

WILDWOOD HOUSING AUTHORITY  
Wildwood, New Jersey  
PRELIMINARY STATEMENT OF NET POSITION  
At August 31, 2022

ASSETS AND DEFERRED OUTFLOW OF RESOURCES

	<u>WHA</u>
<u>CURRENT ASSETS</u>	
Cash and Cash Equivalents - Unrestricted	\$ 829,319
Investments	151,391
Cash - Tenant Security Deposits	53,878
Total Cash	<u>1,034,588</u>
Accounts Receivable - Tenants (Net of Allowance)	21,400
Accounts Receivable - Misc	250
Maintenance Inventory	6,155
Prepaid Expenses	43,802
Total Current Assets	<u>1,106,195</u>
<u>FIXED ASSETS</u>	
Land	415,251
Buildings and Improvements	10,734,600
Automotive Equipment	95,255
Furniture, Equipment and Machinery	1,520,162
Construction in Progress	1,175,435
Total Fixed Assets	<u>13,940,703</u>
Less: Accumulated Depreciation	<u>(10,886,730)</u>
Net Fixed Assets	3,053,973
Deferred Outflow of Resources	398,956
Total Assets	<u>\$ 4,559,124</u>
<u>LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION</u>	
<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ 70,136
Accrued Utilities	30,825
Deferred Revenue	4,974
Accrued Wages & Payroll Taxes	14,014
Tenant Security Deposits	55,911
Compensated Absences	5,706
PILOT	51,085
Total Current Liabilities	<u>232,651</u>
<u>LONG TERM LIABILITIES</u>	
OPEB	1,205,652
Compensated Absences	51,351
Pension Liability	402,888
Total Long Term Liabilities	<u>1,659,891</u>
Total Liabilities	1,892,542
Deferred Inflow of Resources	1,100,916
<u>NET POSITION</u>	
Net Investment in Capital Assets	3,053,973
Restricted	-
Unrestricted	<u>(1,488,307)</u>
Total Net Position	<u>1,565,666</u>
Total Liabilities and Net Position	<u>\$ 4,559,124</u>

**WILDWOOD HOUSING AUTHORITY**  
**PRELIMINARY CONSOLIDATED STATEMENT OF OPERATING REVENUES AND EXPENDITURES**  
**FOR THE FIVE MONTHS ENDED AUGUST 31, 2022**

	YEAR TO DATE					MONTH TO DATE			
	Annual			Variance	% Variance			Variance	% Variance
	Budget	Budget	Actual	Fav. / (Unfav.)	Fav. / (Unfav.)	Budget	Month	Fav. / (Unfav.)	Fav. / (Unfav.)
<b>OPERATING REVENUES</b>									
Dwelling Rentals	\$ 684,000	\$ 285,000	\$ 343,064	\$ 58,064	20.37%	\$ 57,000	\$ 76,250	\$ 19,250	33.77%
Non-Dwelling Rentals:									
Complete Care	48,000	20,000	26,220	6,220	31.10%	4,000	4,370	370	9.25%
Caring Inc.	53,220	22,175	24,748	2,573	11.60%	4,435	4,950	515	11.61%
Operating Subsidy	673,720	280,717	276,080	(4,637)	-1.65%	56,143	58,846	2,703	4.81%
Interest	3,800	1,583	756	(827)	-52.25%	317	192	(125)	-39.37%
Public Housing Management Fees	149,809	62,420	61,082	(1,338)	-2.14%	12,484	12,037	(447)	-3.58%
Public Housing Bookkeeping Fees	15,120	6,300	6,165	(135)	-2.14%	1,260	1,215	(45)	-3.57%
Public Housing Asset Mgt Fee	20,160	8,400	8,450	50	0.60%	1,680	1,690	10	0.60%
Other:									
Antenna - Sprint and AT&T (Sandman)	60,000	25,000	21,825	(3,175)	-12.70%	5,000	4,378	(622)	-12.44%
Laundry/Late Fees/Other	20,000	8,333	6,799	(1,534)	-18.41%	1,667	62	(1,605)	-96.28%
Total Operating Revenues	<u>1,727,829</u>	<u>719,929</u>	<u>775,189</u>	<u>55,260</u>	<u>7.68%</u>	<u>143,986</u>	<u>163,990</u>	<u>20,004</u>	<u>13.89%</u>
<b>EXPENSES</b>									
Administrative Salaries	195,934	81,639	80,517	1,122	1.37%	16,328	14,668	1,660	10.17%
Administrative Benefits	89,850	37,438	45,745	(8,308)	-22.19%	7,488	9,740	(2,253)	-30.08%
Legal	19,200	8,000	13,266	(5,266)	-65.83%	1,600	2,696	(1,096)	-68.50%
Management Fees	149,809	62,420	61,082	1,338	2.14%	12,484	12,037	447	3.58%
Bookkeeping Fees	15,120	6,300	6,166	134	2.13%	1,260	1,216	44	3.49%
Bad Debts	1,500	625	-	625	100.00%	125	-	125	100.00%
Staff Training & Travel	5,900	2,458	627	1,831	74.49%	492	1	491	99.80%
Accounting	39,000	16,250	15,800	450	2.77%	3,250	3,000	250	7.69%
Audit	10,600	4,417	4,417	-	0.00%	883	865	19	2.11%
Telephone	14,000	5,833	6,238	(405)	-6.94%	1,167	1,166	1	0.06%
Other	58,200	24,250	23,834	416	1.72%	4,850	5,723	(873)	-18.00%
Total Administrative	<u>599,113</u>	<u>249,630</u>	<u>257,692</u>	<u>(8,061)</u>	<u>-3.23%</u>	<u>49,926</u>	<u>51,112</u>	<u>(1,186)</u>	<u>-2.37%</u>
Congregate/Resident Services	5,500	2,292	2,372	(80)	-3.51%	458	(300)	758	165.45%
Total Congregate/Resident Services	<u>5,500</u>	<u>2,292</u>	<u>2,372</u>	<u>(80)</u>	<u>-3.51%</u>	<u>458</u>	<u>(300)</u>	<u>758</u>	<u>165.45%</u>
Gas	12,000	5,000	8,867	(3,867)	-77.34%	1,000	2,100	(1,100)	-110.00%
Electric	155,000	64,583	62,436	2,147	3.32%	12,917	15,721	(2,804)	-21.71%
Water	52,000	21,667	20,187	1,480	6.83%	4,333	4,441	(108)	-2.48%
Sewer	115,000	47,917	52,127	(4,210)	-8.79%	9,583	11,477	(1,894)	-19.76%
Total Utilities	<u>334,000</u>	<u>139,167</u>	<u>143,617</u>	<u>(4,450)</u>	<u>-3.20%</u>	<u>27,833</u>	<u>33,739</u>	<u>(5,906)</u>	<u>-21.22%</u>
Maintenance Salaries	98,716	41,132	48,561	(7,429)	-18.06%	8,226	9,045	(819)	-9.95%
Benefits	55,443	23,101	28,497	(5,396)	-23.36%	4,620	5,618	(998)	-21.60%
Materials	4,000	1,667	1,209	458	27.46%	333	124	209	62.80%
Miscellaneous Contracts	303,000	126,250	172,205	(45,955)	-36.40%	25,250	27,843	(2,593)	-10.27%
Total Maintenance	<u>461,159</u>	<u>192,150</u>	<u>250,472</u>	<u>(58,322)</u>	<u>-30.35%</u>	<u>38,430</u>	<u>42,630</u>	<u>(4,200)</u>	<u>-10.93%</u>
Security / Lease Enforcement	47,194	19,664	22,740	(3,076)	-15.64%	3,933	4,171	(238)	-6.06%
Total Security / Lease Enforcement	<u>47,194</u>	<u>19,664</u>	<u>22,740</u>	<u>(3,076)</u>	<u>-15.64%</u>	<u>3,933</u>	<u>4,171</u>	<u>(238)</u>	<u>-6.06%</u>
Insurance	97,000	40,417	45,107	(4,690)	-11.60%	8,083	9,699	(1,616)	-19.99%
PILOT	35,000	14,583	20,015	(5,432)	-37.25%	2,917	4,271	(1,354)	-46.43%
Total General Expenses	<u>132,000</u>	<u>55,000</u>	<u>65,122</u>	<u>(10,122)</u>	<u>-18.40%</u>	<u>11,000</u>	<u>13,970</u>	<u>(2,970)</u>	<u>-27.00%</u>
Asset Management Fee	20,160	8,400	8,450	(50)	-0.60%	1,680	1,690	(10)	-0.60%
Total Operating Expenses	<u>1,599,126</u>	<u>666,303</u>	<u>750,465</u>	<u>(84,162)</u>	<u>-12.63%</u>	<u>133,261</u>	<u>147,011</u>	<u>(13,751)</u>	<u>-10.32%</u>
Profit/(Loss) from Operations	<u>\$ 128,703</u>	<u>\$ 53,626</u>	<u>\$ 24,724</u>	<u>\$ (28,902)</u>		<u>\$ 10,725</u>	<u>\$ 16,979</u>	<u>\$ 6,253</u>	

**WILDWOOD HOUSING AUTHORITY  
CENTRAL OFFICE COST CENTER  
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES  
FOR THE FIVE MONTHS ENDED AUGUST 31, 2022**

	YEAR TO DATE					MONTH TO DATE			
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Month	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)
<b>OPERATING REVENUES</b>									
Public Housing Management Fees	\$ 149,809	\$ 62,420	\$ 61,082	\$ (1,338)	-2.14%	\$ 12,484	\$ 12,037	\$ (447)	-3.58%
Public Housing Bookkeeping Fees	15,120	6,300	6,165	(135)	-2.14%	1,260	1,215	(45)	-3.57%
Public Housing Asset Mgt Fees	20,160	8,400	8,450	50	0.60%	1,680	1,690	10	0.60%
Other	-	-	-	-	0.00%	-	-	-	0.00%
<b>Total Operating Revenues</b>	<b>185,089</b>	<b>77,120</b>	<b>75,697</b>	<b>(1,423)</b>	<b>-1.85%</b>	<b>15,424</b>	<b>14,942</b>	<b>(482)</b>	<b>-3.13%</b>
<b>OPERATING EXPENSES</b>									
Administrative Salaries	55,131	22,971	22,215	756	3.29%	4,594	4,039	555	12.09%
Administrative Benefits	22,325	9,302	11,985	(2,683)	-28.84%	1,860	2,550	(690)	-37.07%
Legal	9,000	3,750	3,713	37	0.99%	750	555	195	26.00%
Staff Training & Travel	3,000	1,250	401	849	67.92%	250	-	250	100.00%
Accounting	39,000	16,250	15,800	450	2.77%	3,250	3,000	250	7.69%
Audit	3,600	1,500	1,500	-	0.00%	300	300	-	0.00%
Telephone	4,000	1,667	1,512	155	9.28%	333	264	69	20.80%
Other	30,200	12,583	10,852	1,731	13.76%	2,517	2,284	233	9.25%
<b>Total Administrative</b>	<b>166,256</b>	<b>69,273</b>	<b>67,978</b>	<b>1,295</b>	<b>1.87%</b>	<b>13,855</b>	<b>12,992</b>	<b>863</b>	<b>6.23%</b>
Gas	-	-	313	(313)	#DIV/0!	-	-	-	#DIV/0!
Water/Sewer	-	-	391	(391)	#DIV/0!	-	197	(197)	#DIV/0!
<b>Total Utilities</b>	<b>-</b>	<b>-</b>	<b>704</b>	<b>(704)</b>	<b>#DIV/0!</b>	<b>-</b>	<b>197</b>	<b>(197)</b>	<b>#DIV/0!</b>
Maintenance Supplies	4,000	1,667	1,209	458	27.46%	333	124	209	62.80%
<b>Total Maintenance</b>	<b>4,000</b>	<b>1,667</b>	<b>1,209</b>	<b>458</b>	<b>27.46%</b>	<b>333</b>	<b>124</b>	<b>209</b>	<b>62.80%</b>
Insurance	12,000	5,000	5,370	(370)	-7.40%	1,000	1,210	(210)	-21.00%
<b>Total General Expenses</b>	<b>12,000</b>	<b>5,000</b>	<b>5,370</b>	<b>(370)</b>	<b>-7.40%</b>	<b>1,000</b>	<b>1,210</b>	<b>(210)</b>	<b>-21.00%</b>
<b>Total Operating Expenses</b>	<b>182,256</b>	<b>75,940</b>	<b>75,261</b>	<b>679</b>	<b>0.89%</b>	<b>15,188</b>	<b>14,523</b>	<b>665</b>	<b>4.38%</b>
<b>Profit/(Loss) from Operations</b>	<b>\$ 2,833</b>	<b>\$ 1,180</b>	<b>\$ 436</b>	<b>\$ (744)</b>		<b>\$ 236</b>	<b>\$ 419</b>	<b>\$ 183</b>	

**WILDWOOD HOUSING AUTHORITY  
COMMISSIONERS' COURT (AMP 1)  
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES  
FOR THE FIVE MONTHS ENDED AUGUST 31, 2022**

	YEAR TO DATE					MONTH TO DATE				YTD PUM Budget	YTD PUM Actual	YTD PUM Fav. / (Unfav.)
	Annual	Budget	Actual	Variance	% Variance	Budget	Month	Variance	% Variance			
	Budget			Fav. / (Unfav.)	Fav. / (Unfav.)			Fav. / (Unfav.)	Fav. / (Unfav.)			
<b>OPERATING REVENUES</b>												
Dwelling Rentals	\$324,000	\$135,000	\$177,837	\$ 42,837	31.73%	\$27,000	42,690	\$ 15,690	58.11%	\$160.71	\$211.71	\$ 51.00
Operating Subsidy	291,133	121,305	118,132	(3,173)	-2.62%	24,261	25,429	1,168	4.81%	144.41	140.63	(3.78)
Interest	1,900	792	378	(414)	-52.25%	158	96	(62)	-39.37%	0.94	0.45	(0.49)
Other	10,000	4,167	4,389	222	5.34%	833	62	(771)	-92.56%	4.96	5.23	0.26
<b>Total Operating Revenues</b>	<b>627,033</b>	<b>261,264</b>	<b>300,736</b>	<b>39,472</b>	<b>15.11%</b>	<b>52,253</b>	<b>68,277</b>	<b>16,024</b>	<b>30.67%</b>	<b>311.03</b>	<b>358.02</b>	<b>46.99</b>
<b>EXPENSES</b>												
Administrative Salaries	62,691	26,121	25,903	218	0.84%	5,224	4,721	503	9.63%	31.10	30.84	0.26
Benefits	30,290	12,621	16,576	(3,955)	-31.34%	2,524	3,232	(708)	-28.04%	15.02	19.73	(4.71)
Audit	3,500	1,458	1,458	-	0.00%	292	282	9	3.20%	1.74	1.74	-
Management Fee	61,529	25,637	25,488	149	0.58%	5,127	4,978	149	2.91%	30.52	30.34	0.18
Bookkeeping Fee	6,210	2,588	2,573	15	0.56%	518	503	15	2.80%	3.08	3.06	0.02
Bad Debts	750	313	-	313	100.00%	63	-	63	100.00%	0.37	-	0.37
Telecommunications	5,000	2,083	2,320	(237)	-11.36%	417	443	(26)	-6.32%	2.48	2.76	(0.28)
Legal	5,100	2,125	7,264	(5,139)	-241.84%	425	1,391	(966)	-227.29%	2.53	8.65	(6.12)
Staff Training & Travel	1,450	604	-	604	100.00%	121	-	121	100.00%	0.72	-	0.72
Administrative Other	14,000	5,833	5,357	476	8.17%	1,167	1,576	(409)	-35.09%	6.94	6.38	0.57
<b>Total Administrative</b>	<b>190,520</b>	<b>79,383</b>	<b>86,939</b>	<b>(7,556)</b>	<b>-9.52%</b>	<b>15,877</b>	<b>17,126</b>	<b>(1,250)</b>	<b>-7.87%</b>	<b>94.50</b>	<b>103.50</b>	<b>(9.00)</b>
Resident Services Materials	2,750	1,146	1,096	50	4.35%	229	-	229	100.00%	1.36	1.30	0.06
<b>Total Resident Services</b>	<b>2,750</b>	<b>1,146</b>	<b>1,096</b>	<b>50</b>	<b>4.35%</b>	<b>229</b>	<b>-</b>	<b>229</b>	<b>100.00%</b>	<b>1.36</b>	<b>1.30</b>	<b>0.06</b>
Electric	25,000	10,417	8,602	1,815	17.42%	2,083	1,334	749	35.97%	12.40	10.24	2.16
Water	25,000	10,417	9,630	787	7.55%	2,083	2,064	19	0.93%	12.40	11.46	0.94
Sewer	68,000	28,333	30,557	(2,224)	-7.85%	5,667	7,163	(1,496)	-26.41%	33.73	36.38	(2.65)
<b>Total Utilities</b>	<b>118,000</b>	<b>49,167</b>	<b>48,789</b>	<b>378</b>	<b>0.77%</b>	<b>9,833</b>	<b>10,561</b>	<b>(728)</b>	<b>-7.40%</b>	<b>58.53</b>	<b>58.08</b>	<b>0.45</b>
Maintenance Salaries	40,473	16,864	19,910	(3,046)	-18.06%	3,373	3,708	(335)	-9.94%	20.08	23.70	(3.63)
Benefits	22,732	9,472	12,987	(3,515)	-37.11%	1,894	2,197	(303)	-15.98%	11.28	15.46	(4.18)
Materials and Contracts	118,500	49,375	69,831	(20,456)	-41.43%	9,875	13,885	(4,010)	-40.61%	58.78	83.13	(24.35)
<b>Total Maintenance</b>	<b>181,705</b>	<b>75,710</b>	<b>102,728</b>	<b>(27,018)</b>	<b>-35.69%</b>	<b>15,142</b>	<b>19,790</b>	<b>(4,648)</b>	<b>-30.70%</b>	<b>90.13</b>	<b>122.30</b>	<b>(32.16)</b>
Security / Lease Enforcement	19,350	8,063	9,323	(1,261)	-15.63%	1,613	1,710	(98)	-6.05%	23.04	11.10	11.94
<b>Total Security / Lease Enforcemen</b>	<b>19,350</b>	<b>8,063</b>	<b>9,323</b>	<b>(1,261)</b>	<b>-15.63%</b>	<b>1,613</b>	<b>1,710</b>	<b>(98)</b>	<b>-6.05%</b>	<b>23.04</b>	<b>11.10</b>	<b>11.94</b>
Insurance	46,000	19,167	21,930	(2,763)	-14.42%	3,833	4,792	(959)	-25.01%	22.82	26.11	(3.29)
PILOT	20,600	8,583	12,905	(4,321)	-50.35%	1,717	3,213	(1,496)	-87.16%	10.22	15.36	(5.14)
<b>Total General Expenses</b>	<b>66,600</b>	<b>27,750</b>	<b>34,835</b>	<b>(7,085)</b>	<b>-25.53%</b>	<b>5,550</b>	<b>8,005</b>	<b>(2,455)</b>	<b>-44.23%</b>	<b>33.04</b>	<b>41.47</b>	<b>(8.43)</b>
Asset Management	8,280	3,450	3,500	(50)	-1.45%	690	700	(10)	-1.45%	4.11	4.17	(0.06)
<b>Total Operating Expenses</b>	<b>587,205</b>	<b>244,669</b>	<b>287,210</b>	<b>(42,541)</b>	<b>-17.39%</b>	<b>48,934</b>	<b>57,892</b>	<b>(8,958)</b>	<b>-18.31%</b>	<b>291.27</b>	<b>341.92</b>	<b>(37.21)</b>
<b>Profit/(Loss) from Operations</b>	<b>\$ 39,828</b>	<b>\$ 16,595</b>	<b>\$ 13,526</b>	<b>\$ (3,069)</b>		<b>\$ 3,319</b>	<b>\$10,385</b>	<b>\$ 7,066</b>		<b>19.76</b>	<b>16.10</b>	<b>9.78</b>

**WILDWOOD HOUSING AUTHORITY  
SANDMAN TOWERS (AMP 2)  
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES  
FOR THE FIVE MONTHS ENDED AUGUST 31, 2022**

	YEAR TO DATE					MONTH TO DATE				YTD PUM Budget	YTD PUM Actual	YTD PUM Fav. / (Unfav.)
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Month	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)			
<b>OPERATING REVENUES</b>												
Dwelling Rentals	\$360,000	\$150,000	\$165,227	\$ 15,227	10.15%	\$30,000	\$33,560	\$ 3,560	11.87%	\$125.00	\$137.69	\$ 12.69
Non-Dwelling Rentals:												
Complete Care	48,000	20,000	26,220	6,220	31.10%	4,000	4,370	370	9.25%	16.67	21.85	5.18
Caring Inc	53,220	22,175	24,748	2,573	11.60%	4,435	4,950	515	11.61%	18.48	20.62	2.14
Operating Subsidy	382,587	159,411	157,948	(1,463)	-0.92%	31,882	33,417	1,535	4.81%	132.84	131.62	(1.22)
Interest	1,900	792	378	(414)	-52.25%	158	96	(62)	-39.37%	0.66	0.32	(0.34)
Other Income:												
Antenna	60,000	25,000	21,825	(3,175)	-12.70%	5,000	4,378	(622)	-12.44%	20.83	18.19	(2.65)
Laundry/Late Fees/Other	10,000	4,167	2,410	(1,757)	-42.16%	833	-	(833)	-100.00%	3.47	2.01	(1.46)
<b>Total Operating Revenues</b>	<b>915,707</b>	<b>381,545</b>	<b>398,756</b>	<b>17,211</b>	<b>4.51%</b>	<b>76,309</b>	<b>80,771</b>	<b>4,462</b>	<b>5.85%</b>	<b>317.95</b>	<b>332.30</b>	<b>14.34</b>
<b>OPERATING EXPENSES</b>												
Administrative Salaries	78,112	32,547	32,399	148	0.45%	6,509	5,908	601	9.24%	27.12	27.00	0.12
Benefits	37,235	15,515	17,184	(1,669)	-10.76%	3,103	3,958	(855)	-27.56%	12.93	14.32	(1.39)
Audit	3,500	1,458	1,458	-	0.00%	292	282	9	3.20%	1.22	1.22	-
Management Fee	88,280	36,783	35,594	1,189	3.23%	7,357	7,059	298	4.05%	30.65	29.66	0.99
Bookkeeping Fee	8,910	3,713	3,593	120	3.22%	743	713	30	3.97%	3.09	2.99	0.10
Bad Debts	750	313	-	313	100.00%	63	-	63	100.00%	0.26	-	0.26
Telecommunications	5,000	2,083	2,406	(323)	-15.49%	417	459	(42)	-10.16%	1.74	2.01	(0.27)
Legal	5,100	2,125	2,289	(164)	-7.72%	425	750	(325)	-76.47%	1.77	1.91	(0.14)
Staff Training & Travel	1,450	604	226	378	62.59%	121	1	120	99.17%	0.50	0.19	0.32
Administrative Other	14,000	5,833	7,625	(1,792)	-30.71%	1,167	1,863	(696)	-59.69%	4.86	6.35	(1.49)
<b>Total Administrative</b>	<b>242,337</b>	<b>100,974</b>	<b>102,774</b>	<b>(1,801)</b>	<b>-1.78%</b>	<b>20,195</b>	<b>20,993</b>	<b>(799)</b>	<b>-3.95%</b>	<b>84.14</b>	<b>85.65</b>	<b>(1.50)</b>
Resident Services Materials	2,750	1,146	1,276	(130)	-11.36%	229	(300)	529	0.00%	0.95	1.06	(0.11)
<b>Total Resident Services</b>	<b>2,750</b>	<b>1,146</b>	<b>1,276</b>	<b>(130)</b>	<b>-11.36%</b>	<b>229</b>	<b>(300)</b>	<b>529</b>	<b>230.91%</b>	<b>0.95</b>	<b>1.06</b>	<b>(0.11)</b>
Gas	12,000	5,000	8,554	(3,554)	-71.08%	1,000	2,100	(1,100)	-110.00%	4.17	7.13	(2.96)
Electric	130,000	54,167	53,834	333	0.61%	10,833	14,387	(3,554)	-32.80%	45.14	44.86	0.28
Water	27,000	11,250	10,166	1,084	9.64%	2,250	2,180	70	3.11%	9.38	8.47	0.90
Sewer	47,000	19,583	21,570	(1,987)	-10.14%	3,917	4,314	(397)	-10.14%	16.32	17.98	(1.66)
<b>Total Utilities</b>	<b>216,000</b>	<b>90,000</b>	<b>94,124</b>	<b>(4,124)</b>	<b>-4.58%</b>	<b>18,000</b>	<b>22,981</b>	<b>(4,981)</b>	<b>-27.67%</b>	<b>75.00</b>	<b>78.44</b>	<b>(3.44)</b>
Maintenance Salaries	58,243	24,268	28,651	(4,383)	-18.06%	4,854	5,337	(483)	-9.96%	20.22	23.88	(3.65)
Benefits	32,711	13,630	15,510	(1,880)	-13.80%	2,726	3,421	(695)	-25.50%	11.36	12.93	(1.57)
Materials and Contracts	184,500	76,875	102,374	(25,499)	-33.17%	15,375	13,958	1,417	9.22%	64.06	85.31	(21.25)
<b>Total Maintenance</b>	<b>275,454</b>	<b>114,773</b>	<b>146,535</b>	<b>(31,763)</b>	<b>-27.67%</b>	<b>22,955</b>	<b>22,716</b>	<b>239</b>	<b>1.04%</b>	<b>95.64</b>	<b>122.11</b>	<b>(26.47)</b>
Security / Lease Enforcement	27,844	11,602	13,417	(1,815)	-15.65%	2,320	2,461	(141)	0.00%	9.67	11.18	(1.51)
<b>Total Security / Lease Enforcemen</b>	<b>27,844</b>	<b>11,602</b>	<b>13,417</b>	<b>(1,815)</b>	<b>0.00%</b>	<b>2,320</b>	<b>2,461</b>	<b>(141)</b>	<b>0.00%</b>	<b>9.67</b>	<b>11.18</b>	<b>(1.51)</b>
Insurance	39,000	16,250	17,807	(1,557)	-9.58%	3,250	3,697	(447)	-13.75%	13.54	14.84	(1.30)
PILOT	14,400	6,000	7,110	(1,110)	-18.51%	1,200	1,058	142	11.84%	5.00	5.93	(0.93)
<b>Total General Expenses</b>	<b>53,400</b>	<b>22,250</b>	<b>24,917</b>	<b>(2,667)</b>	<b>-11.99%</b>	<b>4,450</b>	<b>4,755</b>	<b>(305)</b>	<b>-6.85%</b>	<b>18.54</b>	<b>20.76</b>	<b>(2.22)</b>
Asset Management	11,880	4,950	4,950	-	0.00%	990	990	-	0.00%	4.13	4.13	-
<b>Total Operating Expenses</b>	<b>829,665</b>	<b>345,694</b>	<b>387,994</b>	<b>(42,300)</b>	<b>-12.24%</b>	<b>69,139</b>	<b>74,596</b>	<b>(5,457)</b>	<b>-7.89%</b>	<b>288.08</b>	<b>323.33</b>	<b>(35.25)</b>
Profit/(Loss) from Operations	\$ 86,042	\$ 35,851	\$ 10,762	\$ (25,088)		\$ 7,170	\$ 6,175	\$ (995)		29.88	8.97	\$ (20.91)