

WILDWOOD HOUSING AUTHORITY
Wildwood, New Jersey
PRELIMINARY STATEMENT OF NET POSITION
At April 30, 2022

ASSETS AND DEFERRED OUTFLOW OF RESOURCES

	<u>WHA</u>
<u>CURRENT ASSETS</u>	
Cash and Cash Equivalents - Unrestricted	\$ 820,930
Investments	151,391
Cash - Tenant Security Deposits	53,878
Total Cash	<u>1,026,199</u>
Accounts Receivable - Tenants (Net of Allowance)	20,649
Accounts Receivable - Misc	16,371
Maintenance Inventory	6,155
Prepaid Expenses	26,517
Total Current Assets	<u>1,095,891</u>
<u>FIXED ASSETS</u>	
Land	415,251
Buildings and Improvements	10,722,563
Automotive Equipment	95,255
Furniture, Equipment and Machinery	1,520,162
Construction in Progress	1,102,945
Total Fixed Assets	<u>13,856,176</u>
Less: Accumulated Depreciation	<u>(10,886,730)</u>
Net Fixed Assets	<u>2,969,446</u>
Deferred Outflow of Resources	<u>398,956</u>
Total Assets	<u>\$ 4,464,293</u>

LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION

<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ 59,678
Accrued Utilities	30,825
Deferred Revenue	3,883
Accrued Wages & Payroll Taxes	14,014
Tenant Security Deposits	54,507
Compensated Absences	5,706
PILOT	37,958
Total Current Liabilities	<u>206,571</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	1,866,462
Deferred Inflow of Resources	1,100,916
<u>NET POSITION</u>	
Net Investment in Capital Assets	2,969,446
Restricted	-
Unrestricted	<u>(1,472,531)</u>
Total Net Position	<u>1,496,915</u>
Total Liabilities and Net Position	<u>\$ 4,464,293</u>

WILDWOOD HOUSING AUTHORITY
PRELIMINARY CONSOLIDATED STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE ONE MONTH ENDED APRIL 30, 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.)	
OPERATING REVENUES										
Dwelling Rentals	\$ 684,000	\$ 57,000	\$ 59,660	\$ 2,660	4.67%	\$ 57,000	\$ 59,660	\$ 2,660	4.67%	
Non-Dwelling Rentals:										
Complete Care	48,000	4,000	4,370	370	9.25%	4,000	4,370	370	9.25%	
Caring Inc.	53,220	4,435	4,949	514	11.59%	4,435	4,949	514	11.59%	
Operating Subsidy	673,720	56,143	56,121	(22)	-0.04%	56,143	56,121	(22)	-0.04%	
Interest	3,800	317	116	(201)	-63.37%	317	116	(201)	-63.37%	
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	4,311	(689)	-13.78%	5,000	4,311	(689)	-13.78%	
Laundry/Late Fees/Other	20,000	1,667	500	(1,167)	-70.00%	1,667	500	(1,167)	-70.00%	
Total Operating Revenues	<u>1,727,829</u>	<u>143,986</u>	<u>145,297</u>	<u>1,311</u>	<u>0.91%</u>	<u>143,986</u>	<u>145,297</u>	<u>1,311</u>	<u>0.91%</u>	
EXPENSES										
Administrative Salaries	195,934	16,328	21,845	(5,517)	-33.79%	16,328	21,845	(5,517)	-33.79%	
Administrative Benefits	89,850	7,488	6,270	1,218	16.26%	7,488	6,270	1,218	16.26%	
Legal	19,200	1,600	1,298	302	18.88%	1,600	1,298	302	18.88%	
Management Fees	149,809	12,484	12,336	148	1.19%	12,484	12,336	148	1.19%	
Bookkeeping Fees	15,120	1,260	1,245	15	1.19%	1,260	1,245	15	1.19%	
Bad Debts	1,500	125	-	125	100.00%	125	-	125	100.00%	
Staff Training & Travel	5,900	492	11	481	97.76%	492	11	481	97.76%	
Accounting	39,000	3,250	3,000	250	7.69%	3,250	3,000	250	7.69%	
Audit	10,600	883	883	-	0.00%	883	883	-	0.00%	
Telephone	14,000	1,167	1,150	17	1.43%	1,167	1,150	17	1.43%	
Other	58,200	4,850	4,744	106	2.19%	4,850	4,744	106	2.19%	
Total Administrative	<u>599,113</u>	<u>49,926</u>	<u>52,782</u>	<u>(2,856)</u>	<u>-5.72%</u>	<u>49,926</u>	<u>52,782</u>	<u>(2,856)</u>	<u>-5.72%</u>	
Congregate/Resident Services	5,500	458	260	198	43.27%	458	260	198	43.27%	
Total Congregate/Resident Services	<u>5,500</u>	<u>458</u>	<u>260</u>	<u>198</u>	<u>43.27%</u>	<u>458</u>	<u>260</u>	<u>198</u>	<u>43.27%</u>	
Gas	12,000	1,000	2,163	(1,163)	-116.30%	1,000	2,163	(1,163)	-116.30%	
Electric	155,000	12,917	16,125	(3,208)	-24.84%	12,917	16,125	(3,208)	-24.84%	
Water	52,000	4,333	4,178	155	3.58%	4,333	4,178	155	3.58%	
Sewer	115,000	9,583	10,412	(829)	-8.65%	9,583	10,412	(829)	-8.65%	
Total Utilities	<u>334,000</u>	<u>27,833</u>	<u>32,878</u>	<u>(5,045)</u>	<u>-18.12%</u>	<u>27,833</u>	<u>32,878</u>	<u>(5,045)</u>	<u>-18.12%</u>	
Maintenance Salaries	98,716	8,226	12,446	(4,220)	-51.29%	8,226	12,446	(4,220)	-51.29%	
Benefits	55,443	4,620	2,899	1,721	37.25%	4,620	2,899	1,721	37.25%	
Materials	4,000	333	316	17	5.20%	333	316	17	5.20%	
Miscellaneous Contracts	303,000	25,250	21,695	3,555	14.08%	25,250	21,695	3,555	14.08%	
Total Maintenance	<u>461,159</u>	<u>38,430</u>	<u>37,356</u>	<u>1,074</u>	<u>2.79%</u>	<u>38,430</u>	<u>37,356</u>	<u>1,074</u>	<u>2.79%</u>	
Security / Lease Enforcement	47,194	3,933	6,178	(2,245)	-57.09%	3,933	6,178	(2,245)	-57.09%	
Total Security / Lease Enforcement	<u>47,194</u>	<u>3,933</u>	<u>6,178</u>	<u>(2,245)</u>	<u>-57.09%</u>	<u>3,933</u>	<u>6,178</u>	<u>(2,245)</u>	<u>-57.09%</u>	
Insurance	97,000	8,083	8,569	(486)	-6.01%	8,083	8,569	(486)	-6.01%	
PILOT	35,000	2,917	2,690	226	7.76%	2,917	2,690	226	7.76%	
Total General Expenses	<u>132,000</u>	<u>11,000</u>	<u>11,259</u>	<u>(259)</u>	<u>-2.36%</u>	<u>11,000</u>	<u>11,259</u>	<u>(259)</u>	<u>-2.36%</u>	
Asset Management Fee	20,160	1,680	1,690	(10)	-0.60%	1,680	1,690	(10)	-0.60%	
Total Operating Expenses	<u>1,599,126</u>	<u>133,261</u>	<u>142,404</u>	<u>(9,143)</u>	<u>-6.86%</u>	<u>133,261</u>	<u>142,404</u>	<u>(9,143)</u>	<u>-6.86%</u>	
Profit/(Loss) from Operations	<u>\$ 128,703</u>	<u>\$ 10,725</u>	<u>\$ 2,893</u>	<u>\$ (7,832)</u>		<u>\$ 10,725</u>	<u>\$ 2,893</u>	<u>\$ (7,832)</u>		

**WILDWOOD HOUSING AUTHORITY
CENTRAL OFFICE COST CENTER
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE ONE MONTH ENDED APRIL 30, 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.)	
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	55,131	4,594	6,059	(1,465)	-31.88%	4,594	6,059	(1,465)	-31.88%	
Administrative Benefits	22,325	1,860	1,841	19	1.04%	1,860	1,841	19	1.04%	
Legal	9,000	750	413	337	44.93%	750	413	337	44.93%	
Staff Training & Travel	3,000	250	-	250	100.00%	250	-	250	100.00%	
Accounting	39,000	3,250	3,000	250	7.69%	3,250	3,000	250	7.69%	
Audit	3,600	300	300	-	0.00%	300	300	-	0.00%	
Telephone	4,000	333	315	18	5.50%	333	315	18	5.50%	
Other	30,200	2,517	3,010	(493)	-19.60%	2,517	3,010	(493)	-19.60%	
Total Administrative	166,256	13,855	14,938	(1,083)	-7.82%	13,855	14,938	(1,083)	-7.82%	
Gas	-	-	120	(120)	#DIV/0!	-	120	(120)	#DIV/0!	
Water/Sewer	-	-	-	-	#DIV/0!	-	-	-	#DIV/0!	
Total Utilities	-	-	120	(120)	#DIV/0!	-	120	(120)	#DIV/0!	
Maintenance Supplies	4,000	333	316	17	5.20%	333	316	17	5.20%	
Total Maintenance	4,000	333	316	17	5.20%	333	316	17	5.20%	
Insurance	12,000	1,000	983	17	1.70%	1,000	983	17	1.70%	
Total General Expenses	12,000	1,000	983	17	1.70%	1,000	983	17	1.70%	
Total Operating Expenses	182,256	15,188	16,357	(1,169)	-7.70%	15,188	16,357	(1,169)	-7.70%	
Profit/(Loss) from Operations	\$ 2,833	\$ 236	\$ (1,087)	\$ (1,323)		\$ 236	\$ (1,087)	\$ (1,323)		

**WILDWOOD HOUSING AUTHORITY
COMMISSIONERS' COURT (AMP 1)
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE ONE MONTH ENDED APRIL 30, 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.)			
OPERATING REVENUES												
Dwelling Rentals	\$324,000	\$ 27,000	\$ 28,393	\$ 1,393	5.16%	\$27,000	28,393	\$ 1,393	5.16%	\$ 32.14	\$ 33.80	\$ 1.66
Operating Subsidy	291,133	24,261	24,013	(248)	-1.02%	24,261	24,013	(248)	-1.02%	28.88	28.59	(0.30)
Interest	1,900	158	58	(100)	-63.37%	158	58	(100)	-63.37%	0.19	0.07	(0.12)
Other	10,000	833	400	(433)	-52.00%	833	400	(433)	-52.00%	0.99	0.48	(0.52)
Total Operating Revenues	627,033	52,253	52,864	611	1.17%	52,253	52,864	611	1.17%	62.21	62.93	0.73
EXPENSES												
Administrative Salaries	62,691	5,224	7,018	(1,794)	-34.34%	5,224	7,018	(1,794)	-34.34%	6.22	8.35	(2.14)
Benefits	30,290	2,524	2,384	140	5.55%	2,524	2,384	140	5.55%	3.00	2.84	0.17
Audit	3,500	292	292	-	0.00%	292	292	-	0.00%	0.35	0.35	-
Management Fee	61,529	5,127	5,202	(75)	-1.45%	5,127	5,202	(75)	-1.45%	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	750	63	-	63	100.00%	63	-	63	100.00%	0.07	-	0.07
Telecommunications	5,000	417	408	9	2.08%	417	408	9	2.08%	0.50	0.49	0.01
Legal	5,100	425	885	(460)	-108.24%	425	885	(460)	-108.24%	0.51	1.05	(0.55)
Staff Training & Travel	1,450	121	-	121	100.00%	121	-	121	100.00%	0.14	-	0.14
Administrative Other	14,000	1,167	856	311	26.63%	1,167	856	311	26.63%	1.39	1.02	0.37
Total Administrative	190,520	15,877	17,570	(1,693)	-10.66%	15,877	17,570	(1,693)	-10.66%	18.90	20.92	(2.02)
Resident Services Materials	2,750	229	70	159	69.45%	229	70	159	69.45%	0.27	0.08	0.19
Total Resident Services	2,750	229	70	159	69.45%	229	70	159	69.45%	0.27	0.08	0.19
Electric	25,000	2,083	1,386	697	33.47%	2,083	1,386	697	33.47%	2.48	1.65	0.83
Water	25,000	2,083	2,200	(117)	-5.60%	2,083	2,200	(117)	-5.60%	2.48	2.62	(0.14)
Sewer	68,000	5,667	6,099	(432)	-7.63%	5,667	6,099	(432)	-7.63%	6.75	7.26	(0.51)
Total Utilities	118,000	9,833	9,685	148	1.51%	9,833	9,685	148	1.51%	11.71	11.53	0.18
Maintenance Salaries	40,473	3,373	5,103	(1,730)	-51.30%	3,373	5,103	(1,730)	-51.30%	4.02	6.08	(2.06)
Benefits	22,732	1,894	1,584	310	16.38%	1,894	1,584	310	16.38%	2.26	1.89	0.37
Materials and Contracts	118,500	9,875	9,607	268	2.71%	9,875	9,607	268	2.71%	11.76	11.44	0.32
Total Maintenance	181,705	15,142	16,294	(1,152)	-7.61%	15,142	16,294	(1,152)	-7.61%	18.03	19.40	(1.37)
Security / Lease Enforcement	19,350	1,613	2,533	(921)	-57.09%	1,613	2,533	(921)	-57.09%	23.04	3.02	20.02
Total Security / Lease Enforcemen	19,350	1,613	2,533	(921)	-57.09%	1,613	2,533	(921)	-57.09%	23.04	3.02	20.02
Insurance	46,000	3,833	4,115	(282)	-7.35%	3,833	4,115	(282)	-7.35%	4.56	4.90	(0.34)
PILOT	20,600	1,717	1,871	(154)	-8.98%	1,717	1,871	(154)	-8.98%	2.04	2.23	(0.18)
Total General Expenses	66,600	5,550	5,986	(436)	-7.85%	5,550	5,986	(436)	-7.85%	6.61	7.13	(0.52)
Asset Management	8,280	690	700	(10)	-1.45%	690	700	(10)	-1.45%	0.82	0.83	(0.01)
Total Operating Expenses	587,205	48,934	52,837	(3,904)	-7.98%	48,934	52,837	(3,903)	-7.98%	58.25	62.90	16.47
Profit/(Loss) from Operations	\$ 39,828	\$ 3,319	\$ 27	\$ (3,292)		\$ 3,319	\$ 27	\$ (3,292)		3.95	0.03	17.20

**WILDWOOD HOUSING AUTHORITY
SANDMAN TOWERS (AMP 2)
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE ONE MONTH ENDED APRIL 30, 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.)			
OPERATING REVENUES												
Dwelling Rentals	\$360,000	\$ 30,000	\$ 31,267	\$ 1,267	4.22%	\$30,000	\$ 31,267	\$ 1,267	4.22%	\$ 25.00	\$ 26.06	\$ 1.06
Non-Dwelling Rentals:												
Complete Care	48,000	4,000	4,370	370	9.25%	4,000	4,370	370	9.25%	3.33	3.64	0.31
Caring Inc	53,220	4,435	4,949	514	11.59%	4,435	4,949	514	11.59%	3.70	4.12	0.43
Operating Subsidy	382,587	31,882	32,108	226	0.71%	31,882	32,108	226	0.71%	26.57	26.76	0.19
Interest	1,900	158	58	(100)	-63.37%	158	58	(100)	-63.37%	0.13	0.05	(0.08)
Other Income:												
Antenna	60,000	5,000	4,311	(689)	-13.78%	5,000	4,311	(689)	-13.78%	4.17	3.59	(0.57)
Laundry/Late Fees/Other	10,000	833	100	(733)	-88.00%	833	100	(733)	-88.00%	0.69	0.08	(0.61)
Total Operating Revenues	915,707	76,309	77,163	854	1.12%	76,309	77,163	854	1.12%	63.59	64.30	0.71
OPERATING EXPENSES												
Administrative Salaries	78,112	6,509	8,768	(2,259)	-34.70%	6,509	8,768	(2,259)	-34.70%	5.42	7.31	(1.88)
Benefits	37,235	3,103	2,045	1,058	34.09%	3,103	2,045	1,058	34.09%	2.59	1.70	0.88
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	750	63	-	63	100.00%	63	-	63	100.00%	0.05	-	0.05
Telecommunications	5,000	417	427	(10)	-2.48%	417	427	(10)	-2.48%	0.35	0.36	(0.01)
Legal	5,100	425	-	425	100.00%	425	-	425	100.00%	0.35	-	0.35
Staff Training & Travel	1,450	121	11	110	90.90%	121	11	110	90.90%	0.10	0.01	0.09
Administrative Other	14,000	1,167	878	289	24.74%	1,167	878	289	24.74%	0.97	0.73	0.24
Total Administrative	242,337	20,195	20,275	(80)	-0.40%	20,195	20,275	(80)	-0.40%	16.83	16.90	(0.07)
Resident Services Materials	2,750	229	190	39	17.09%	229	190	39	0.00%	0.19	0.16	0.03
Total Resident Services	2,750	229	190	39	17.09%	229	190	39	17.09%	0.19	0.16	0.03
Gas	12,000	1,000	2,043	(1,043)	-104.30%	1,000	2,043	(1,043)	-104.30%	0.83	1.70	(0.87)
Electric	130,000	10,833	14,739	(3,906)	-36.05%	10,833	14,739	(3,906)	-36.05%	9.03	12.28	(3.25)
Water	27,000	2,250	1,978	272	12.09%	2,250	1,978	272	12.09%	1.88	1.65	0.23
Sewer	47,000	3,917	4,313	(396)	-10.12%	3,917	4,313	(396)	-10.12%	3.26	3.59	(0.33)
Total Utilities	216,000	18,000	23,073	(5,073)	-28.18%	18,000	23,073	(5,073)	-28.18%	15.00	19.23	(4.23)
Maintenance Salaries	58,243	4,854	7,343	(2,489)	-51.29%	4,854	7,343	(2,489)	-51.29%	4.04	6.12	(2.07)
Benefits	32,711	2,726	1,315	1,411	51.76%	2,726	1,315	1,411	51.76%	2.27	1.10	1.18
Materials and Contracts	184,500	15,375	12,088	3,287	21.38%	15,375	12,088	3,287	21.38%	12.81	10.07	2.74
Total Maintenance	275,454	22,955	20,746	2,209	9.62%	22,955	20,746	2,209	9.62%	19.13	17.29	1.84
Security / Lease Enforcement	27,844	2,320	3,645	(1,325)	-57.09%	2,320	3,645	(1,325)	0.00%	1.93	3.04	(1.10)
Total Security / Lease Enforcement	27,844	2,320	3,645	(1,325)	0.00%	2,320	3,645	(1,325)	0.00%	1.93	3.04	(1.10)
Insurance	39,000	3,250	3,471	(221)	-6.80%	3,250	3,471	(221)	-6.80%	2.71	2.89	(0.18)
PILOT	14,400	1,200	819	381	31.72%	1,200	819	381	31.72%	1.00	0.68	0.32
Total General Expenses	53,400	4,450	4,290	160	3.59%	4,450	4,290	160	3.59%	3.71	3.58	0.13
Asset Management	11,880	990	990	-	0.00%	990	990	-	0.00%	0.83	0.83	-
Total Operating Expenses	829,665	69,139	73,209	(4,070)	-5.89%	69,139	73,209	(4,070)	-5.89%	57.62	61.01	(3.39)
Profit/(Loss) from Operations	\$ 86,042	\$ 7,170	\$ 3,954	\$ (3,216)		\$ 7,170	\$ 3,954	\$ (3,216)		5.98	3.29	\$ (2.68)