.00	4,219.77
Contracts - Heating and Cooling	1,825.00	3,678.47
Contracts - Landscape and Grounds	0.00	18,835.00
Contracts - Unit Turnaround	0.00	11,199.49
Contracts Electrical	0.00	810.00
Contracts - Plumbing	0.00	914.39
Contracts - Extermination	228.00	7,209.00
Contracts - Janitorial	254.75	1,658.00
Contract Costs - Misc	122.00	3,007.70
Trash Removal	1,498.00	12,134.00
Vehicle Maintenance	0.00	404.73
Insurance - Prop	2,542.95	20,682.64
Insurance - Liability	329.62	2,680.92
Insurance - Workman's Comp	663.91	4,859.26
Insurance - Other	282.21	2,231.11

# Hocker Heights

## Board Operating Statement

November, 2020

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Employee Benefit Cont.	947.47	15,457.37
Employee Benefits - Maint	481.87	6,134.15
Collection Losses	0.00	2,828.98
<b>Operating Expenses</b>	<b>34,574.64</b>	<b>348,992.89</b>
<b>Operating Profit / (Loss)</b>	<b>13,181.54</b>	<b>156,341.78</b>
<b>Non-Operating Expenses</b>		
Extraordinary Maintenance	34,873.88	56,583.38
<b>Total Operating Funds Available</b>	<b>(21,692.34)</b>	<b>99,758.40</b>
<b>Retained Earnings</b>		<b>99,758.40</b>

# Hocker Heights

## Board Operating Statement / Budget

Preview

November, 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>
<b>Income</b>								
Dwelling Rent	2,376.00	15.53	6,041.67	39.49	22,325.50	18.24	48,333.33	39.49
Excess Utilities	0.00	0.00	33.33	0.22	42.75	0.03	266.67	0.22
Other Income - Tenant Charges &	21.67	0.14	500.00	3.27	34.17	0.03	4,000.00	3.27
Income - Other Sources	133.74	0.87	37.50	0.25	6,764.11	5.53	300.00	0.25
HUD PH Op CARE Grant Funds	705.77	4.61	0.00	0.00	44,491.74	36.35	0.00	0.00
Transfers from Capital Fund Grant	0.00	0.00	5,000.00	32.68	120,000.00	98.04	40,000.00	32.68
HUD Subsidy Earned	44,519.00	290.97	38,867.67	254.04	311,676.40	254.64	310,941.33	254.04
<b>Operating Income</b>	<b>47,756.18</b>	<b>312.13</b>	<b>50,480.17</b>	<b>329.94</b>	<b>505,334.67</b>	<b>412.86</b>	<b>403,841.33</b>	<b>329.94</b>
<b>Expenses</b>								
Administrative Salaries	5,913.39	38.65	3,949.33	25.81	28,562.78	23.34	31,594.67	25.81
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	10,262.82	8.38	0.00	0.00
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
Staff Training - COVID	0.00	0.00	0.00	0.00	300.00	0.25	0.00	0.00
Travel	0.00	0.00	145.83	0.95	0.00	0.00	1,166.67	0.95
Audit Fee	0.00	0.00	333.33	2.18	4,250.00	3.47	2,666.67	2.18
Sundry	0.00	0.00	125.00	0.82	0.00	0.00	1,000.00	0.82
Office Supplies	83.73	0.55	187.50	1.23	638.02	0.52	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	7,124.38	5.82	3,333.33	2.72
Advertising	108.34	0.71	20.83	0.14	216.68	0.18	166.67	0.14
Publications	0.00	0.00	41.67	0.27	83.80	0.07	333.33	0.27
Telephone Cost	0.00	0.00	333.33	2.18	657.81	0.54	2,666.67	2.18
Telephone	672.28	4.39	500.00	3.27	4,460.33	3.64	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
Admin Expenses - COVID Relate	0.00	0.00	0.00	0.00	9,082.77	7.42	0.00	0.00
Misc. Admin Expenses	148.73	0.97	333.33	2.18	600.26	0.49	2,666.67	2.18
Admin Contracts	219.68	1.44	1,083.33	7.08	3,394.82	2.77	8,666.67	7.08
Tenant Screening	27.29	0.18	416.67	2.72	214.76	0.18	3,333.33	2.72
Copier Lease/Usage	183.40	1.20	250.00	1.63	1,283.80	1.05	2,000.00	1.63
Management Fees	6,523.53	42.64	6,250.00	40.85	53,755.91	43.92	50,000.00	40.85
Bookkeeping Fees	967.50	6.32	958.33	6.26	7,972.50	6.51	7,666.67	6.26
Asset Management Fees	1,390.00	9.08	1,375.00	8.99	11,120.00	9.08	11,000.00	8.99
Tenant Services - Salaries	189.00	1.24	200.00	1.31	1,628.48	1.33	1,600.00	1.31
Tenant Services - Relocation Cost	965.74	6.31	0.00	0.00	0.00	0.00	0.00	0.00
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	3,400.72	2.78	1,333.33	1.09
Water	191.84	1.25	645.83	4.22	880.07	0.72	5,166.67	4.22
Electricity	917.05	5.99	891.67	5.83	5,749.68	4.70	7,133.33	5.83
Gas	518.49	3.39	687.50	4.49	2,007.13	1.64	5,500.00	4.49
Other Utilities Expense	762.46	4.98	983.33	6.43	3,180.41	2.60	7,866.67	6.43
Labor	2,766.99	18.08	5,526.33	36.12	26,884.05	21.96	44,210.67	36.12
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	11,935.96	9.75	0.00	0.00
Materials	3,352.74	21.91	4,229.16	27.64	18,442.17	15.07	33,833.34	27.64
Materials - COVID	0.00	0.00	0.00	0.00	8,422.92	6.88	0.00	0.00
Contract Cost	(503.32)	(3.29)	625.00	4.08	3,534.88	2.89	5,000.00	4.08
Contract Costs - COVID	0.00	0.00	0.00	0.00	4,219.77	3.45	0.00	0.00
Contracts - Heating and Cooling	1,825.00	11.93	333.33	2.18	3,678.47	3.01	2,666.67	2.18
Contracts - Landscape and Groun	0.00	0.00	833.33	5.45	18,835.00	15.39	6,666.67	5.45
Contracts - Unit Turnaround	0.00	0.00	3,750.00	24.51	11,199.49	9.15	30,000.00	24.51
Contracts Electrical	0.00	0.00	166.67	1.09	810.00	0.66	1,333.33	1.09
Contracts - Plumbing	0.00	0.00	166.67	1.09	914.39	0.75	1,333.33	1.09

