

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

ASSETS AND DEFERRED OUTFLOW OF RESOURCES

	<u>WHA</u>
<u>CURRENT ASSETS</u>	
Cash and Cash Equivalents - Unrestricted	\$ 746,530
Investments	151,391
Cash - Tenant Security Deposits	<u>53,878</u>
Total Cash	951,799
Accounts Receivable - Tenants (Net of Allowance)	24,487
Accounts Receivable - Misc	250
Accounts Receivable - HUD	58,610
Maintenance Inventory	6,155
Prepaid Expenses	<u>33,192</u>
Total Current Assets	<u>1,074,493</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	<u>1,175,435</u>
Total Fixed Assets	13,940,703
Less: Accumulated Depreciation	<u>(10,886,730)</u>
Net Fixed Assets	3,053,973
Deferred Outflow of Resources	<u>398,956</u>
Total Assets	<u>\$ 4,527,422</u>
<u>LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION</u>	
<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ 72,367
Accrued Utilities	30,825
Deferred Revenue	5,868
Accrued Wages & Payroll Taxes	14,014
Tenant Security Deposits	55,433
Compensated Absences	5,706
PILOT	<u>55,722</u>
Total Current Liabilities	<u>239,935</u>
<u>LONG TERM LIABILITIES</u>	
OPEB	1,205,652
Compensated Absences	51,351
Pension Liability	<u>402,888</u>
Total Long Term Liabilities	<u>1,659,891</u>
Total Liabilities	1,899,826
Deferred Inflow of Resources	1,100,916
<u>NET POSITION</u>	
Net Investment in Capital Assets	3,053,973
Restricted	-
Unrestricted	<u>(1,527,293)</u>
Total Net Position	<u>1,526,680</u>
Total Liabilities and Net Position	<u>\$ 4,527,422</u>

**WILDWOOD HOUSING AUTHORITY**  
**PRELIMINARY CONSOLIDATED STATEMENT OF OPERATING REVENUES AND EXPENDITURES**  
**FOR THE SIX MONTHS ENDED SEPTEMBER 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.)
<b>OPERATING REVENUES</b>									
Dwelling Rentals	\$ 684,000	\$ 342,000	\$ 420,161	\$ 78,161	22.85%	\$ 57,000	\$ 77,097	\$ 20,097	35.26%
Non-Dwelling Rentals:									
Complete Care	48,000	24,000	30,590	6,590	27.46%	4,000	4,370	370	9.25%
Caring Inc.	53,220	26,610	28,318	1,708	6.42%	4,435	3,570	(865)	-19.50%
Operating Subsidy	673,720	336,860	334,690	(2,170)	-0.64%	56,143	58,610	2,467	4.39%
Interest	3,800	1,900	888	(1,012)	-53.26%	317	132	(185)	-58.32%
Public Housing Management Fees	149,809	74,905	73,195	(1,710)	-2.28%	12,484	12,113	(371)	-2.97%
Public Housing Bookkeeping Fees	15,120	7,560	7,388	(172)	-2.28%	1,260	1,223	(37)	-2.94%
Public Housing Asset Mgt Fee	20,160	10,080	10,140	60	0.60%	1,680	1,690	10	0.60%
Other:									
Antenna - Sprint and AT&T (Sandman)	60,000	30,000	26,204	(3,796)	-12.65%	5,000	4,379	(621)	-12.42%
Laundry/Late Fees/Other	20,000	10,000	7,874	(2,126)	-21.26%	1,667	1,075	(592)	-35.50%
Total Operating Revenues	<u>1,727,829</u>	<u>863,915</u>	<u>939,448</u>	<u>75,534</u>	<u>8.74%</u>	<u>143,986</u>	<u>164,259</u>	<u>20,273</u>	<u>14.08%</u>
<b>EXPENSES</b>									
Administrative Salaries	195,934	97,967	102,572	(4,605)	-4.70%	16,328	22,055	(5,727)	-35.08%
Administrative Benefits	89,850	44,925	52,312	(7,387)	-16.44%	7,488	6,567	921	12.29%
Legal	19,200	9,600	16,395	(6,795)	-70.78%	1,600	3,129	(1,529)	-95.56%
Management Fees	149,809	74,905	73,195	1,710	2.28%	12,484	12,113	371	2.97%
Bookkeeping Fees	15,120	7,560	7,388	172	2.28%	1,260	1,222	38	3.02%
Bad Debts	1,500	750	-	750	100.00%	125	-	125	100.00%
Staff Training & Travel	5,900	2,950	640	2,310	78.31%	492	13	479	97.36%
Accounting	39,000	19,500	19,000	500	2.56%	3,250	3,200	50	1.54%
Audit	10,600	5,300	5,352	(52)	-0.98%	883	935	(52)	-5.89%
Telephone	14,000	7,000	7,169	(169)	-2.41%	1,167	931	236	20.20%
Other	58,200	29,100	30,429	(1,329)	-4.57%	4,850	6,595	(1,745)	-35.98%
Total Administrative	<u>599,113</u>	<u>299,557</u>	<u>314,452</u>	<u>(14,896)</u>	<u>-4.97%</u>	<u>49,926</u>	<u>56,760</u>	<u>(6,834)</u>	<u>-13.69%</u>
Congregate/Resident Services	5,500	2,750	3,892	(1,142)	-41.53%	458	1,520	(1,062)	-231.64%
Total Congregate/Resident Services	<u>5,500</u>	<u>2,750</u>	<u>3,892</u>	<u>(1,142)</u>	<u>-41.53%</u>	<u>458</u>	<u>1,520</u>	<u>(1,062)</u>	<u>-231.64%</u>
Gas	12,000	6,000	9,428	(3,428)	-57.13%	1,000	561	439	43.90%
Electric	155,000	77,500	78,230	(730)	-0.94%	12,917	15,794	(2,877)	-22.28%
Water	52,000	26,000	24,255	1,745	6.71%	4,333	4,068	265	6.12%
Sewer	115,000	57,500	62,475	(4,975)	-8.65%	9,583	10,348	(765)	-7.98%
Total Utilities	<u>334,000</u>	<u>167,000</u>	<u>174,388</u>	<u>(7,388)</u>	<u>-4.42%</u>	<u>27,833</u>	<u>30,771</u>	<u>(2,938)</u>	<u>-10.55%</u>
Maintenance Salaries	98,716	49,358	62,496	(13,138)	-26.62%	8,226	13,935	(5,709)	-69.40%
Benefits	55,443	27,722	34,610	(6,889)	-24.85%	4,620	6,113	(1,493)	-32.31%
Materials	4,000	2,000	1,950	50	2.50%	333	741	(408)	-122.30%
Miscellaneous Contracts	303,000	151,500	209,756	(58,256)	-38.45%	25,250	37,551	(12,301)	-48.72%
Total Maintenance	<u>461,159</u>	<u>230,580</u>	<u>308,812</u>	<u>(78,233)</u>	<u>-33.93%</u>	<u>38,430</u>	<u>58,340</u>	<u>(19,910)</u>	<u>-51.81%</u>
Security / Lease Enforcement	47,194	23,597	28,946	(5,349)	-22.67%	3,933	6,206	(2,273)	-57.80%
Total Security / Lease Enforcement	<u>47,194</u>	<u>23,597</u>	<u>28,946</u>	<u>(5,349)</u>	<u>-22.67%</u>	<u>3,933</u>	<u>6,206</u>	<u>(2,273)</u>	<u>-57.80%</u>
Insurance	97,000	48,500	54,630	(6,130)	-12.64%	8,083	9,523	(1,440)	-17.81%
PILOT	35,000	17,500	24,652	(7,152)	-40.87%	2,917	4,636	(1,720)	-58.96%
Total General Expenses	<u>132,000</u>	<u>66,000</u>	<u>79,282</u>	<u>(13,282)</u>	<u>-20.12%</u>	<u>11,000</u>	<u>14,159</u>	<u>(3,159)</u>	<u>-28.72%</u>
Asset Management Fee	20,160	10,080	10,140	(60)	-0.60%	1,680	1,690	(10)	-0.60%
Total Operating Expenses	<u>1,599,126</u>	<u>799,563</u>	<u>919,912</u>	<u>(120,349)</u>	<u>-15.05%</u>	<u>133,261</u>	<u>169,447</u>	<u>(36,186)</u>	<u>-27.15%</u>
Profit/(Loss) from Operations	<u>\$ 128,703</u>	<u>\$ 64,352</u>	<u>\$ 19,537</u>	<u>\$ (44,815)</u>		<u>\$ 10,725</u>	<u>\$ (5,188)</u>	<u>\$ (15,913)</u>	

**WILDWOOD HOUSING AUTHORITY  
CENTRAL OFFICE COST CENTER  
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES  
FOR THE SIX MONTHS ENDED SEPTEMBER 30, 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	\$ 74,905	\$ 73,195	\$ (1,710)	-2.28%	\$ 12,484	\$ 12,113	\$ (371)	-2.97%
Public Housing Bookkeeping Fees	15,120	7,560	7,388	(172)	-2.28%	1,260	1,223	(37)	-2.94%
Public Housing Asset Mgt Fees	20,160	10,080	10,140	60	0.60%	1,680	1,690	10	0.60%
Other	-	-	-	-	0.00%	-	-	-	0.00%
<b>Total Operating Revenues</b>	<b>185,089</b>	<b>92,545</b>	<b>90,723</b>	<b>(1,822)</b>	<b>-1.97%</b>	<b>15,424</b>	<b>15,026</b>	<b>(398)</b>	<b>-2.58%</b>
<b>OPERATING EXPENSES</b>									
Administrative Salaries	55,131	27,566	28,273	(708)	-2.57%	4,594	6,058	(1,464)	-31.86%
Administrative Benefits	22,325	11,163	13,674	(2,512)	-22.50%	1,860	1,689	171	9.21%
Legal	9,000	4,500	3,968	532	11.82%	750	255	495	66.00%
Staff Training & Travel	3,000	1,500	401	1,099	73.27%	250	-	250	100.00%
Accounting	39,000	19,500	19,000	500	2.56%	3,250	3,200	50	1.54%
Audit	3,600	1,800	1,800	-	0.00%	300	300	-	0.00%
Telephone	4,000	2,000	1,718	282	14.10%	333	206	127	38.20%
Other	30,200	15,100	14,241	859	5.69%	2,517	3,389	(872)	-34.66%
<b>Total Administrative</b>	<b>166,256</b>	<b>83,128</b>	<b>83,075</b>	<b>53</b>	<b>0.06%</b>	<b>13,855</b>	<b>15,097</b>	<b>(1,242)</b>	<b>-8.97%</b>
Gas	-	-	350	(350)	#DIV/0!	-	37	(37)	#DIV/0!
Water/Sewer	-	-	392	(392)	#DIV/0!	-	1	(1)	#DIV/0!
<b>Total Utilities</b>	<b>-</b>	<b>-</b>	<b>742</b>	<b>(742)</b>	<b>#DIV/0!</b>	<b>-</b>	<b>38</b>	<b>(38)</b>	<b>#DIV/0!</b>
Maintenance Supplies	4,000	2,000	1,950	50	2.50%	333	741	(408)	-122.30%
<b>Total Maintenance</b>	<b>4,000</b>	<b>2,000</b>	<b>1,950</b>	<b>50</b>	<b>2.50%</b>	<b>333</b>	<b>741</b>	<b>(408)</b>	<b>-122.30%</b>
Insurance	12,000	6,000	6,578	(578)	-9.63%	1,000	1,208	(208)	-20.80%
<b>Total General Expenses</b>	<b>12,000</b>	<b>6,000</b>	<b>6,578</b>	<b>(578)</b>	<b>-9.63%</b>	<b>1,000</b>	<b>1,208</b>	<b>(208)</b>	<b>-20.80%</b>
<b>Total Operating Expenses</b>	<b>182,256</b>	<b>91,128</b>	<b>92,345</b>	<b>(1,217)</b>	<b>-1.34%</b>	<b>15,188</b>	<b>17,084</b>	<b>(1,896)</b>	<b>-12.48%</b>
<b>Profit/(Loss) from Operations</b>	<b>\$ 2,833</b>	<b>\$ 1,417</b>	<b>\$ (1,622)</b>	<b>\$ (3,039)</b>		<b>\$ 236</b>	<b>\$ (2,058)</b>	<b>\$ (2,294)</b>	

**WILDWOOD HOUSING AUTHORITY  
COMMISSIONERS' COURT (AMP 1)  
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES  
FOR THE SIX MONTHS ENDED SEPTEMBER 30, 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	\$162,000	\$220,692	\$ 58,692	36.23%	\$27,000	42,855	\$ 15,855	58.72%	\$192.86	\$262.73	\$ 69.87
Operating Subsidy	291,133	145,567	143,459	(2,108)	-1.45%	24,261	25,327	1,066	4.39%	173.29	170.78	(2.51)
Interest	1,900	950	444	(506)	-53.26%	158	66	(92)	-58.32%	1.13	0.53	(0.60)
Other	10,000	5,000	5,464	464	9.28%	833	1,075	242	29.00%	5.95	6.50	0.55
<b>Total Operating Revenues</b>	<b>627,033</b>	<b>313,517</b>	<b>370,059</b>	<b>56,543</b>	<b>18.03%</b>	<b>52,253</b>	<b>69,323</b>	<b>17,070</b>	<b>32.67%</b>	<b>373.23</b>	<b>440.55</b>	<b>67.31</b>
<b>EXPENSES</b>												
Administrative Salaries	62,691	31,346	33,007	(1,662)	-5.30%	5,224	7,104	(1,880)	-35.98%	37.32	39.29	(1.98)
Benefits	30,290	15,145	19,082	(3,937)	-26.00%	2,524	2,506	18	0.72%	18.03	22.72	(4.69)
Audit	3,500	1,750	1,776	(26)	-1.49%	292	318	(26)	-8.91%	2.08	2.11	(0.03)
Management Fee	61,529	30,765	30,392	373	1.21%	5,127	4,904	223	4.36%	36.62	36.18	0.44
Bookkeeping Fee	6,210	3,105	3,068	37	1.19%	518	495	23	4.35%	3.70	3.65	0.04
Bad Debts	750	375	-	375	100.00%	63	-	63	100.00%	0.45	-	0.45
Telecommunications	5,000	2,500	2,677	(177)	-7.08%	417	357	60	14.32%	2.98	3.19	(0.21)
Legal	5,100	2,550	9,351	(6,801)	-266.71%	425	2,087	(1,662)	-391.06%	3.04	11.13	(8.10)
Staff Training & Travel	1,450	725	13	712	98.21%	121	13	108	89.24%	0.86	0.02	0.85
Administrative Other	14,000	7,000	6,797	203	2.90%	1,167	1,440	(273)	-23.43%	8.33	8.09	0.24
<b>Total Administrative</b>	<b>190,520</b>	<b>95,260</b>	<b>106,163</b>	<b>(10,903)</b>	<b>-11.45%</b>	<b>15,877</b>	<b>19,224</b>	<b>(3,347)</b>	<b>-21.08%</b>	<b>113.40</b>	<b>126.38</b>	<b>(12.98)</b>
Resident Services Materials	2,750	1,375	1,706	(331)	-24.07%	229	610	(381)	-166.18%	1.64	2.03	(0.39)
<b>Total Resident Services</b>	<b>2,750</b>	<b>1,375</b>	<b>1,706</b>	<b>(331)</b>	<b>-24.07%</b>	<b>229</b>	<b>610</b>	<b>(381)</b>	<b>-166.18%</b>	<b>1.64</b>	<b>2.03</b>	<b>(0.39)</b>
Electric	25,000	12,500	11,916	584	4.67%	2,083	3,314	(1,231)	-59.07%	14.88	14.19	0.70
Water	25,000	12,500	11,609	891	7.13%	2,083	1,979	104	5.01%	14.88	13.82	1.06
Sewer	68,000	34,000	36,592	(2,592)	-7.62%	5,667	6,035	(368)	-6.50%	40.48	43.56	(3.09)
<b>Total Utilities</b>	<b>118,000</b>	<b>59,000</b>	<b>60,117</b>	<b>(1,117)</b>	<b>-1.89%</b>	<b>9,833</b>	<b>11,328</b>	<b>(1,495)</b>	<b>-15.20%</b>	<b>70.24</b>	<b>71.57</b>	<b>(1.33)</b>
Maintenance Salaries	40,473	20,237	25,623	(5,387)	-26.62%	3,373	5,713	(2,340)	-69.39%	24.09	30.50	(6.41)
Benefits	22,732	11,366	15,392	(4,026)	-35.42%	1,894	2,405	(511)	-26.96%	13.53	18.32	(4.79)
Materials and Contracts	118,500	59,250	90,710	(31,460)	-53.10%	9,875	20,879	(11,004)	-111.43%	70.54	107.99	(37.45)
<b>Total Maintenance</b>	<b>181,705</b>	<b>90,853</b>	<b>131,725</b>	<b>(40,873)</b>	<b>-44.99%</b>	<b>15,142</b>	<b>28,997</b>	<b>(13,855)</b>	<b>-91.50%</b>	<b>108.16</b>	<b>156.82</b>	<b>(48.66)</b>
Security / Lease Enforcement	19,350	9,675	11,868	(2,193)	-22.67%	1,613	2,545	(933)	-57.83%	23.04	14.13	8.91
<b>Total Security / Lease Enforcemen</b>	<b>19,350</b>	<b>9,675</b>	<b>11,868</b>	<b>(2,193)</b>	<b>-22.67%</b>	<b>1,613</b>	<b>2,545</b>	<b>(933)</b>	<b>-57.83%</b>	<b>23.04</b>	<b>14.13</b>	<b>8.91</b>
Insurance	46,000	23,000	26,550	(3,550)	-15.43%	3,833	4,620	(787)	-20.52%	27.38	31.61	(4.23)
PILOT	20,600	10,300	16,058	(5,758)	-55.90%	1,717	3,153	(1,436)	-83.65%	12.26	19.12	(6.85)
<b>Total General Expenses</b>	<b>66,600</b>	<b>33,300</b>	<b>42,608</b>	<b>(9,308)</b>	<b>-27.95%</b>	<b>5,550</b>	<b>7,773</b>	<b>(2,223)</b>	<b>-40.05%</b>	<b>39.64</b>	<b>50.72</b>	<b>(11.08)</b>
Asset Management	8,280	4,140	4,200	(60)	-1.45%	690	700	(10)	-1.45%	4.93	5.00	(0.07)
<b>Total Operating Expenses</b>	<b>587,205</b>	<b>293,603</b>	<b>358,387</b>	<b>(64,784)</b>	<b>-22.07%</b>	<b>48,934</b>	<b>71,176</b>	<b>(22,242)</b>	<b>-45.45%</b>	<b>349.53</b>	<b>426.65</b>	<b>(65.61)</b>
<b>Profit/(Loss) from Operations</b>	<b>\$ 39,828</b>	<b>\$ 19,914</b>	<b>\$ 11,673</b>	<b>\$ (8,242)</b>		<b>\$ 3,319</b>	<b>\$ (1,853)</b>	<b>\$ (5,172)</b>		<b>23.71</b>	<b>13.90</b>	<b>1.71</b>

**WILDWOOD HOUSING AUTHORITY  
SANDMAN TOWERS (AMP 2)  
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES  
FOR THE SIX MONTHS ENDED SEPTEMBER 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.)			
<b>OPERATING REVENUES</b>												
Dwelling Rentals	\$360,000	\$180,000	\$199,469	\$ 19,469	10.82%	\$30,000	\$ 34,242	\$ 4,242	14.14%	\$150.00	\$166.22	\$ 16.22
Non-Dwelling Rentals:												
Complete Care	48,000	24,000	30,590	6,590	27.46%	4,000	4,370	370	9.25%	20.00	25.49	5.49
Caring Inc	53,220	26,610	28,318	1,708	6.42%	4,435	3,570	(865)	-19.50%	22.18	23.60	1.42
Operating Subsidy	382,587	191,294	191,231	(63)	-0.03%	31,882	33,283	1,401	4.39%	159.41	159.36	(0.05)
Interest	1,900	950	444	(506)	-53.26%	158	66	(92)	-58.32%	0.79	0.37	(0.42)
Other Income:												
Antenna	60,000	30,000	26,204	(3,796)	-12.65%	5,000	4,379	(621)	-12.42%	25.00	21.84	(3.16)
Laundry/Late Fees/Other	10,000	5,000	2,410	(2,590)	-51.80%	833	-	(833)	-100.00%	4.17	2.01	(2.16)
<b>Total Operating Revenues</b>	<b>915,707</b>	<b>457,854</b>	<b>478,666</b>	<b>20,813</b>	<b>4.55%</b>	<b>76,309</b>	<b>79,910</b>	<b>3,601</b>	<b>4.72%</b>	<b>381.54</b>	<b>398.89</b>	<b>17.34</b>
<b>OPERATING EXPENSES</b>												
Administrative Salaries	78,112	39,056	41,292	(2,236)	-5.73%	6,509	8,893	(2,384)	-36.62%	32.55	34.41	(1.86)
Benefits	37,235	18,618	19,556	(939)	-5.04%	3,103	2,372	731	23.56%	15.51	16.30	(0.78)
Audit	3,500	1,750	1,776	(26)	-1.49%	292	318	(26)	-8.91%	1.46	1.48	(0.02)
Management Fee	88,280	44,140	42,803	1,337	3.03%	7,357	7,209	148	2.01%	36.78	35.67	1.11
Bookkeeping Fee	8,910	4,455	4,320	135	3.03%	743	727	16	2.09%	3.71	3.60	0.11
Bad Debts	750	375	-	375	100.00%	63	-	63	100.00%	0.31	-	0.31
Telecommunications	5,000	2,500	2,774	(274)	-10.96%	417	368	49	11.68%	2.08	2.31	(0.23)
Legal	5,100	2,550	3,076	(526)	-20.63%	425	787	(362)	-85.18%	2.13	2.56	(0.44)
Staff Training & Travel	1,450	725	226	499	68.83%	121	-	121	100.00%	0.60	0.19	0.42
Administrative Other	14,000	7,000	9,391	(2,391)	-34.16%	1,167	1,766	(599)	-51.37%	5.83	7.83	(1.99)
<b>Total Administrative</b>	<b>242,337</b>	<b>121,169</b>	<b>125,214</b>	<b>(4,046)</b>	<b>-3.34%</b>	<b>20,195</b>	<b>22,440</b>	<b>(2,245)</b>	<b>-11.12%</b>	<b>100.97</b>	<b>104.35</b>	<b>(3.37)</b>
Resident Services Materials	2,750	1,375	2,186	(811)	-58.98%	229	910	(681)	0.00%	1.15	1.82	(0.68)
<b>Total Resident Services</b>	<b>2,750</b>	<b>1,375</b>	<b>2,186</b>	<b>(811)</b>	<b>-58.98%</b>	<b>229</b>	<b>910</b>	<b>(681)</b>	<b>-297.09%</b>	<b>1.15</b>	<b>1.82</b>	<b>(0.68)</b>
Gas	12,000	6,000	9,078	(3,078)	-51.30%	1,000	524	476	47.60%	5.00	7.57	(2.57)
Electric	130,000	65,000	66,314	(1,314)	-2.02%	10,833	12,480	(1,647)	-15.20%	54.17	55.26	(1.10)
Water	27,000	13,500	12,254	1,246	9.23%	2,250	2,088	162	7.20%	11.25	10.21	1.04
Sewer	47,000	23,500	25,883	(2,383)	-10.14%	3,917	4,313	(396)	-10.12%	19.58	21.57	(1.99)
<b>Total Utilities</b>	<b>216,000</b>	<b>108,000</b>	<b>113,529</b>	<b>(5,529)</b>	<b>-5.12%</b>	<b>18,000</b>	<b>19,405</b>	<b>(1,405)</b>	<b>-7.81%</b>	<b>90.00</b>	<b>94.61</b>	<b>(4.61)</b>
Maintenance Salaries	58,243	29,122	36,873	(7,752)	-26.62%	4,854	8,222	(3,368)	-69.40%	24.27	30.73	(6.46)
Benefits	32,711	16,356	19,218	(2,863)	-17.50%	2,726	3,708	(982)	-36.03%	13.63	16.02	(2.39)
Materials and Contracts	184,500	92,250	119,046	(26,796)	-29.05%	15,375	16,672	(1,297)	-8.44%	76.88	99.21	(22.33)
<b>Total Maintenance</b>	<b>275,454</b>	<b>137,727</b>	<b>175,137</b>	<b>(37,410)</b>	<b>-27.16%</b>	<b>22,955</b>	<b>28,602</b>	<b>(5,648)</b>	<b>-24.60%</b>	<b>114.77</b>	<b>145.95</b>	<b>(31.18)</b>
Security / Lease Enforcement	27,844	13,922	17,078	(3,156)	-22.67%	2,320	3,661	(1,341)	0.00%	11.60	14.23	(2.63)
<b>Total Security / Lease Enforcement</b>	<b>27,844</b>	<b>13,922</b>	<b>17,078</b>	<b>(3,156)</b>	<b>0.00%</b>	<b>2,320</b>	<b>3,661</b>	<b>(1,341)</b>	<b>0.00%</b>	<b>11.60</b>	<b>14.23</b>	<b>(2.63)</b>
Insurance	39,000	19,500	21,502	(2,002)	-10.27%	3,250	3,695	(445)	-13.69%	16.25	17.92	(1.67)
PILOT	14,400	7,200	8,594	(1,394)	-19.36%	1,200	1,484	(284)	-23.64%	6.00	7.16	(1.16)
<b>Total General Expenses</b>	<b>53,400</b>	<b>26,700</b>	<b>30,096</b>	<b>(3,396)</b>	<b>-12.72%</b>	<b>4,450</b>	<b>5,179</b>	<b>(729)</b>	<b>-16.38%</b>	<b>22.25</b>	<b>25.08</b>	<b>(2.83)</b>
Asset Management	11,880	5,940	5,940	-	0.00%	990	990	-	0.00%	4.95	4.95	-
<b>Total Operating Expenses</b>	<b>829,665</b>	<b>414,833</b>	<b>469,180</b>	<b>(54,348)</b>	<b>-13.10%</b>	<b>69,139</b>	<b>81,186</b>	<b>(12,048)</b>	<b>-17.43%</b>	<b>345.69</b>	<b>390.98</b>	<b>(45.29)</b>
<b>Profit/(Loss) from Operations</b>	<b>\$ 86,042</b>	<b>\$ 43,021</b>	<b>\$ 9,486</b>	<b>\$ (33,535)</b>		<b>\$ 7,170</b>	<b>\$ (1,276)</b>	<b>\$ (8,447)</b>		<b>35.85</b>	<b>7.91</b>	<b>\$ (27.95)</b>