

Balance Sheet

September, 2021

Balance

Assets

Current Assets

5	UMB General Fund	483,637.13
9	Petty Cash	249.84
11	Allowance for Doubtful Accounts	4,375.58
29	Prepaid Insurance	18,525.05
40	Allow for Obsolete Inventory	52,631.88
169	CFP HUD Rec/Deferred Revenue	(100,077.20)

Total Current Assets 459,342.28

Non-Current Assets

170	Leasehold Improvements	754,894.98
171	Land	419,951.65
172	Buildings	10,813,561.08
174	Equipment - Admin	96,329.24
175	Accumulated Depreciation	(9,094,714.00)

Total Fixed Assets 2,990,022.95

Total Assets

3,449,365.23

Liabilities

Current Liabilities

300	Tenants Security Deposit	22,644.98
306	Accrued Comp Absences	5,403.72

Total Current Liabilities 28,048.70

Non-Current Liabilities

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

Total Liabilities

29,047.00

Net Assets

600	Capitalized Assets	2,985,814.74
602	Unrestricted Assets	427,839.93
700	Current Year Net Income (Loss)	6,663.56
701	Betterments and Additions	(4,208.21)
702	Property Contra	4,208.21

Total Net Assets 3,420,318.23

Total Liabilities and Net Assets

3,449,365.23

Hocker Heights Board Operating Statement

Preview

September, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Income		
Dwelling Rent	863.00	9,627.48
Excess Utilities	0.00	54.64
Other Income - Tenant Charges & Fees	0.00	25,750.50
Income - Other Sources	8,309.01	13,443.59
Transfers from Capital Fund Grants	45,000.00	100,000.00
HUD Subsidy Earned	50,782.05	340,371.05
Operating Income	104,954.06	489,247.26
Expenses		
Administrative Salaries	6,594.69	28,676.39
Travel	0.00	54.85
Audit Fee	0.00	3,762.50
Postage	0.00	102.00
Office Supplies	3.13	704.26
Computer Support / Repair	0.00	2,845.76
Publications	59.97	119.94
Telephone Cost	0.00	632.00
Telephone	453.32	3,309.83
Misc. Admin Expenses	493.14	2,336.67
Admin Contracts	215.00	3,667.62
Tenant Screening	0.00	86.47
Copier Lease/Usage	342.72	1,152.07
Management Fees	6,472.96	39,090.61
Bookkeeping Fees	960.00	5,797.50
Asset Management Fees	1,380.00	8,280.00
Tenant Services - Salaries	388.87	2,185.57
Water	161.17	970.57
Electricity	1,182.76	4,741.12
Gas	472.51	3,363.89
Other Utilities Expense	659.19	3,824.50
Maintenance Labor	6,899.49	31,304.03
Temporary Labor	0.00	1,593.10
Materials	12,159.09	37,593.21
Contract Cost	841.33	18,177.73
Contracts - Heating and Cooling	1,342.00	12,158.53
Contracts - Landscape and Grounds	3,000.00	17,000.00
Contracts - Unit Turnaround	1,909.45	11,459.52
Contracts Electrical	0.00	1,776.09
Contracts - Plumbing	347.00	4,534.69
Contracts - Extermination	228.00	4,118.00
Contracts - Janitorial	257.68	1,356.08
Contract Costs - Misc	0.00	1,718.50
Trash Removal	1,498.00	9,018.00
Insurance - Prop	2,679.67	16,345.98
Insurance - Liability	361.55	2,205.45
Insurance - Workman's Comp	976.89	5,009.65
Insurance - Other	685.53	4,125.21
Employee Benefit Cont.	1,145.72	10,297.17
Employee Benefits - Maint	1,499.79	10,177.38
Collection Losses	0.00	28,900.39
Operating Expenses	55,670.62	344,572.83

Hocker Heights
Board Operating Statement

Preview

September, 2021

	<u>Monthly Totals</u>	<u>Year-to-Date Totals</u>
Operating Profit / (Loss)	49,283.44	144,674.43
Non-Operating Expenses		
Extraordinary Maintenance	0.00	38,010.87
Replacement of Equipment	3,427.71	3,427.71
Betterments and Additions	0.00	780.50
Non-Operating Expenses	3,427.71	42,219.08
Profit/(Loss)	45,855.73	102,455.35

Report Selections

Hocker Heights

Board Operating Statement / Budget

Preview

September, 2021

	<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	863.00	5.64	6,041.67	39.49	9,627.48	10.49	36,250.00	39.49
Excess Utilities	0.00	0.00	33.33	0.22	54.64	0.06	200.00	0.22
Other Income - Tenant Charges & Income - Other Sources	0.00	0.00	500.01	3.27	25,750.50	28.05	3,000.00	3.27
Transfers from Capital Fund Grant	8,309.01	54.31	37.50	0.25	13,443.59	14.64	225.00	0.25
HUD Subsidy Earned	45,000.00	294.12	5,000.00	32.68	100,000.00	108.93	30,000.00	32.68
	50,782.05	331.91	38,867.67	254.04	340,371.05	370.77	233,206.00	254.04
Operating Income	104,954.06	685.97	50,480.18	329.94	489,247.26	532.95	302,881.00	329.94
Expenses								
Administrative Salaries	6,594.69	43.10	3,949.33	25.81	28,676.39	31.24	23,696.00	25.81
Legal Expense	0.00	0.00	208.33	1.36	0.00	0.00	1,250.00	1.36
Staff Training	0.00	0.00	41.67	0.27	0.00	0.00	250.00	0.27
Travel	0.00	0.00	145.83	0.95	54.85	0.06	875.00	0.95
Audit Fee	0.00	0.00	333.33	2.18	3,762.50	4.10	2,000.00	2.18
Postage	0.00	0.00	0.00	0.00	102.00	0.11	0.00	0.00
Office Supplies	3.13	0.02	187.50	1.23	704.26	0.77	1,125.00	1.23
Expendable Office Equipment	0.00	0.00	208.33	1.36	0.00	0.00	1,250.00	1.36
Computer Support / Repair	0.00	0.00	416.67	2.72	2,845.76	3.10	2,500.00	2.72
Advertising	0.00	0.00	20.83	0.14	0.00	0.00	125.00	0.14
Publications	59.97	0.39	41.67	0.27	119.94	0.13	250.00	0.27
Telephone Cost	0.00	0.00	333.33	2.18	632.00	0.69	2,000.00	2.18
Telephone	453.32	2.96	500.00	3.27	3,309.83	3.61	3,000.00	3.27
Collection Agent Fees & Court Co:	0.00	0.00	41.67	0.27	0.00	0.00	250.00	0.27
Misc. Admin Expenses	493.14	3.22	458.33	3.00	2,336.67	2.55	2,750.00	3.00
Admin Contracts	215.00	1.41	1,083.33	7.08	3,667.62	4.00	6,500.00	7.08
Tenant Screening	0.00	0.00	416.67	2.72	86.47	0.09	2,500.00	2.72
Copier Lease/Usage	342.72	2.24	250.00	1.63	1,152.07	1.25	1,500.00	1.63
Management Fees	6,472.96	42.31	6,250.00	40.85	39,090.61	42.58	37,500.00	40.85
Bookkeeping Fees	960.00	6.27	958.33	6.26	5,797.50	6.32	5,750.00	6.26
Asset Management Fees	1,380.00	9.02	1,375.00	8.99	8,280.00	9.02	8,250.00	8.99
Tenant Services - Salaries	388.87	2.54	200.00	1.31	2,185.57	2.38	1,200.00	1.31
Tenant Services - Other incurred s	0.00	0.00	166.67	1.09	0.00	0.00	1,000.00	1.09
Water	161.17	1.05	645.83	4.22	970.57	1.06	3,875.00	4.22
Electricity	1,182.76	7.73	891.67	5.83	4,741.12	5.16	5,350.00	5.83
Gas	472.51	3.09	687.50	4.49	3,363.89	3.66	4,125.00	4.49
Other Utilities Expense	659.19	4.31	983.33	6.43	3,824.50	4.17	5,900.00	6.43
Maintenance Labor	6,899.49	45.09	5,525.58	36.11	31,304.03	34.10	33,153.50	36.11
Temporary Labor	0.00	0.00	0.00	0.00	1,593.10	1.74	0.00	0.00
Materials	12,159.09	79.47	4,229.16	27.64	37,593.21	40.95	25,375.00	27.64
Contract Cost	841.33	5.50	625.00	4.08	18,177.73	19.80	3,750.00	4.08
Contracts - Heating and Cooling	1,342.00	8.77	333.33	2.18	12,158.53	13.24	2,000.00	2.18
Contracts - Landscape and Groun	3,000.00	19.61	833.33	5.45	17,000.00	18.52	5,000.00	5.45
Contracts - Unit Turnaround	1,909.45	12.48	3,750.00	24.51	11,459.52	12.48	22,500.00	24.51
Contracts Electrical	0.00	0.00	166.67	1.09	1,776.09	1.93	1,000.00	1.09
Contracts - Plumbing	347.00	2.27	166.67	1.09	4,534.69	4.94	1,000.00	1.09
Contracts - Extermination	228.00	1.49	1,166.67	7.63	4,118.00	4.49	7,000.00	7.63
Contracts - Janitorial	257.68	1.68	291.67	1.91	1,356.08	1.48	1,750.00	1.91
Contract Costs - Misc	0.00	0.00	1,375.00	8.99	1,718.50	1.87	8,250.00	8.99
Trash Removal	1,498.00	9.79	1,583.33	10.35	9,018.00	9.82	9,500.00	10.35
Vehicle Maintenance	0.00	0.00	62.50	0.41	0.00	0.00	375.00	0.41
Insurance - Prop	2,679.67	17.51	2,666.67	17.43	16,345.98	17.81	16,000.00	17.43
Insurance - Liability	361.55	2.36	516.67	3.38	2,205.45	2.40	3,100.00	3.38

Hocker Heights

Board Operating Statement / Budget

Preview

September, 2021

	<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>
Insurance - Workman's Comp	976.89	6.38	458.33	3.00	5,009.65	5.46	2,750.00	3.00
Insurance - Other	685.53	4.48	208.33	1.36	4,125.21	4.49	1,250.00	1.36
Employee Benefit Cont.	1,145.72	7.49	2,214.25	14.47	10,297.17	11.22	13,285.50	14.47
Employee Benefits - Maint	1,499.79	9.80	1,671.58	10.93	10,177.38	11.09	10,029.50	10.93
Collection Losses	0.00	0.00	833.33	5.45	28,900.39	31.48	5,000.00	5.45
Operating Expenses	55,670.62	363.86	49,473.22	323.35	344,572.83	375.35	296,839.50	323.35
Operating Profit / (Loss)	49,283.44	322.11	1,006.96	6.58	144,674.43	157.60	6,041.50	6.58
Non-Operating Expenses								
Extraordinary Maintenance	0.00	0.00	0.00	0.00	38,010.87	41.41	0.00	0.00
Replacement of Equipment	3,427.71	22.40	0.00	0.00	3,427.71	3.73	0.00	0.00
Betterments and Additions	0.00	0.00	0.00	0.00	780.50	0.85	0.00	0.00
Non-Operating Expenses	3,427.71	22.40	0.00	0.00	42,219.08	45.99	0.00	0.00
Profit/(Loss)	45,855.73	299.71	1,006.96	6.58	102,455.35	111.61	6,041.50	6.58

Report Selections