

Hocker Heights Balance Sheet

July, 2020

Balance

Assets

Current Assets

5	UMB General Fund	326,690.80
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	280.49
29	Prepaid Insurance	28,603.33
40	Allow for Obsolete Inventory	42,605.39
169	CFP HUD Rec/Deferred Revenue	(66,855.89)

Total Current Assets

331,573.96

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

3,542,057.28

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,300.00
306	Accrued Comp Absences	5,363.39

Total Current Liabilities

27,663.39

Non-Current Liabilities

470	Comp Absences - NonCurrent	375.73
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Total Non-Current Liabilities

375.73

Total Liabilities

28,039.12

Net Assets

600	Capitalized Assets	3,210,483.32
602	Unrestricted Assets	304,324.40
700	Current Year Net Income (Loss)	(789.56)

Total Net Assets

3,514,018.16

Total Liabilities and Net Assets

3,542,057.28

Hocker Heights

Board Operating Statement

Preview

July, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	3,441.00	13,115.00
Income - Other Sources	1,309.26	11,536.98
HUD PH Op CARE Grant Funds	6,914.82	15,765.76
Transfers from Capital Fund Grants	0.00	60,000.00
HUD Subsidy Earned	32,577.47	156,507.47
Operating Income	44,242.55	256,925.21
Expenses		
Administrative Salaries	3,154.70	18,113.55
Admin Salaries - COVID Haz Pay	0.00	2,192.86
Staff Training - COVID	0.00	300.00
Office Supplies	0.00	339.15
Computer Support / Repair	2,364.33	4,688.05
Publications	0.00	83.80
Telephone Cost	198.80	451.29
Telephone	548.19	2,093.90
Admin Expenses - COVID Related	2,492.40	5,471.95
Misc. Admin Expenses	49.95	269.75
Admin Contracts	254.68	983.69
Tenant Screening	69.46	146.16
Copier Lease/Usage	183.40	550.20
Management Fees	6,675.24	27,206.66
Bookkeeping Fees	990.00	4,035.00
Asset Management Fees	1,390.00	5,560.00
Tenant Services - Salaries	326.77	872.48
Tenant Services - Relocation Cost	0.00	(965.74)
Tenant Services - Other incurred service cost	3.72	50.72
Water	202.17	320.21
Electricity	1,262.69	2,589.88
Gas	255.89	667.68
Other Utilities Expense	759.27	1,253.37
Labor	5,808.53	21,677.98
Maint Labor - COVID Haz Pay	0.00	2,174.17
Materials	2,376.28	9,192.44
Materials - COVID	250.39	3,480.51
Contract Cost	78.86	5,957.21
Contract Costs - COVID	1,866.00	3,939.77
Contracts - Heating and Cooling	0.00	1,400.00
Contracts - Landscape and Grounds	3,660.00	11,535.00
Contracts - Unit Turnaround	2,039.45	3,231.33
Contracts Electrical	0.00	420.00
Contracts - Plumbing	0.00	347.00
Contracts - Extermination	1,203.00	2,497.00
Contracts - Janitorial	509.50	764.25
Contract Costs - Misc	2,162.50	2,314.20
Trash Removal	1,498.00	6,047.00
Vehicle Maintenance	0.00	404.73
Insurance - Prop	2,627.71	10,341.32
Insurance - Liability	340.61	1,340.46
Insurance - Workman's Comp	686.04	2,159.36
Insurance - Other	291.62	1,083.45
Employee Benefit Cont.	3,389.22	9,093.46
Employee Benefits - Maint	1,210.61	3,388.47
Collection Losses	(50.00)	2,828.98

Hocker Heights Board Operating Statement

Preview

July, 2020

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Expenses	51,129.98	182,892.70
Operating Profit / (Loss)	(6,887.43)	74,032.51
Non-Operating Expenses		
Extraordinary Maintenance	0.00	21,709.50
Total Operating Funds Available	(6,887.43)	52,323.01
Retained Earnings		52,323.01

Report Selections

Hocker Heights

Board Operating Statement / Budget

Preview

July, 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	3,441.00	22.49	6,041.67	39.49	13,115.00	21.43	24,166.67	39.49
Excess Utilities	0.00	0.00	33.33	0.22	0.00	0.00	133.33	0.22
Other Income - Tenant Charges &	0.00	0.00	500.00	3.27	0.00	0.00	2,000.00	3.27
Income - Other Sources	1,309.26	8.56	37.50	0.25	11,536.98	18.85	150.00	0.25
HUD PH Op CARE Grant Funds	6,914.82	45.19	0.00	0.00	15,765.76	25.76	0.00	0.00
Transfers from Capital Fund Grant	0.00	0.00	5,000.00	32.68	60,000.00	98.04	20,000.00	32.68
HUD Subsidy Earned	32,577.47	212.92	38,867.67	254.04	156,507.47	255.73	155,470.67	254.04
Operating Income	44,242.55	289.17	50,480.17	329.94	256,925.21	419.81	201,920.67	329.94
Expenses								
Administrative Salaries	3,154.70	20.62	3,949.33	25.81	18,113.55	29.60	15,797.33	25.81
Admin Salaries - COVID Haz Pay	0.00	0.00	0.00	0.00	2,192.86	3.58	0.00	0.00
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
Staff Training - COVID	0.00	0.00	0.00	0.00	300.00	0.49	0.00	0.00
Travel	0.00	0.00	145.83	0.95	0.00	0.00	583.33	0.95
Audit Fee	0.00	0.00	333.33	2.18	0.00	0.00	1,333.33	2.18
Sundry	0.00	0.00	125.00	0.82	0.00	0.00	500.00	0.82
Office Supplies	0.00	0.00	187.50	1.23	339.15	0.55	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	2,364.33	15.45	416.67	2.72	4,688.05	7.66	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	83.80	0.14	166.67	0.27
Telephone Cost	198.80	1.30	333.33	2.18	451.29	0.74	1,333.33	2.18
Telephone	548.19	3.58	500.00	3.27	2,093.90	3.42	2,000.00	3.27
Collection Agent Fees & Court Co.	0.00	0.00	41.67	0.27	0.00	0.00	166.67	0.27
Admin Expenses - COVID Related	2,492.40	16.29	0.00	0.00	5,471.95	8.94	0.00	0.00
Misc. Admin Expenses	49.95	0.33	333.33	2.18	269.75	0.44	1,333.33	2.18
Admin Contracts	254.68	1.66	1,083.33	7.08	983.69	1.61	4,333.33	7.08
Tenant Screening	69.46	0.45	416.67	2.72	146.16	0.24	1,666.67	2.72
Copier Lease/Usage	183.40	1.20	250.00	1.63	550.20	0.90	1,000.00	1.63
Management Fees	6,675.24	43.63	6,250.00	40.85	27,206.66	44.46	25,000.00	40.85
Bookkeeping Fees	990.00	6.47	958.33	6.26	4,035.00	6.59	3,833.33	6.26
Asset Management Fees	1,390.00	9.08	1,375.00	8.99	5,560.00	9.08	5,500.00	8.99
Tenant Services - Salaries	326.77	2.14	200.00	1.31	872.48	1.43	800.00	1.31
Tenant Services - Relocation Cost	0.00	0.00	0.00	0.00	(965.74)	(1.58)	0.00	0.00
Tenant Services - Other incurred s	3.72	0.02	166.67	1.09	50.72	0.08	666.67	1.09
Water	202.17	1.32	645.83	4.22	320.21	0.52	2,583.33	4.22
Electricity	1,262.69	8.25	891.67	5.83	2,589.88	4.23	3,566.67	5.83
Gas	255.89	1.67	687.50	4.49	667.68	1.09	2,750.00	4.49
Other Utilities Expense	759.27	4.96	983.33	6.43	1,253.37	2.05	3,933.33	6.43
Labor	5,808.53	37.96	5,526.33	36.12	21,677.98	35.42	22,105.33	36.12
Maint Labor - COVID Haz Pay	0.00	0.00	0.00	0.00	2,174.17	3.55	0.00	0.00
Materials	2,376.28	15.53	4,229.16	27.64	9,192.44	15.02	16,916.66	27.64
Materials - COVID	250.39	1.64	0.00	0.00	3,480.51	5.69	0.00	0.00
Contract Cost	78.86	0.52	625.00	4.08	5,957.21	9.73	2,500.00	4.08
Contract Costs - COVID	1,866.00	12.20	0.00	0.00	3,939.77	6.44	0.00	0.00
Contracts - Heating and Cooling	0.00	0.00	333.33	2.18	1,400.00	2.29	1,333.33	2.18
Contracts - Landscape and Groun	3,660.00	23.92	833.33	5.45	11,535.00	18.85	3,333.33	5.45
Contracts - Unit Turnaround	2,039.45	13.33	3,750.00	24.51	3,231.33	5.28	15,000.00	24.51
Contracts Electrical	0.00	0.00	166.67	1.09	420.00	0.69	666.67	1.09
Contracts - Plumbing	0.00	0.00	166.67	1.09	347.00	0.57	666.67	1.09

