

WILDWOOD HOUSING AUTHORITY  
Wildwood, New Jersey  
PRELIMINARY STATEMENT OF NET POSITION  
At February 28, 2022

ASSETS AND DEFERRED OUTFLOW OF RESOURCES

	<u>WHA</u>
<u>CURRENT ASSETS</u>	
Cash and Cash Equivalents - Unrestricted	\$ 689,751
Investments	150,872
Cash - Tenant Security Deposits	53,809
Total Cash	<u>894,432</u>
Accounts Receivable - Tenants (Net of Allowance)	27,084
Accounts Receivable - Misc	16,470
Maintenance Inventory	6,155
Prepaid Expenses	45,828
Total Current Assets	<u>989,969</u>
<u>FIXED ASSETS</u>	
Land	415,251
Buildings and Improvements	10,722,563
Automotive Equipment	95,255
Furniture, Equipment and Machinery	1,517,643
Construction in Progress	1,077,945
Total Fixed Assets	<u>13,828,657</u>
Less: Accumulated Depreciation	<u>(10,720,619)</u>
Net Fixed Assets	3,108,038
Deferred Outflow of Resources	109,672
Total Assets	<u>\$ 4,207,679</u>

LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION

<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ 55,713
Accrued Utilities	45,000
Deferred Revenue	4,593
Accrued Wages & Payroll Taxes	12,930
Tenant Security Deposits	58,811
Compensated Absences	5,803
PILOT	35,484
Total Current Liabilities	<u>218,334</u>
<u>LONG TERM LIABILITIES</u>	
OPEB	847,849
Compensated Absences	52,227
Pension Liability	421,145
Total Long Term Liabilities	<u>1,321,221</u>
Total Liabilities	1,539,555
Deferred Inflow of Resources	1,061,139
<u>NET POSITION</u>	
Net Investment in Capital Assets	3,108,038
Restricted	-
Unrestricted	<u>(1,501,053)</u>
Total Net Position	<u>1,606,985</u>
Total Liabilities and Net Position	<u>\$ 4,207,679</u>

**WILDWOOD HOUSING AUTHORITY**  
**PRELIMINARY CONSOLIDATED STATEMENT OF OPERATING REVENUES AND EXPENDITURES**  
**FOR THE ELEVEN MONTHS ENDED FEBRUARY 28, 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	\$ 642,600	\$ 589,050	\$ 674,380	\$ 85,330	14.49%	\$ 53,550	\$ 58,324	\$ 4,774	8.92%
Non-Dwelling Rentals:									
Complete Care	48,000	44,000	45,110	1,110	2.52%	4,000	4,000	-	0.00%
Caring Inc.	53,220	48,785	45,996	(2,789)	-5.72%	4,435	4,000	(435)	-9.81%
Operating Subsidy	683,969	626,972	695,569	68,597	10.94%	56,997	63,064	6,067	10.64%
Interest	4,200	3,850	1,293	(2,557)	-66.42%	350	114	(236)	-67.43%
Public Housing Management Fees	149,809	137,325	136,210	(1,115)	-0.81%	12,484	12,410	(74)	-0.59%
Public Housing Bookkeeping Fees	15,120	13,860	13,748	(112)	-0.81%	1,260	1,253	(7)	-0.56%
Public Housing Asset Mgt Fee	20,160	18,480	18,590	110	0.60%	1,680	1,690	10	0.60%
Other:									
Antenna - Sprint and AT&T (Sandman)	60,000	55,000	54,951	(49)	-0.09%	5,000	5,000	-	0.00%
Laundry/Late Fees/Other	17,500	16,042	20,221	4,179	26.05%	1,458	1,430	(28)	-1.94%
Total Operating Revenues	<u>1,694,578</u>	<u>1,553,363</u>	<u>1,706,068</u>	<u>152,705</u>	<u>9.83%</u>	<u>141,215</u>	<u>151,285</u>	<u>10,070</u>	<u>7.13%</u>
<b>EXPENSES</b>									
Administrative Salaries	225,656	206,851	180,785	26,066	12.60%	18,805	14,354	4,451	23.67%
Administrative Benefits	115,174	105,576	100,197	5,379	5.10%	9,598	5,782	3,816	39.76%
Legal	20,000	18,333	8,398	9,935	54.19%	1,667	1,248	419	25.12%
Management Fees	149,809	137,325	136,210	1,115	0.81%	12,484	12,410	74	0.59%
Bookkeeping Fees	15,120	13,860	13,748	112	0.81%	1,260	1,252	8	0.63%
Bad Debts	1,600	1,467	-	1,467	100.00%	133	-	133	100.00%
Staff Training & Travel	6,500	5,958	2,960	2,998	50.32%	542	-	542	100.00%
Accounting	38,000	34,833	34,240	593	1.70%	3,167	4,240	(1,073)	-33.89%
Audit	10,500	9,625	9,625	-	0.00%	875	875	-	0.00%
Telephone	13,000	11,917	15,309	(3,392)	-28.47%	1,083	1,578	(495)	-45.66%
Other	52,700	48,308	79,871	(31,563)	-65.34%	4,392	3,529	863	19.64%
Total Administrative	<u>648,059</u>	<u>594,054</u>	<u>581,343</u>	<u>12,711</u>	<u>2.14%</u>	<u>54,005</u>	<u>45,268</u>	<u>8,737</u>	<u>16.18%</u>
Congregate/Resident Services	6,000	5,500	3,401	2,099	38.16%	500	669	(169)	-33.80%
Total Congregate/Resident Services	<u>6,000</u>	<u>5,500</u>	<u>3,401</u>	<u>2,099</u>	<u>38.16%</u>	<u>500</u>	<u>669</u>	<u>(169)</u>	<u>-33.80%</u>
Gas	16,000	14,667	15,961	(1,294)	-8.83%	1,333	2,010	(677)	-50.75%
Electric	160,000	146,667	151,086	(4,419)	-3.01%	13,333	16,345	(3,012)	-22.59%
Water	43,000	39,417	47,474	(8,057)	-20.44%	3,583	3,253	330	9.22%
Sewer	85,000	77,917	107,091	(29,174)	-37.44%	7,083	9,823	(2,740)	-38.68%
Total Utilities	<u>304,000</u>	<u>278,667</u>	<u>321,612</u>	<u>(42,945)</u>	<u>-15.41%</u>	<u>25,333</u>	<u>31,431</u>	<u>(6,098)</u>	<u>-24.07%</u>
Maintenance Salaries	96,925	88,848	89,307	(459)	-0.52%	8,077	8,259	(182)	-2.25%
Benefits	54,022	49,520	50,770	(1,250)	-2.52%	4,502	2,562	1,940	43.09%
Materials	2,500	2,292	3,046	(754)	-32.92%	208	232	(24)	-11.36%
Miscellaneous Contracts	277,000	253,917	340,517	(86,600)	-34.11%	23,083	62,548	(39,465)	-170.97%
Total Maintenance	<u>430,447</u>	<u>394,576</u>	<u>483,640</u>	<u>(89,064)</u>	<u>-22.57%</u>	<u>35,871</u>	<u>73,601</u>	<u>(37,730)</u>	<u>-105.18%</u>
Security / Lease Enforcement	36,529	33,485	48,087	(14,602)	-43.61%	3,044	4,954	(1,910)	-62.74%
Total Security / Lease Enforcement	<u>36,529</u>	<u>33,485</u>	<u>48,087</u>	<u>(14,602)</u>	<u>-43.61%</u>	<u>3,044</u>	<u>4,954</u>	<u>(1,910)</u>	<u>-62.74%</u>
Insurance	95,000	87,083	87,089	(6)	-0.01%	7,917	8,570	(653)	-8.25%
PILOT	33,860	31,038	35,483	(4,445)	-14.32%	2,822	2,728	93	3.31%
Total General Expenses	<u>128,860</u>	<u>118,122</u>	<u>122,572</u>	<u>(4,451)</u>	<u>-3.77%</u>	<u>10,738</u>	<u>11,298</u>	<u>(560)</u>	<u>-5.22%</u>
Asset Management Fee	20,160	18,480	18,590	(110)	-0.60%	1,680	1,690	(10)	-0.60%
Total Operating Expenses	<u>1,574,055</u>	<u>1,442,884</u>	<u>1,579,245</u>	<u>(136,362)</u>	<u>-9.45%</u>	<u>131,171</u>	<u>168,911</u>	<u>(37,740)</u>	<u>-28.77%</u>
Profit/(Loss) from Operations	<u>\$ 120,523</u>	<u>\$ 110,479</u>	<u>\$ 126,823</u>	<u>\$ 16,343</u>		<u>\$ 10,044</u>	<u>\$ (17,626)</u>	<u>\$ (27,670)</u>	

**WILDWOOD HOUSING AUTHORITY  
CENTRAL OFFICE COST CENTER  
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES  
FOR THE ELEVEN MONTHS ENDED FEBRUARY 28, 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>										
Public Housing Management Fees	\$ 149,809	\$ 137,325	\$ 136,210	\$ (1,115)	-0.81%	\$ 12,484	\$ 12,410	\$ (74)	-0.59%	
Public Housing Bookkeeping Fees	15,120	13,860	13,748	(112)	-0.81%	1,260	1,253	(7)	-0.56%	
Public Housing Asset Mgt Fees	20,160	18,480	18,590	110	0.60%	1,680	1,690	10	0.60%	
Other	-	-	-	-	0.00%	-	-	-	0.00%	
<b>Total Operating Revenues</b>	<b>185,089</b>	<b>169,665</b>	<b>168,548</b>	<b>(1,117)</b>	<b>-0.66%</b>	<b>15,424</b>	<b>15,353</b>	<b>(71)</b>	<b>-0.46%</b>	
<b>OPERATING EXPENSES</b>										
Administrative Salaries	48,500	44,458	45,234	(776)	-1.74%	4,042	4,039	3	0.07%	
Administrative Benefits	22,242	20,389	22,499	(2,111)	-10.35%	1,854	1,758	96	5.15%	
Legal	12,000	11,000	6,968	4,032	36.65%	1,000	1,001	(1)	-0.10%	
Staff Training & Travel	4,500	4,125	1,642	2,483	60.19%	375	-	375	100.00%	
Accounting	38,000	34,833	34,240	593	1.70%	3,167	4,240	(1,073)	-33.89%	
Audit	3,500	3,208	3,208	-	0.00%	292	292	-	0.00%	
Telephone	3,000	2,750	3,554	(804)	-29.24%	250	402	(152)	-60.80%	
Other	17,500	16,042	35,199	(19,157)	-119.42%	1,458	1,969	(511)	-35.02%	
<b>Total Administrative</b>	<b>149,242</b>	<b>136,805</b>	<b>152,544</b>	<b>(15,739)</b>	<b>-11.50%</b>	<b>12,437</b>	<b>13,701</b>	<b>(1,264)</b>	<b>-10.16%</b>	
Gas	-	-	1,172	(1,172)	#DIV/0!	-	252	(252)	#DIV/0!	
Water/Sewer	-	-	893	(893)	#DIV/0!	-	139	(139)	#DIV/0!	
<b>Total Utilities</b>	<b>-</b>	<b>-</b>	<b>2,065</b>	<b>(2,065)</b>	<b>#DIV/0!</b>	<b>-</b>	<b>391</b>	<b>(391)</b>	<b>#DIV/0!</b>	
Maintenance Supplies	2,500	2,292	3,046	(754)	-32.92%	208	232	(24)	-11.36%	
<b>Total Maintenance</b>	<b>2,500</b>	<b>2,292</b>	<b>3,046</b>	<b>(754)</b>	<b>-32.92%</b>	<b>208</b>	<b>232</b>	<b>(24)</b>	<b>-11.36%</b>	
Insurance	12,000	11,000	10,135	865	7.86%	1,000	983	17	1.70%	
<b>Total General Expenses</b>	<b>12,000</b>	<b>11,000</b>	<b>10,135</b>	<b>865</b>	<b>7.86%</b>	<b>1,000</b>	<b>983</b>	<b>17</b>	<b>1.70%</b>	
<b>Total Operating Expenses</b>	<b>163,742</b>	<b>150,097</b>	<b>167,790</b>	<b>(17,694)</b>	<b>-11.79%</b>	<b>13,645</b>	<b>15,307</b>	<b>(1,662)</b>	<b>-12.18%</b>	
<b>Profit/(Loss) from Operations</b>	<b>\$ 21,347</b>	<b>\$ 19,568</b>	<b>\$ 758</b>	<b>\$ (18,810)</b>		<b>\$ 1,779</b>	<b>\$ 46</b>	<b>\$ (1,733)</b>		

**WILDWOOD HOUSING AUTHORITY  
COMMISSIONERS' COURT (AMP 1)  
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES  
FOR THE ELEVEN MONTHS ENDED FEBRUARY 28, 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	\$299,880	\$274,890	\$334,183	\$ 59,293	21.57%	\$24,990	25,767	\$ 777	3.11%	\$327.25	\$397.84	\$ 70.59
Operating Subsidy	306,548	281,002	302,020	21,018	7.48%	25,546	27,729	2,183	8.55%	334.53	359.55	25.02
Interest	2,100	1,925	647	(1,278)	-66.39%	175	57	(118)	-67.43%	2.29	0.77	(1.52)
Other	7,500	6,875	9,310	2,435	35.42%	625	1,430	805	128.80%	8.18	11.08	2.90
Total Operating Revenues	<u>616,028</u>	<u>564,692</u>	<u>646,160</u>	<u>81,468</u>	<u>14.43%</u>	<u>51,336</u>	<u>54,983</u>	<u>3,647</u>	<u>7.10%</u>	<u>672.25</u>	<u>769.24</u>	<u>96.99</u>
<b>EXPENSES</b>												
Administrative Salaries	76,998	70,582	59,647	10,935	15.49%	6,417	4,593	1,824	28.42%	84.03	71.01	13.02
Benefits	40,571	37,190	36,059	1,131	3.04%	3,381	2,831	550	16.27%	44.27	42.93	1.35
Audit	3,500	3,208	3,208	-	0.00%	292	292	-	0.00%	3.82	3.82	-
Management Fee	61,529	56,402	56,921	(519)	-0.92%	5,127	5,127	0	0.01%	67.14	67.76	(0.62)
Bookkeeping Fee	6,210	5,693	5,745	(53)	-0.92%	518	517	1	0.10%	6.78	6.84	(0.06)
Bad Debts	800	733	-	733	100.00%	67	-	67	100.00%	0.87	-	0.87
Telecommunications	5,000	4,583	5,776	(1,193)	-26.02%	417	577	(160)	-38.48%	5.46	6.88	(1.42)
Legal	4,000	3,667	949	2,718	74.12%	333	143	190	57.10%	4.37	1.13	3.24
Staff Training & Travel	1,000	917	605	312	34.00%	83	-	83	100.00%	1.09	0.72	0.37
Administrative Other	17,350	15,904	19,486	(3,582)	-22.52%	1,446	585	861	59.54%	18.93	23.20	(4.26)
Total Administrative	<u>216,958</u>	<u>198,878</u>	<u>188,396</u>	<u>10,482</u>	<u>5.27%</u>	<u>18,080</u>	<u>14,665</u>	<u>3,415</u>	<u>18.89%</u>	<u>236.76</u>	<u>224.28</u>	<u>12.48</u>
Resident Services Materials	3,000	2,750	1,156	1,594	57.96%	250	279	(29)	-11.60%	3.27	1.38	1.90
Total Resident Services	<u>3,000</u>	<u>2,750</u>	<u>1,156</u>	<u>1,594</u>	<u>57.96%</u>	<u>250</u>	<u>279</u>	<u>(29)</u>	<u>-11.60%</u>	<u>3.27</u>	<u>1.38</u>	<u>1.90</u>
Electric	30,000	27,500	21,433	6,067	22.06%	2,500	3,117	(617)	-24.68%	32.74	25.52	7.22
Water	20,000	18,333	23,497	(5,164)	-28.17%	1,667	2,351	(684)	-41.06%	21.83	27.97	(6.15)
Sewer	50,000	45,833	62,723	(16,890)	-36.85%	4,167	5,753	(1,586)	-38.07%	54.56	74.67	(20.11)
Total Utilities	<u>100,000</u>	<u>91,667</u>	<u>107,653</u>	<u>(15,986)</u>	<u>-17.44%</u>	<u>8,333</u>	<u>11,221</u>	<u>(2,888)</u>	<u>-34.65%</u>	<u>109.13</u>	<u>128.16</u>	<u>(19.03)</u>
Maintenance Salaries	40,190	36,841	36,545	296	0.80%	3,349	3,386	(37)	-1.10%	43.86	43.51	0.35
Benefits	22,149	20,303	22,662	(2,359)	-11.62%	1,846	2,053	(207)	-11.23%	24.17	26.98	(2.81)
Materials and Contracts	107,000	98,083	172,483	(74,400)	-75.85%	8,917	49,464	(40,547)	-454.74%	116.77	205.34	(88.57)
Total Maintenance	<u>169,339</u>	<u>155,227</u>	<u>231,690</u>	<u>(76,463)</u>	<u>-49.26%</u>	<u>14,112</u>	<u>54,903</u>	<u>(40,791)</u>	<u>-289.06%</u>	<u>184.79</u>	<u>275.82</u>	<u>(91.03)</u>
Security / Lease Enforcement	14,977	13,729	20,751	(7,022)	-51.15%	1,248	2,031	(783)	-62.73%	17.83	24.70	(6.87)
Total Security / Lease Enforcement	<u>14,977</u>	<u>13,729</u>	<u>20,751</u>	<u>(7,022)</u>	<u>-51.15%</u>	<u>1,248</u>	<u>2,031</u>	<u>(783)</u>	<u>-62.73%</u>	<u>17.83</u>	<u>24.70</u>	<u>(6.87)</u>
Insurance	45,000	41,250	42,210	(960)	-2.33%	3,750	4,115	(365)	-9.73%	49.11	50.25	(1.14)
PILOT	19,988	18,322	22,653	(4,331)	-23.64%	1,666	1,455	211	12.67%	21.81	26.97	(5.16)
Total General Expenses	<u>64,988</u>	<u>59,572</u>	<u>64,863</u>	<u>(5,291)</u>	<u>-8.88%</u>	<u>5,416</u>	<u>5,570</u>	<u>(154)</u>	<u>-2.84%</u>	<u>70.92</u>	<u>77.22</u>	<u>(6.30)</u>
Asset Management	8,280	7,590	7,700	(110)	-1.45%	690	700	(10)	-1.45%	9.04	9.17	(0.13)
Total Operating Expenses	<u>577,542</u>	<u>529,414</u>	<u>622,209</u>	<u>(92,796)</u>	<u>-17.53%</u>	<u>48,129</u>	<u>89,368</u>	<u>(41,239)</u>	<u>-85.69%</u>	<u>630.25</u>	<u>740.73</u>	<u>(108.99)</u>
Profit/(Loss) from Operations	<u>\$ 38,486</u>	<u>\$ 35,279</u>	<u>\$ 23,951</u>	<u>\$ (11,328)</u>		<u>\$ 3,207</u>	<u>\$ (34,385)</u>	<u>\$ (37,592)</u>		<u>42.00</u>	<u>28.51</u>	<u>(12.00)</u>

**WILDWOOD HOUSING AUTHORITY  
SANDMAN TOWERS (AMP 2)  
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES  
FOR THE ELEVEN MONTHS ENDED FEBRUARY 28, 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	\$342,720	\$314,160	\$340,197	\$ 26,037	8.29%	\$28,560	\$ 32,557	\$ 3,997	14.00%	\$261.80	\$283.50	\$ 21.70
Non-Dwelling Rentals:												
Complete Care	48,000	44,000	45,110	1,110	2.52%	4,000	4,000	-	0.00%	36.67	37.59	0.93
Caring Inc	53,220	48,785	45,996	(2,789)	-5.72%	4,435	4,000	(435)	-9.81%	40.65	38.33	(2.32)
Operating Subsidy	377,421	345,969	393,549	47,580	13.75%	31,452	35,335	3,883	12.35%	288.31	327.96	39.65
Interest	2,100	1,925	646	(1,279)	-66.44%	175	57	(118)	-67.43%	1.60	0.54	(1.07)
Other Income:												
Antenna - Sprint and AT&T	60,000	55,000	54,951	(49)	-0.09%	5,000	5,000	-	0.00%	45.83	45.79	(0.04)
Laundry/Late Fees/Other	10,000	9,167	10,911	1,744	19.03%	833	-	(833)	-100.00%	7.64	9.09	1.45
Total Operating Revenues	893,461	819,006	891,360	72,354	8.83%	74,455	80,949	6,494	8.72%	682.50	742.80	60.30
<b>OPERATING EXPENSES</b>												
Administrative Salaries	100,158	91,812	75,904	15,908	17.33%	8,347	5,722	2,625	31.44%	76.51	63.25	13.26
Benefits	52,361	47,998	41,639	6,359	13.25%	4,363	1,193	3,170	72.66%	40.00	34.70	5.30
Audit	3,500	3,208	3,208	-	0.00%	292	292	-	0.00%	2.67	2.67	-
Management Fee	88,280	80,923	79,289	1,634	2.02%	7,357	7,283	74	1.00%	67.44	66.07	1.36
Bookkeeping Fee	8,910	8,168	8,003	165	2.01%	743	735	8	1.01%	6.81	6.67	0.14
Bad Debts	800	733	-	733	100.00%	67	-	67	100.00%	0.61	-	0.61
Telecommunications	5,000	4,583	5,979	(1,396)	-30.45%	417	599	(182)	-43.76%	3.82	4.98	(1.16)
Legal	4,000	3,667	481	3,186	86.88%	333	104	229	68.80%	3.06	0.40	2.65
Staff Training & Travel	1,000	917	713	204	22.22%	83	-	83	100.00%	0.76	0.59	0.17
Administrative Other	17,850	16,363	25,186	(8,824)	-53.93%	1,488	975	513	34.45%	13.64	20.99	(7.35)
Total Administrative	281,859	258,371	240,402	17,968	6.95%	23,488	16,903	6,586	28.04%	215.31	200.34	14.97
Resident Services Materials	3,000	2,750	2,245	505	18.36%	250	390	(140)	0.00%	2.29	1.87	0.42
Total Resident Services	3,000	2,750	2,245	505	18.36%	250	390	(140)	-56.00%	2.29	1.87	0.42
Gas	16,000	14,667	14,789	(122)	-0.83%	1,333	1,758	(425)	-31.85%	12.22	12.32	(0.10)
Electric	130,000	119,167	129,653	(10,486)	-8.80%	10,833	13,228	(2,395)	-22.10%	99.31	108.04	(8.74)
Water	23,000	21,083	23,084	(2,001)	-9.49%	1,917	763	1,154	60.19%	17.57	19.24	(1.67)
Sewer	35,000	32,083	44,368	(12,285)	-38.29%	2,917	4,070	(1,153)	-39.54%	26.74	36.97	(10.24)
Total Utilities	204,000	187,000	211,894	(24,894)	-13.31%	17,000	19,819	(2,819)	-16.58%	155.83	176.58	(20.75)
Maintenance Salaries	56,735	52,007	52,762	(755)	-1.45%	4,728	4,873	(145)	-3.07%	43.34	43.97	(0.63)
Benefits	31,873	29,217	28,108	1,109	3.80%	2,656	509	2,147	80.84%	24.35	23.42	0.92
Materials and Contracts	170,000	155,833	168,034	(12,201)	-7.83%	14,167	13,084	1,083	7.64%	129.86	140.03	(10.17)
Total Maintenance	258,608	237,057	248,904	(11,847)	-5.00%	21,551	18,466	3,085	14.31%	197.55	207.42	(9.87)
Security / Lease Enforcement	21,552	19,756	27,336	(7,580)	-38.37%	1,796	2,923	(1,127)	0.00%	16.46	22.78	(6.32)
Total Security / Lease Enforcemen	21,552	19,756	27,336	(7,580)	0.00%	1,796	2,923	(1,127)	0.00%	16.46	22.78	(6.32)
Insurance	38,000	34,833	34,744	89	0.26%	3,167	3,472	(305)	-9.64%	29.03	28.95	0.07
PILOT	13,872	12,716	12,830	(114)	-0.90%	1,156	1,274	(118)	-10.19%	10.60	10.69	(0.10)
Total General Expenses	51,872	47,549	47,574	(25)	-0.05%	4,323	4,746	(423)	-9.79%	39.62	39.65	(0.02)
Asset Management	11,880	10,890	10,890	-	0.00%	990	990	-	0.00%	9.08	9.08	-
Total Operating Expenses	832,771	763,373	789,246	(25,872)	-3.39%	69,398	64,236	5,161	7.44%	636.14	657.70	(21.56)
Profit/(Loss) from Operations	\$ 60,690	\$ 55,632	\$ 102,114	\$ 46,482		\$ 5,058	\$ 16,713	\$ 11,655		46.36	85.10	\$ 38.73