

# Hocker Heights Balance Sheet

Preview

March, 2021

Balance

## Assets

### Current Assets

5	UMB General Fund	388,389.82
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	12,821.99
29	Prepaid Insurance	32,313.10
30	A/R CFP due PHA	1,836.00
40	Allow for Obsolete Inventory	52,631.88
169	CFP HUD Rec/Deferred Revenue	(121,835.90)

### Total Current Assets

366,406.73

### 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

**3,352,221.47**

## Liabilities

### Current Liabilities

300	Tenants Security Deposit	23,096.00
305	Supplemental Insurance W/H	1,132.88
306	Accrued Comp Absences	20,901.37
307	Pilot - Accrued	7,600.59
311	A/P COCC	4,837.66

### Total Current Liabilities

57,568.50

### Non-Current Liabilities

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

998.30

## Total Liabilities

**58,566.80**

## Net Assets

600	Capitalized Assets	2,985,814.74
602	Unrestricted Assets	427,839.93
700	Current Year Net Income (Loss)	(120,000.00)

### Total Net Assets

3,293,654.67

## Total Liabilities and Net Assets

**3,352,221.47**

# Hocker Heights Board Operating Statement

Preview

March, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
<b>Income</b>		
Dwelling Rent	3,256.00	29,553.50
Excess Utilities	0.00	59.64
Other Income - Tenant Charges & Fees	0.00	593.17
Income - Other Sources	582.40	60,600.07
HUD PH Op CARE Grant Funds	0.00	44,491.74
Transfers from Capital Fund Grants	0.00	120,000.00
HUD Subsidy Earned	44,080.40	533,284.30
<b>Operating Income</b>	<b>47,918.80</b>	<b>788,582.42</b>
<b>Expenses</b>		
Administrative Salaries	6,260.41	48,315.52
Admin Salaries - COVID Haz Pay	0.00	10,262.82
Compensated Absences	662.90	662.90
Legal Expense	0.00	467.25
Staff Training	0.00	1,198.99
Staff Training - COVID	0.00	300.00
Audit Fee	0.00	4,250.00
Postage	102.00	102.00
Office Supplies	(47.94)	1,079.86
Expendable Office Equipment	0.00	817.98
Computer Support / Repair	2,596.33	12,085.04
Advertising	414.18	1,199.43
Publications	0.00	264.56
Telephone Cost	670.21	1,374.02
Telephone	740.50	7,235.49
Admin Expenses - COVID Related	0.00	9,194.69
Misc. Admin Expenses	2,651.97	8,081.58
Admin Contracts	(749.35)	4,548.36
Tenant Screening	12.37	327.12
Copier Lease/Usage	161.87	1,890.81
Management Fees	6,725.81	80,254.59
Bookkeeping Fees	997.50	11,902.50
Asset Management Fees	1,390.00	16,680.00
Tenant Services - Salaries	699.63	3,256.31
Tenant Services - Other incurred service cost	0.00	3,400.72
Water	295.82	1,841.74
Electricity	671.08	9,169.27
Gas	1,764.02	6,379.94
Other Utilities Expense	996.49	6,530.83
Maintenance Labor	7,662.31	45,732.52
Temporary Labor	4,543.00	6,973.37
Maint Labor - COVID Haz Pay	0.00	11,935.96
Materials	9,171.79	52,059.80
Materials - COVID	108.58	8,531.50
Contract Cost	1,467.07	14,378.75
Contract Costs - COVID	0.00	4,219.77
Contracts - Heating and Cooling	0.00	3,678.47
Contracts - Snow Removal	0.00	664.00
Contracts - Landscape and Grounds	0.00	19,710.00
Contracts - Unit Turnaround	2,244.18	17,392.50
Contracts Electrical	6,949.28	11,084.58
Contracts - Plumbing	2,050.93	5,426.41
Contracts - Extermination	578.00	8,756.00
Contracts - Janitorial	447.68	2,875.79
Contract Costs - Misc	1,221.92	5,100.62

# Hocker Heights Board Operating Statement

Preview

March, 2021

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Trash Removal	1,508.00	18,281.00
Vehicle Maintenance	0.00	1,137.29
Insurance - Prop	2,768.99	31,349.35
Insurance - Liability	373.60	8,619.33
Insurance - Workman's Comp	686.04	7,537.03
Insurance - Other	329.12	3,478.23
Employee Benefit Cont.	2,047.35	23,705.51
Employee Benefits - Maint	1,132.91	10,434.99
Collection Losses	1,701.10	5,544.37
<b>Operating Expenses</b>	<b>74,007.65</b>	<b>581,681.46</b>
<b>Operating Profit / (Loss)</b>	<b>(26,088.85)</b>	<b>206,900.96</b>
<b>Non-Operating Expenses</b>		
Extraordinary Maintenance	1,836.00	83,385.53
<b>Total Operating Funds Available</b>	<b>(27,924.85)</b>	<b>123,515.43</b>
<b>Retained Earnings</b>		<b>123,515.43</b>

Report Selections

Board Operating Statement Percentages

Preview

March, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>	<u>Year-to-Date Budget</u>	<u>Percentage</u>
<b>Income</b>				
Dwelling Rent	3,256.00	29,553.50	72,500.00	59.24
Excess Utilities	0.00	59.64	400.00	85.09
Other Income - Tenant Charges & Fees	0.00	593.17	6,000.00	90.11
Income - Other Sources	582.40	60,600.07	450.00	(13,366.68)
HUD PH Op CARE Grant Funds	0.00	44,491.74	0.00	0.00
Transfers from Capital Fund Grants	0.00	120,000.00	60,000.00	(100.00)
HUD Subsidy Earned	44,080.40	533,284.30	466,412.00	(14.34)
<b>Operating Income</b>	<b>47,918.80</b>	<b>788,582.42</b>	<b>605,762.00</b>	<b>(30.18)</b>
<b>Expenses</b>				
Administrative Salaries	6,260.41	48,315.52	47,392.00	(1.95)
Admin Salaries - COVID Haz Pay	0.00	10,262.82	0.00	0.00
Compensated Absences	662.90	662.90	0.00	0.00
Legal Expense	0.00	467.25	2,500.00	81.31
Staff Training	0.00	1,198.99	500.00	(139.80)
Staff Training - COVID	0.00	300.00	0.00	0.00
Travel	0.00	0.00	1,750.00	100.00
Audit Fee	0.00	4,250.00	4,000.00	(6.25)
Postage	102.00	102.00	0.00	0.00
Office Supplies	(47.94)	1,079.86	2,250.00	52.01
Expendable Office Equipment	0.00	817.98	2,500.00	67.28
Computer Support / Repair	2,596.33	12,085.04	5,000.00	(141.70)
Advertising	414.18	1,199.43	250.00	(379.77)
Publications	0.00	264.56	500.00	47.09
Telephone Cost	670.21	1,374.02	4,000.00	65.65
Telephone	740.50	7,235.49	6,000.00	(20.59)
Collection Agent Fees & Court Costs	0.00	0.00	500.00	100.00
Admin Expenses - COVID Related	0.00	9,194.69	0.00	0.00
Misc. Admin Expenses	2,651.97	8,081.58	5,500.00	(46.94)
Admin Contracts	(749.35)	4,548.36	13,000.00	65.01
Tenant Screening	12.37	327.12	5,000.00	93.46
Copier Lease/Usage	161.87	1,890.81	3,000.00	36.97
Management Fees	6,725.81	80,254.59	75,000.00	(7.01)
Bookkeeping Fees	997.50	11,902.50	11,500.00	(3.50)
Asset Management Fees	1,390.00	16,680.00	16,500.00	(1.09)
Tenant Services - Salaries	699.63	3,256.31	2,400.00	(35.68)
Tenant Services - Other incurred service cost	0.00	3,400.72	2,000.00	(70.04)
Water	295.82	1,841.74	7,750.00	76.24
Electricity	671.08	9,169.27	10,700.00	14.31
Gas	1,764.02	6,379.94	8,250.00	22.67
Other Utilities Expense	996.49	6,530.83	11,800.00	44.65
Maintenance Labor	7,662.31	45,732.52	66,316.00	31.04
Temporary Labor	4,543.00	6,973.37	0.00	0.00
Maint Labor - COVID Haz Pay	0.00	11,935.96	0.00	0.00
Materials	9,171.79	52,059.80	50,750.00	(2.58)
Materials - COVID	108.58	8,531.50	0.00	0.00
Contract Cost	1,467.07	14,378.75	7,500.00	(91.72)
Contract Costs - COVID	0.00	4,219.77	0.00	0.00
Contracts - Heating and Cooling	0.00	3,678.47	4,000.00	8.04
Contracts - Snow Removal	0.00	664.00	0.00	0.00
Contracts - Landscape and Grounds	0.00	19,710.00	10,000.00	(97.10)
Contracts - Unit Turnaround	2,244.18	17,392.50	45,000.00	61.35
Contracts Electrical	6,949.28	11,084.58	2,000.00	(454.23)
Contracts - Plumbing	2,050.93	5,426.41	2,000.00	(171.32)
Contracts - Extermination	578.00	8,756.00	14,000.00	37.46
Contracts - Janitorial	447.68	2,875.79	3,500.00	17.83

# Hocker Heights

## Board Operating Statement Percentages

Preview

March, 2021

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	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>	<u>Year-to-Date Budget</u>	<u>Percentage</u>
Contract Costs - Misc	1,221.92	5,100.62	16,500.00	69.09
Trash Removal	1,508.00	18,281.00	19,000.00	3.78
Vehicle Maintenance	0.00	1,137.29	750.00	(51.64)
Insurance - Prop	2,768.99	31,349.35	32,000.00	2.03
Insurance - Liability	373.60	8,619.33	6,200.00	(39.02)
Insurance - Workman's Comp	686.04	7,537.03	5,500.00	(37.04)
Insurance - Other	329.12	3,478.23	3,000.00	(15.94)
Employee Benefit Cont.	2,047.35	23,705.51	26,571.00	10.78
Employee Benefits - Maint	1,132.91	10,434.99	20,059.00	47.98
Collection Losses	1,701.10	5,544.37	10,000.00	44.56
<b>Operating Expenses</b>	<b>74,007.65</b>	<b>581,681.46</b>	<b>594,188.00</b>	<b>2.10</b>
<b>Operating Profit / (Loss)</b>	<b>(26,088.85)</b>	<b>206,900.96</b>	<b>11,574.00</b>	
<b>Non-Operating Expenses</b>				
Extraordinary Maintenance	1,836.00	83,385.53	0.00	0.00
<b>Total Operating Funds Available</b>	<b>(27,924.85)</b>	<b>123,515.43</b>	<b>11,574.00</b>	
<b>Retained Earnings</b>		<b>123,515.43</b>		