

WILDWOOD HOUSING AUTHORITY
Wildwood, New Jersey
PRELIMINARY STATEMENT OF NET POSITION
At April 30, 2021

ASSETS AND DEFERRED OUTFLOW OF RESOURCES

	<u>Public Housing</u>	<u>Cong Svcs</u>	<u>WHA Total</u>
<u>CURRENT ASSETS</u>			
Cash and Cash Equivalents - Unrestricted	\$ 562,290	\$ 30,810	\$ 593,100
Investments	150,872	-	150,872
Cash - Tenant Security Deposits	<u>53,809</u>	<u>-</u>	<u>53,809</u>
Total Cash	766,971	30,810	797,781
Accounts Receivable - Tenants (Net of Allowance)	9,555	-	9,555
Accounts Receivable - Misc	16,495	25,252	41,747
Accounts Receivable - HUD	-	-	-
Interfund Receivable / Payable	104,323	-	104,323
Maintenance Inventory	6,155	-	6,155
Prepaid Expenses	<u>25,482</u>	<u>-</u>	<u>25,482</u>
Total Current Assets	<u>928,981</u>	<u>56,062</u>	<u>985,043</u>
<u>FIXED ASSETS</u>			
Land	415,251	-	415,251
Buildings and Improvements	10,704,506	-	10,704,506
Automotive Equipment	95,255	-	95,255
Furniture, Equipment and Machinery	1,517,643	9,958	1,527,601
Construction in Progress	<u>732,594</u>	<u>-</u>	<u>732,594</u>
Total Fixed Assets	13,465,249	9,958	13,475,207
Less: Accumulated Depreciation	<u>(10,720,619)</u>	<u>(6,086)</u>	<u>(10,726,705)</u>
Net Fixed Assets	2,744,630	3,872	2,748,502
Deferred Outflow of Resources	<u>109,672</u>	<u>-</u>	<u>109,672</u>
Total Assets	<u>\$ 3,783,283</u>	<u>\$ 59,934</u>	<u>\$ 3,843,217</u>

LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION

<u>CURRENT LIABILITIES</u>			
Accounts Payable	\$ 25,013	\$ 25,232	\$ 50,245
Deferred Revenue	6,168	-	6,168
Accrued Wages & Payroll Taxes	12,930	-	12,930
Tenant Security Deposits	53,809	-	53,809
Interfund Payable	-	104,323	104,323
Compensated Absences	5,802	-	5,802
PILOT	<u>22,737</u>	<u>-</u>	<u>22,737</u>
Total Current Liabilities	<u>126,459</u>	<u>129,555</u>	<u>256,014</u>
<u>LONG TERM LIABILITIES</u>			
OPEB	847,849	-	847,849
Compensated Absences	52,227	-	52,227
Pension Liability	<u>421,145</u>	<u>-</u>	<u>-</u>
Total Long Term Liabilities	<u>1,321,221</u>	<u>-</u>	<u>900,076</u>
Total Liabilities	1,447,680	129,555	1,156,090
Deferred Inflow of Resources	1,061,139	-	1,061,139
<u>NET POSITION</u>			
Net Investment in Capital Assets	2,744,630	3,872	2,748,502
Restricted	-	-	-
Unrestricted	<u>(1,470,166)</u>	<u>(73,699)</u>	<u>(1,543,865)</u>
Total Net Position	<u>1,274,464</u>	<u>(69,827)</u>	<u>1,204,637</u>
Total Liabilities and Net Position	<u>\$ 3,783,283</u>	<u>\$ 59,728</u>	<u>\$ 3,843,011</u>

WILDWOOD HOUSING AUTHORITY
PRELIMINARY CONSOLIDATED STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE ONE MONTH ENDED APRIL 30, 2021

	YEAR TO DATE					MONTH TO DATE			
	Annual			Variance	% Variance			Variance	% Variance
	Budget	Budget	Actual	Fav. / (Unfav.)	Fav. / (Unfav.)	Budget	Month	Fav. / (Unfav.)	Fav. / (Unfav.)
OPERATING REVENUES									
Dwelling Rentals	\$ 642,600	\$ 53,550	\$ 51,071	\$ (2,479)	-4.63%	\$ 53,550	\$ 51,071	\$ (2,479)	-4.63%
Non-Dwelling Rentals:									
Complete Care	48,000	4,000	4,000	-	0.00%	4,000	4,000	-	0.00%
Caring Inc.	53,220	4,435	4,435	-	0.00%	4,435	4,435	-	0.00%
PFS Operating Subsidy	683,969	56,997	62,858	5,861	10.28%	56,997	62,858	5,861	10.28%
CARES Act	-	-	-	-	100.00%	-	-	-	100.00%
Interest	4,200	350	116	(234)	-66.86%	350	116	(234)	-66.86%
Public Housing Management Fees	149,809	12,484	12,335	(149)	-1.19%	12,484	12,335	(149)	-1.19%
Public Housing Bookkeeping Fees	15,120	1,260	1,245	(15)	-1.19%	1,260	1,245	(15)	-1.19%
Public Housing Asset Mgt Fee	20,160	1,680	1,690	10	0.60%	1,680	1,690	10	0.60%
Other:									
Antenna - Sprint and AT&T (Sandman)	60,000	5,000	4,248	(752)	-15.04%	5,000	4,248	(752)	-15.04%
Laundry/Late Fees/Other	17,500	1,458	4,642	3,184	218.31%	1,458	4,642	3,184	218.31%
Total Operating Revenues	<u>1,694,578</u>	<u>141,215</u>	<u>146,640</u>	<u>5,425</u>	<u>3.84%</u>	<u>141,215</u>	<u>146,640</u>	<u>5,425</u>	<u>3.84%</u>
EXPENSES									
Administrative Salaries	225,656	18,805	19,644	(839)	-4.46%	18,805	19,644	(839)	-4.46%
Administrative Benefits	115,174	9,598	9,227	371	3.86%	9,598	9,227	371	3.86%
Legal	20,000	1,667	1,000	667	40.00%	1,667	1,000	667	40.00%
Management Fees	149,809	12,484	12,335	149	1.19%	12,484	12,335	149	1.19%
Bookkeeping Fees	15,120	1,260	1,245	15	1.19%	1,260	1,245	15	1.19%
Bad Debts	1,600	133	-	133	100.00%	133	-	133	100.00%
Staff Training & Travel	6,500	542	-	542	100.00%	542	-	542	100.00%
Accounting	38,000	3,167	2,800	367	11.58%	3,167	2,800	367	11.58%
Audit	10,500	875	875	-	0.00%	875	875	-	0.00%
Telephone	13,000	1,083	1,058	25	2.34%	1,083	1,058	25	2.34%
Other	52,700	4,392	7,027	(2,635)	-60.01%	4,392	7,027	(2,635)	-60.01%
Total Administrative	<u>648,059</u>	<u>54,005</u>	<u>55,211</u>	<u>(1,206)</u>	<u>-2.23%</u>	<u>54,005</u>	<u>55,211</u>	<u>(1,206)</u>	<u>-2.23%</u>
Congregate/Resident Services	6,000	500	-	500	100.00%	500	-	500	100.00%
Total Congregate/Resident Services	<u>6,000</u>	<u>500</u>	<u>-</u>	<u>500</u>	<u>100.00%</u>	<u>500</u>	<u>-</u>	<u>500</u>	<u>100.00%</u>
Gas	16,000	1,333	2,684	(1,351)	-101.30%	1,333	2,684	(1,351)	-101.30%
Electric	160,000	13,333	15,498	(2,165)	-16.24%	13,333	15,498	(2,165)	-16.24%
Water	43,000	3,583	3,783	(200)	-5.57%	3,583	3,783	(200)	-5.57%
Sewer	85,000	7,083	9,663	(2,580)	-36.42%	7,083	9,663	(2,580)	-36.42%
Total Utilities	<u>304,000</u>	<u>25,333</u>	<u>31,628</u>	<u>(6,295)</u>	<u>-24.85%</u>	<u>25,333</u>	<u>31,628</u>	<u>(6,295)</u>	<u>-24.85%</u>
Maintenance Salaries	96,925	8,077	9,979	(1,902)	-23.55%	8,077	9,979	(1,902)	-23.55%
Benefits	54,022	4,502	5,540	(1,038)	-23.06%	4,502	5,540	(1,038)	-23.06%
Materials	2,500	208	84	124	59.68%	208	84	124	59.68%
Miscellaneous Contracts	277,000	23,083	10,424	12,659	54.84%	23,083	10,424	12,659	54.84%
Total Maintenance	<u>430,447</u>	<u>35,871</u>	<u>26,027</u>	<u>9,844</u>	<u>27.44%</u>	<u>35,871</u>	<u>26,027</u>	<u>9,844</u>	<u>27.44%</u>
Security / Lease Enforcement	36,529	3,044	5,420	(2,376)	-78.05%	3,044	5,420	(2,376)	-78.05%
Total Security / Lease Enforcement	<u>36,529</u>	<u>3,044</u>	<u>5,420</u>	<u>(2,376)</u>	<u>-78.05%</u>	<u>3,044</u>	<u>5,420</u>	<u>(2,376)</u>	<u>-78.05%</u>
Insurance	95,000	7,917	7,713	204	2.57%	7,917	7,713	204	2.57%
PILOT	33,860	2,822	1,993	829	29.38%	2,822	1,993	829	29.38%
Total General Expenses	<u>128,860</u>	<u>10,738</u>	<u>9,706</u>	<u>1,033</u>	<u>9.62%</u>	<u>10,738</u>	<u>9,706</u>	<u>1,033</u>	<u>9.62%</u>
Asset Management Fee	20,160	1,680	1,690	(10)	-0.60%	1,680	1,690	(10)	-0.60%
Total Operating Expenses	<u>1,574,055</u>	<u>131,171</u>	<u>129,682</u>	<u>1,490</u>	<u>1.14%</u>	<u>131,171</u>	<u>129,682</u>	<u>1,490</u>	<u>1.14%</u>
Profit/(Loss) from Operations	<u>\$ 120,523</u>	<u>\$ 10,044</u>	<u>\$ 16,958</u>	<u>\$ 6,915</u>		<u>\$ 10,044</u>	<u>\$ 16,958</u>	<u>\$ 6,915</u>	

**WILDWOOD HOUSING AUTHORITY
CENTRAL OFFICE COST CENTER
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE ONE MONTH ENDED APRIL 30, 2021**

	YEAR TO DATE					MONTH TO DATE			
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Month	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)
OPERATING REVENUES									
Public Housing Management Fees	\$ 149,809	\$ 12,484	\$ 12,335	\$ (149)	-1.19%	\$ 12,484	\$ 12,335	\$ (149)	-1.19%
Public Housing Bookkeeping Fees	15,120	1,260	1,245	(15)	-1.19%	1,260	1,245	(15)	-1.19%
Public Housing Asset Mgt Fees	20,160	1,680	1,690	10	0.60%	1,680	1,690	10	0.60%
Other	-	-	-	-	0.00%	-	-	-	0.00%
Total Operating Revenues	185,089	15,424	15,270	(154)	-1.00%	15,424	15,270	(154)	-1.00%
OPERATING EXPENSES									
Administrative Salaries	48,500	4,042	5,597	(1,555)	-38.48%	4,042	5,597	(1,555)	-38.48%
Administrative Benefits	22,242	1,854	3,152	(1,299)	-70.06%	1,854	3,152	(1,299)	-70.06%
Legal	12,000	1,000	896	104	10.40%	1,000	896	104	10.40%
Staff Training & Travel	4,500	375	-	375	100.00%	375	-	375	100.00%
Accounting	38,000	3,167	2,800	367	11.58%	3,167	2,800	367	11.58%
Audit	3,500	292	292	-	0.00%	292	292	-	0.00%
Telephone	3,000	250	288	(38)	-15.20%	250	288	(38)	-15.20%
Other	17,500	1,458	4,474	(3,016)	-206.79%	1,458	4,474	(3,016)	-206.79%
Total Administrative	149,242	12,437	17,499	(5,062)	-40.70%	12,437	17,499	(5,062)	-40.70%
Gas	-	-	148	(148)	#DIV/0!	-	148	(148)	#DIV/0!
Water/Sewer	-	-	336	(336)	#DIV/0!	-	336	(336)	#DIV/0!
Total Utilities	-	-	484	(484)	#DIV/0!	-	484	(484)	#DIV/0!
Supplies	2,500	208	84	124	59.68%	208	84	124	59.68%
Total Maintenance	2,500	208	84	124	59.68%	208	84	124	59.68%
Insurance	12,000	1,000	903	97	9.70%	1,000	903	97	9.70%
Total General Expenses	12,000	1,000	903	97	9.70%	1,000	903	97	9.70%
Total Operating Expenses	163,742	13,645	18,970	(5,325)	-39.02%	13,645	18,970	(5,325)	-39.02%
Profit/(Loss) from Operations	\$ 21,347	\$ 1,779	\$ (3,700)	\$ (5,479)		\$ 1,779	\$ (3,700)	\$ (5,479)	

**WILDWOOD HOUSING AUTHORITY
COMMISSIONERS' COURT (AMP 1)
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE ONE MONTH ENDED APRIL 30, 2021**

	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.)			
OPERATING REVENUES												
Dwelling Rentals	\$299,880	\$ 24,990	\$ 21,476	\$ (3,514)	-14.06%	\$24,990	21,476	\$ (3,514)	-14.06%	\$ 29.75	\$ 25.57	\$ (4.18)
PFS Operating Subsidy	306,548	25,546	28,872	3,326	13.02%	25,546	28,872	3,326	13.02%	30.41	34.37	3.96
CARES Act	-	-	-	-	100.00%	-	-	-	100.00%	-	-	-
Interest	2,100	175	58	(117)	-66.86%	175	58	(117)	-66.86%	0.21	0.07	(0.14)
Other	7,500	625	4,642	4,017	642.72%	625	4,642	4,017	642.72%	0.74	5.53	4.78
Total Operating Revenues	616,028	51,336	55,048	3,712	7.23%	51,336	55,048	3,712	7.23%	61.11	65.53	4.42
EXPENSES												
Administrative Salaries	76,998	6,417	6,263	154	2.39%	6,417	6,263	154	2.39%	7.64	7.46	0.18
Benefits	40,571	3,381	3,036	345	10.20%	3,381	3,036	345	10.20%	4.02	3.61	0.41
Audit	3,500	292	292	-	0.00%	292	292	-	0.00%	0.35	0.35	-
Management Fee	61,529	5,127	5,201	(74)	-1.44%	5,127	5,201	(74)	-1.44%	6.10	6.19	(0.09)
Bookkeeping Fee	6,210	518	525	(8)	-1.45%	518	525	(8)	-1.45%	0.62	0.63	(0.01)
Bad Debts	800	67	-	67	100.00%	67	-	67	100.00%	0.08	-	0.08
Telecommunications	5,000	417	770	(353)	-84.80%	417	770	(353)	-84.80%	0.50	0.92	(0.42)
Legal	4,000	333	-	333	100.00%	333	-	333	100.00%	0.40	-	0.40
Staff Training & Travel	1,000	83	-	83	100.00%	83	-	83	100.00%	0.10	-	0.10
Administrative Other	17,350	1,446	662	784	54.21%	1,446	662	784	54.21%	1.72	0.79	0.93
Total Administrative	216,958	18,080	16,749	1,331	7.36%	18,080	16,749	1,331	7.36%	21.52	19.94	1.58
Resident Services Materials	3,000	250	-	250	100.00%	250	-	250	100.00%	0.30	-	0.30
Total Resident Services	3,000	250	-	250	100.00%	250	-	250	100.00%	0.30	-	0.30
Electric	30,000	2,500	2,139	361	14.44%	2,500	2,139	361	14.44%	2.98	2.55	0.43
Water	20,000	1,667	1,677	(10)	-0.62%	1,667	1,677	(10)	-0.62%	1.98	2.00	(0.01)
Sewer	50,000	4,167	5,660	(1,493)	-35.84%	4,167	5,660	(1,493)	-35.84%	4.96	6.74	(1.78)
Total Utilities	100,000	8,333	9,476	(1,143)	-13.71%	8,333	9,476	(1,143)	-13.71%	9.92	11.28	(1.36)
Maintenance Salaries	40,190	3,349	4,078	(729)	-21.76%	3,349	4,078	(729)	-21.76%	3.99	4.85	(0.87)
Benefits	22,149	1,846	2,612	(766)	-41.51%	1,846	2,612	(766)	-41.51%	2.20	3.11	(0.91)
Materials and Contracts	107,000	8,917	1,883	7,034	78.88%	8,917	1,883	7,034	78.88%	10.62	2.24	8.37
Total Maintenance	169,339	14,112	8,573	5,539	39.25%	14,112	8,573	5,539	39.25%	16.80	10.21	6.59
Security / Lease Enforcement	14,977	1,248	2,222	(974)	-78.03%	1,248	2,222	(974)	-78.03%	17.83	2.65	15.18
Total Security / Lease Enforcement	14,977	1,248	2,222	(974)	-78.03%	1,248	2,222	(974)	-78.03%	17.83	2.65	15.18
Insurance	45,000	3,750	3,761	(11)	-0.29%	3,750	3,761	(11)	-0.29%	4.46	4.48	(0.01)
PILOT	19,988	1,666	1,200	466	27.96%	1,666	1,200	466	27.96%	1.98	1.43	0.55
Total General Expenses	64,988	5,416	4,961	455	8.40%	5,416	4,961	455	8.40%	6.45	5.91	0.54
Asset Management	8,280	690	700	(10)	-1.45%	690	700	(10)	-1.45%	0.82	0.83	(0.01)
Total Operating Expenses	577,542	48,129	42,681	5,448	11.32%	48,129	42,681	5,448	11.32%	57.30	50.81	22.83
Profit/(Loss) from Operations	\$ 38,486	\$ 3,207	\$ 12,367	\$ 9,160		\$ 3,207	\$ 12,367	\$ 9,161		3.82	14.72	27.25

**WILDWOOD HOUSING AUTHORITY
SANDMAN TOWERS (AMP 2)
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE ONE MONTH ENDED APRIL 30, 2021**

	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.)			
OPERATING REVENUES												
Dwelling Rentals	\$342,720	\$28,560	\$ 29,595	\$ 1,035	3.62%	\$28,560	\$29,595	\$ 1,035	3.62%	\$23.80	\$24.66	\$ 0.86
Non-Dwelling Rentals:												
Complete Care	48,000	4,000	4,000	-	0.00%	4,000	4,000	-	0.00%	3.33	3.33	-
Caring Inc	53,220	4,435	4,435	-	0.00%	4,435	4,435	-	0.00%	3.70	3.70	-
PFS Operating Subsidy	377,421	31,452	33,986	2,534	8.06%	31,452	33,986	2,534	8.06%	26.21	28.32	2.11
CARES Act	-	-	-	-	100.00%	-	-	-	100.00%	-	-	-
Interest	2,100	175	58	(117)	-66.86%	175	58	(117)	-66.86%	0.15	0.05	(0.10)
Other Income:												
Antenna - Sprint and AT&T	60,000	5,000	4,248	(752)	-15.04%	5,000	4,248	(752)	-15.04%	4.17	3.54	(0.63)
Laundry/Late Fees/Other	10,000	833	-	(833)	-100.00%	833	-	(833)	-100.00%	0.69	-	(0.69)
Total Operating Revenues	893,461	74,455	76,322	1,867	2.51%	74,455	76,322	1,867	2.51%	62.05	63.60	1.56
OPERATING EXPENSES												
Administrative Salaries	100,158	8,347	7,784	563	6.74%	8,347	7,784	563	6.74%	6.96	6.49	0.47
Benefits	52,361	4,363	3,039	1,324	30.35%	4,363	3,039	1,324	30.35%	3.64	2.53	1.10
Audit	3,500	292	292	-	0.00%	292	292	-	0.00%	0.24	0.24	-
Management Fee	88,280	7,357	7,134	223	3.03%	7,357	7,134	223	3.03%	6.13	5.95	0.19
Bookkeeping Fee	8,910	743	720	23	3.03%	743	720	23	3.03%	0.62	0.60	0.02
Bad Debts	800	67	-	67	100.00%	67	-	67	100.00%	0.06	-	0.06
Telecommunications	5,000	417	-	417	100.00%	417	-	417	100.00%	0.35	-	0.35
Legal	4,000	333	104	229	68.80%	333	104	229	68.80%	0.28	0.09	0.19
Staff Training & Travel	1,000	83	-	83	100.00%	83	-	83	100.00%	0.07	-	0.07
Administrative Other	17,850	1,488	1,891	(404)	-27.13%	1,488	1,891	(404)	-27.13%	1.24	1.58	(0.34)
Total Administrative	281,859	23,488	20,964	2,525	10.75%	23,488	20,964	2,525	10.75%	19.57	17.47	2.10
Resident Services Materials	3,000	250	-	250	100.00%	250	-	250	0.00%	0.21	-	0.21
Total Resident Services	3,000	250	-	250	100.00%	250	-	250	100.00%	0.21	-	0.21
Gas	16,000	1,333	2,536	(1,203)	-90.20%	1,333	2,536	(1,203)	-90.20%	1.11	2.11	(1.00)
Electric	130,000	10,833	13,359	(2,526)	-23.31%	10,833	13,359	(2,526)	-23.31%	9.03	11.13	(2.10)
Water	23,000	1,917	1,770	147	7.65%	1,917	1,770	147	7.65%	1.60	1.48	0.12
Sewer	35,000	2,917	4,003	(1,086)	-37.25%	2,917	4,003	(1,086)	-37.25%	2.43	3.34	(0.91)
Total Utilities	204,000	17,000	21,668	(4,668)	-27.46%	17,000	21,668	(4,668)	-27.46%	14.17	18.06	(3.89)
Maintenance Salaries	56,735	4,728	5,901	(1,173)	-24.81%	4,728	5,901	(1,173)	-24.81%	3.94	4.92	(0.98)
Benefits	31,873	2,656	2,928	(272)	-10.24%	2,656	2,928	(272)	-10.24%	2.21	2.44	(0.23)
Materials and Contracts	170,000	14,167	8,541	5,626	39.71%	14,167	8,541	5,626	39.71%	11.81	7.12	4.69
Total Maintenance	258,608	21,551	17,370	4,181	19.40%	21,551	17,370	4,181	19.40%	17.96	14.48	3.48
Security / Lease Enforcement	21,552	1,796	3,198	(1,402)	-78.06%	1,796	3,198	(1,402)	0.00%	1.50	2.67	(1.17)
Total Security / Lease Enforcement	21,552	1,796	3,198	(1,402)	0.00%	1,796	3,198	(1,402)	0.00%	1.50	2.67	(1.17)
Insurance	38,000	3,167	3,049	118	3.72%	3,167	3,049	118	3.72%	2.64	2.54	0.10
PILOT	13,872	1,156	793	363	31.43%	1,156	793	363	31.43%	0.96	0.66	0.30
Total General Expenses	51,872	4,323	3,842	481	11.13%	4,323	3,842	481	11.13%	3.60	3.20	0.40
Asset Management	11,880	990	990	-	0.00%	990	990	-	0.00%	0.83	0.83	-
Total Operating Expenses	832,771	69,398	68,031	1,366	1.97%	69,398	68,031	1,366	1.97%	57.83	56.69	1.14
Profit/(Loss) from Operations	\$ 60,690	\$ 5,058	\$ 8,291	\$ 3,233		\$ 5,058	\$ 8,291	\$ 3,233		4.21	6.91	\$ 2.69