

Hocker Heights Balance Sheet

Preview

August, 2020

Balance

Assets

Current Assets

5	UMB General Fund	366,653.67
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	1,839.63
29	Prepaid Insurance	20,711.37
40	Allow for Obsolete Inventory	42,605.39
169	CFP HUD Rec/Deferred Revenue	(101,666.65)

Total Current Assets 330,393.25

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 3,540,876.57

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,150.00
306	Accrued Comp Absences	5,363.39

Total Current Liabilities 27,513.39

Non-Current Liabilities

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

Total Liabilities 27,889.12

Net Assets

600	Capitalized Assets	3,210,483.32
602	Unrestricted Assets	304,324.40
700	Current Year Net Income (Loss)	(1,820.27)

Total Net Assets 3,512,987.45

Total Liabilities and Net Assets 3,540,876.57

Report Selections

Hocker Heights Board Operating Statement

Preview

August, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	1,905.00	15,020.00
Other Income - Tenant Charges & Fees	12.50	12.50
Income - Other Sources	41.76	11,578.74
HUD PH Op CARE Grant Funds	16,554.63	32,320.39
Transfers from Capital Fund Grants	30,000.00	90,000.00
HUD Subsidy Earned	32,577.40	189,084.87
Operating Income	81,091.29	338,016.50
Expenses		
Administrative Salaries	0.00	18,113.55
Admin Salaries - COVID Haz Pay	4,173.49	6,366.35
Staff Training - COVID	0.00	300.00
Office Supplies	203.35	542.50
Computer Support / Repair	24.00	4,712.05
Publications	0.00	83.80
Telephone Cost	0.00	451.29
Telephone	558.11	2,652.01
Admin Expenses - COVID Related	3,410.43	8,882.38
Misc. Admin Expenses	10.38	280.13
Admin Contracts	1,735.52	2,719.21
Tenant Screening	13.87	160.03
Copier Lease/Usage	183.40	733.60
Management Fees	6,776.38	33,983.04
Bookkeeping Fees	1,005.00	5,040.00
Asset Management Fees	1,390.00	6,950.00
Tenant Services - Salaries	189.00	1,061.48
Tenant Services - Relocation Cost	0.00	(965.74)
Tenant Services - Other incurred service cost	0.00	50.72
Water	109.35	429.56
Electricity	967.41	3,557.29
Gas	40.65	708.33
Other Utilities Expense	512.98	1,766.35
Labor	0.00	21,677.98
Maint Labor - COVID Haz Pay	5,058.93	7,233.10
Materials	4,418.31	13,610.75
Materials - COVID	1,850.78	5,331.29
Contract Cost	(925.35)	5,031.86
Contract Costs - COVID	0.00	3,939.77
Contracts - Heating and Cooling	0.00	1,400.00
Contracts - Landscape and Grounds	2,625.00	14,160.00
Contracts - Unit Turnaround	1,391.88	4,623.21
Contracts Electrical	0.00	420.00
Contracts - Plumbing	0.00	347.00
Contracts - Extermination	2,328.00	4,825.00
Contracts - Janitorial	254.75	1,019.00
Contract Costs - Misc	0.00	2,314.20
Trash Removal	1,513.00	7,560.00
Vehicle Maintenance	0.00	404.73
Insurance - Prop	2,627.71	12,969.03
Insurance - Liability	340.61	1,681.07
Insurance - Workman's Comp	686.04	2,845.40
Insurance - Other	291.62	1,375.07
Employee Benefit Cont.	569.61	9,663.07
Employee Benefits - Maint	900.36	4,288.83
Collection Losses	0.00	2,828.98

Hocker Heights Board Operating Statement

Preview

August, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Expenses	45,234.57	228,127.27
Operating Profit / (Loss)	35,856.72	109,889.23
Non-Operating Expenses		
Extraordinary Maintenance	0.00	21,709.50
Total Operating Funds Available	35,856.72	88,179.73
Retained Earnings		88,179.73

Report Selections

Hocker Heights

Board Operating Statement / Budget

Preview

August, 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	1,905.00	12.45	6,041.67	39.49	15,020.00	19.63	30,208.33	39.49
Excess Utilities	0.00	0.00	33.33	0.22	0.00	0.00	166.67	0.22
Other Income - Tenant Charges & Income - Other Sources	12.50	0.08	500.00	3.27	12.50	0.02	2,500.00	3.27
HUD PH Op CARE Grant Funds	41.76	0.27	37.50	0.25	11,578.74	15.14	187.50	0.25
Transfers from Capital Fund Grant	16,554.63	108.20	0.00	0.00	32,320.39	42.25	0.00	0.00
HUD Subsidy Earned	30,000.00	196.08	5,000.00	32.68	90,000.00	117.65	25,000.00	32.68
	32,577.40	212.92	38,867.67	254.04	189,084.87	247.17	194,338.33	254.04
Operating Income	81,091.29	530.01	50,480.17	329.94	338,016.50	441.85	252,400.83	329.94
Expenses								
Administrative Salaries	0.00	0.00	3,949.33	25.81	18,113.55	23.68	19,746.67	25.81
Admin Salaries - COVID Haz Pay	4,173.49	27.28	0.00	0.00	6,366.35	8.32	0.00	0.00
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	1,041.67	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	208.33	0.27
Staff Training - COVID	0.00	0.00	0.00	0.00	300.00	0.39	0.00	0.00
Travel	0.00	0.00	145.83	0.95	0.00	0.00	729.17	0.95
Audit Fee	0.00	0.00	333.33	2.18	0.00	0.00	1,666.67	2.18
Sundry	0.00	0.00	125.00	0.82	0.00	0.00	625.00	0.82
Office Supplies	203.35	1.33	187.50	1.23	542.50	0.71	937.50	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	1,041.67	1.36
Computer Support / Repair	24.00	0.16	416.67	2.72	4,712.05	6.16	2,083.33	2.72
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	104.17	0.14
Publications	0.00	0.00	41.67	0.27	83.80	0.11	208.33	0.27
Telephone Cost	0.00	0.00	333.33	2.18	451.29	0.59	1,666.67	2.18
Telephone	558.11	3.65	500.00	3.27	2,652.01	3.47	2,500.00	3.27
Collection Agent Fees & Court Co.	0.00	0.00	41.67	0.27	0.00	0.00	208.33	0.27
Admin Expenses - COVID Related	3,410.43	22.29	0.00	0.00	8,882.38	11.61	0.00	0.00
Misc. Admin Expenses	10.38	0.07	333.33	2.18	280.13	0.37	1,666.67	2.18
Admin Contracts	1,735.52	11.34	1,083.33	7.08	2,719.21	3.55	5,416.67	7.08
Tenant Screening	13.87	0.09	416.67	2.72	160.03	0.21	2,083.33	2.72
Copier Lease/Usage	183.40	1.20	250.00	1.63	733.60	0.96	1,250.00	1.63
Management Fees	6,776.38	44.29	6,250.00	40.85	33,983.04	44.42	31,250.00	40.85
Bookkeeping Fees	1,005.00	6.57	958.33	6.26	5,040.00	6.59	4,791.67	6.26
Asset Management Fees	1,390.00	9.08	1,375.00	8.99	6,950.00	9.08	6,875.00	8.99
Tenant Services - Salaries	189.00	1.24	200.00	1.31	1,061.48	1.39	1,000.00	1.31
Tenant Services - Relocation Cost	0.00	0.00	0.00	0.00	(965.74)	(1.26)	0.00	0.00
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	50.72	0.07	833.33	1.09
Water	109.35	0.71	645.83	4.22	429.56	0.56	3,229.17	4.22
Electricity	967.41	6.32	891.67	5.83	3,557.29	4.65	4,458.33	5.83
Gas	40.65	0.27	687.50	4.49	708.33	0.93	3,437.50	4.49
Other Utilities Expense	512.98	3.35	983.33	6.43	1,766.35	2.31	4,916.67	6.43
Labor	0.00	0.00	5,526.33	36.12	21,677.98	28.34	27,631.67	36.12
Maint Labor - COVID Haz Pay	5,058.93	33.06	0.00	0.00	7,233.10	9.46	0.00	0.00
Materials	4,418.31	28.88	4,229.16	27.64	13,610.75	17.79	21,145.84	27.64
Materials - COVID	1,850.78	12.10	0.00	0.00	5,331.29	6.97	0.00	0.00
Contract Cost	(925.35)	(6.05)	625.00	4.08	5,031.86	6.58	3,125.00	4.08
Contract Costs - COVID	0.00	0.00	0.00	0.00	3,939.77	5.15	0.00	0.00
Contracts - Heating and Cooling	0.00	0.00	333.33	2.18	1,400.00	1.83	1,666.67	2.18
Contracts - Landscape and Groun	2,625.00	17.16	833.33	5.45	14,160.00	18.51	4,166.67	5.45
Contracts - Unit Turnaround	1,391.88	9.10	3,750.00	24.51	4,623.21	6.04	18,750.00	24.51
Contracts Electrical	0.00	0.00	166.67	1.09	420.00	0.55	833.33	1.09
Contracts - Plumbing	0.00	0.00	166.67	1.09	347.00	0.45	833.33	1.09

