

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

ASSETS AND DEFERRED OUTFLOW OF RESOURCES

	<u>WHA</u>
<u>CURRENT ASSETS</u>	
Cash and Cash Equivalents - Unrestricted	\$ 850,699
Investments	151,391
Cash - Tenant Security Deposits	53,878
Total Cash	1,055,968
Accounts Receivable - Tenants (Net of Allowance)	32,217
Accounts Receivable - Misc	4,529
Maintenance Inventory	6,155
Prepaid Expenses	1,361
Total Current Assets	1,100,230
<u>FIXED ASSETS</u>	
Land	415,251
Buildings and Improvements	10,775,602
Automotive Equipment	95,255
Furniture, Equipment and Machinery	1,520,162
Construction in Progress	1,244,864
Total Fixed Assets	14,051,134
Less: Accumulated Depreciation	(10,886,730)
Net Fixed Assets	3,164,404
Deferred Outflow of Resources	398,956
Total Assets	\$ 4,663,590

LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION

<u>CURRENT LIABILITIES</u>	
Accounts Payable	\$ 71,379
Accrued Utilities	30,825
Deferred Revenue	4,716
Accrued Wages & Payroll Taxes	14,014
Tenant Security Deposits	57,445
Compensated Absences	5,706
PILOT	36,356
Total Current Liabilities	220,441
<u>LONG TERM LIABILITIES</u>	
OPEB	1,205,652
Compensated Absences	51,351
Pension Liability	402,888
Total Long Term Liabilities	1,659,891
Total Liabilities	1,880,332
Deferred Inflow of Resources	1,100,916
<u>NET POSITION</u>	
Net Investment in Capital Assets	3,164,404
Restricted	-
Unrestricted	(1,482,062)
Total Net Position	1,682,342
Total Liabilities and Net Position	\$ 4,663,590

WILDWOOD HOUSING AUTHORITY
PRELIMINARY CONSOLIDATED STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE NINE MONTHS ENDED DECEMBER 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.)
OPERATING REVENUES									
Dwelling Rentals	\$ 684,000	\$ 513,000	\$ 625,167	\$ 112,167	21.86%	\$ 57,000	\$ 65,089	\$ 8,089	14.19%
Non-Dwelling Rentals:									
Complete Care	48,000	36,000	43,700	7,700	21.39%	4,000	4,740	740	18.50%
Caring Inc.	53,220	39,915	46,651	6,736	16.88%	4,435	5,271	836	18.85%
Operating Subsidy	673,720	505,290	517,296	12,006	2.38%	56,143	62,921	6,778	12.07%
Interest	3,800	2,850	1,758	(1,092)	-38.32%	317	352	35	11.16%
Public Housing Management Fees	149,809	112,357	109,756	(2,601)	-2.31%	12,484	12,336	(148)	-1.19%
Public Housing Bookkeeping Fees	15,120	11,340	11,078	(262)	-2.31%	1,260	1,245	(15)	-1.19%
Public Housing Asset Mgt Fee	20,160	15,120	15,210	90	0.60%	1,680	1,690	10	0.60%
Other:									
Antenna - Sprint and AT&T (Sandman)	60,000	45,000	39,338	(5,662)	-12.58%	5,000	4,256	(744)	-14.88%
Laundry/Late Fees/Other	20,000	15,000	10,348	(4,652)	-31.01%	1,667	2,203	536	32.18%
Total Operating Revenues	<u>1,727,829</u>	<u>1,295,872</u>	<u>1,420,302</u>	<u>124,430</u>	<u>9.60%</u>	<u>143,986</u>	<u>160,103</u>	<u>16,117</u>	<u>11.19%</u>
EXPENSES									
Administrative Salaries	195,934	146,951	147,175	(225)	-0.15%	16,328	15,267	1,061	6.50%
Administrative Benefits	89,850	67,388	75,083	(7,696)	-11.42%	7,488	8,780	(1,293)	-17.26%
Legal	19,200	14,400	24,425	(10,025)	-69.62%	1,600	2,403	(803)	-50.19%
Management Fees	149,809	112,357	109,755	2,602	2.32%	12,484	12,335	149	1.19%
Bookkeeping Fees	15,120	11,340	11,078	262	2.31%	1,260	1,245	15	1.19%
Bad Debts	1,500	1,125	-	1,125	100.00%	125	-	125	100.00%
Staff Training & Travel	5,900	4,425	2,779	1,646	37.20%	492	1,144	(652)	-132.68%
Accounting	39,000	29,250	28,600	650	2.22%	3,250	3,200	50	1.54%
Audit	10,600	7,950	8,020	(70)	-0.88%	883	884	(1)	-0.08%
Telephone	14,000	10,500	10,114	386	3.68%	1,167	418	749	64.17%
Other	58,200	43,650	43,198	452	1.04%	4,850	6,585	(1,735)	-35.77%
Total Administrative	<u>599,113</u>	<u>449,335</u>	<u>460,227</u>	<u>(10,892)</u>	<u>-2.42%</u>	<u>49,926</u>	<u>52,261</u>	<u>(2,335)</u>	<u>-4.68%</u>
Congregate/Resident Services	5,500	4,125	8,146	(4,021)	-97.48%	458	1,240	(782)	-170.55%
Total Congregate/Resident Services	<u>5,500</u>	<u>4,125</u>	<u>8,146</u>	<u>(4,021)</u>	<u>-97.48%</u>	<u>458</u>	<u>1,240</u>	<u>(782)</u>	<u>-170.55%</u>
Gas	12,000	9,000	12,188	(3,188)	-35.42%	1,000	2,529	(1,529)	-152.90%
Electric	155,000	116,250	115,340	910	0.78%	12,917	16,574	(3,657)	-28.31%
Water	52,000	39,000	41,621	(2,621)	-6.72%	4,333	4,799	(466)	-10.75%
Sewer	115,000	86,250	93,712	(7,462)	-8.65%	9,583	10,413	(830)	-8.66%
Total Utilities	<u>334,000</u>	<u>250,500</u>	<u>262,861</u>	<u>(12,361)</u>	<u>-4.93%</u>	<u>27,833</u>	<u>34,315</u>	<u>(6,482)</u>	<u>-23.29%</u>
Maintenance Salaries	98,716	74,037	91,737	(17,700)	-23.91%	8,226	10,376	(2,150)	-26.13%
Benefits	55,443	41,582	50,734	(9,152)	-22.01%	4,620	5,663	(1,043)	-22.57%
Materials	4,000	3,000	6,665	(3,665)	-122.17%	333	4,167	(3,834)	-1150.10%
Miscellaneous Contracts	303,000	227,250	289,746	(62,496)	-27.50%	25,250	23,723	1,527	6.05%
Total Maintenance	<u>461,159</u>	<u>345,869</u>	<u>438,882</u>	<u>(93,013)</u>	<u>-26.89%</u>	<u>38,430</u>	<u>43,929</u>	<u>(5,499)</u>	<u>-14.31%</u>
Security / Lease Enforcement	47,194	35,396	41,570	(6,175)	-17.44%	3,933	4,438	(505)	-12.84%
Total Security / Lease Enforcement	<u>47,194</u>	<u>35,396</u>	<u>41,570</u>	<u>(6,175)</u>	<u>-17.44%</u>	<u>3,933</u>	<u>4,438</u>	<u>(505)</u>	<u>-12.84%</u>
Insurance	97,000	72,750	83,204	(10,454)	-14.37%	8,083	9,525	(1,442)	-17.84%
PILOT	35,000	26,250	36,355	(10,105)	-38.49%	2,917	3,091	(175)	-5.99%
Total General Expenses	<u>132,000</u>	<u>99,000</u>	<u>119,559</u>	<u>(20,559)</u>	<u>-20.77%</u>	<u>11,000</u>	<u>12,616</u>	<u>(1,616)</u>	<u>-14.69%</u>
Asset Management Fee	20,160	15,120	15,210	(90)	-0.60%	1,680	1,690	(10)	-0.60%
Total Operating Expenses	<u>1,599,126</u>	<u>1,199,345</u>	<u>1,346,455</u>	<u>(147,110)</u>	<u>-12.27%</u>	<u>133,261</u>	<u>150,489</u>	<u>(17,229)</u>	<u>-12.93%</u>
Profit/(Loss) from Operations	<u>\$ 128,703</u>	<u>\$ 96,527</u>	<u>\$ 73,848</u>	<u>\$ (22,680)</u>		<u>\$ 10,725</u>	<u>\$ 9,614</u>	<u>\$ (1,112)</u>	

**WILDWOOD HOUSING AUTHORITY
CENTRAL OFFICE COST CENTER
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE NINE MONTHS ENDED DECEMBER 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.)	
OPERATING REVENUES										
Public Housing Management Fees	\$ 149,809	\$ 112,357	\$ 109,756	\$ (2,601)	-2.31%	\$ 12,484	\$ 12,336	\$ (148)	-1.19%	
Public Housing Bookkeeping Fees	15,120	11,340	11,078	(262)	-2.31%	1,260	1,245	(15)	-1.19%	
Public Housing Asset Mgt Fees	20,160	15,120	15,210	90	0.60%	1,680	1,690	10	0.60%	
Total Operating Revenues	<u>185,089</u>	<u>138,817</u>	<u>136,044</u>	<u>(2,773)</u>	<u>-2.00%</u>	<u>15,424</u>	<u>15,271</u>	<u>(153)</u>	<u>-0.99%</u>	
OPERATING EXPENSES										
Administrative Salaries	55,131	41,348	40,390	958	2.32%	4,594	4,039	555	12.09%	
Administrative Benefits	22,325	16,744	18,667	(1,923)	-11.49%	1,860	1,874	(14)	-0.73%	
Legal	9,000	6,750	5,243	1,507	22.33%	750	255	495	66.00%	
Staff Training & Travel	3,000	2,250	2,468	(218)	-9.69%	250	1,072	(822)	-328.80%	
Accounting	39,000	29,250	28,600	650	2.22%	3,250	3,200	50	1.54%	
Audit	3,600	2,700	2,700	-	0.00%	300	300	-	0.00%	
Telephone	4,000	3,000	2,403	597	19.90%	333	81	252	75.70%	
Other	30,200	22,650	21,715	935	4.13%	2,517	4,228	(1,711)	-68.00%	
Total Administrative	<u>166,256</u>	<u>124,692</u>	<u>122,186</u>	<u>2,506</u>	<u>2.01%</u>	<u>13,855</u>	<u>15,049</u>	<u>(1,194)</u>	<u>-8.62%</u>	
Gas	-	-	613	(613)	#DIV/0!	-	140	(140)	#DIV/0!	
Water/Sewer	-	-	626	(626)	#DIV/0!	-	-	-	#DIV/0!	
Total Utilities	<u>-</u>	<u>-</u>	<u>1,239</u>	<u>(1,239)</u>	<u>#DIV/0!</u>	<u>-</u>	<u>140</u>	<u>(140)</u>	<u>#DIV/0!</u>	
Maintenance Supplies	4,000	3,000	6,665	(3,665)	-122.17%	333	4,167	(3,834)	-1150.10%	
Total Maintenance	<u>4,000</u>	<u>3,000</u>	<u>6,665</u>	<u>(3,665)</u>	<u>-122.17%</u>	<u>333</u>	<u>4,167</u>	<u>(3,834)</u>	<u>-1150.10%</u>	
Insurance	12,000	9,000	10,206	(1,206)	-13.40%	1,000	1,209	(209)	-20.90%	
Total General Expenses	<u>12,000</u>	<u>9,000</u>	<u>10,206</u>	<u>(1,206)</u>	<u>-13.40%</u>	<u>1,000</u>	<u>1,209</u>	<u>(209)</u>	<u>-20.90%</u>	
Total Operating Expenses	<u>182,256</u>	<u>136,692</u>	<u>140,296</u>	<u>(3,604)</u>	<u>-2.64%</u>	<u>15,188</u>	<u>20,565</u>	<u>(5,377)</u>	<u>-35.40%</u>	
Profit/(Loss) from Operations	<u>\$ 2,833</u>	<u>\$ 2,125</u>	<u>\$ (4,252)</u>	<u>\$ (6,377)</u>		<u>\$ 236</u>	<u>\$ (5,294)</u>	<u>\$ (5,530)</u>		

**WILDWOOD HOUSING AUTHORITY
COMMISSIONERS' COURT (AMP 1)
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE NINE MONTHS ENDED DECEMBER 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.)			
OPERATING REVENUES												
Dwelling Rentals	\$324,000	\$243,000	\$328,799	\$ 85,799	35.31%	\$27,000	32,840	\$ 5,840	21.63%	\$289.29	\$391.43	\$ 102.14
Operating Subsidy	291,133	218,350	222,416	4,066	1.86%	24,261	27,188	2,927	12.06%	259.94	264.78	4.84
Interest	1,900	1,425	879	(546)	-38.32%	158	176	18	11.16%	1.70	1.05	(0.65)
Other	10,000	7,500	6,505	(995)	-13.27%	833	795	(38)	-4.60%	8.93	7.74	(1.18)
Total Operating Revenues	<u>627,033</u>	<u>470,275</u>	<u>558,599</u>	<u>88,324</u>	<u>18.78%</u>	<u>52,253</u>	<u>60,999</u>	<u>8,746</u>	<u>16.74%</u>	<u>559.85</u>	<u>665.00</u>	<u>105.15</u>
EXPENSES												
Administrative Salaries	62,691	47,018	47,417	(399)	-0.85%	5,224	4,967	257	4.92%	55.97	56.45	(0.47)
Benefits	30,290	22,718	26,920	(4,203)	-18.50%	2,524	3,419	(895)	-35.45%	27.04	32.05	(5.00)
Audit	3,500	2,625	2,660	(35)	-1.33%	292	292	(0)	-0.11%	3.13	3.17	(0.04)
Management Fee	61,529	46,147	45,552	595	1.29%	5,127	5,202	(75)	-1.45%	54.94	54.23	0.71
Bookkeeping Fee	6,210	4,658	4,598	60	1.28%	518	525	(8)	-1.45%	5.54	5.47	0.07
Bad Debts	750	563	-	563	100.00%	63	-	63	100.00%	0.67	-	0.67
Telecommunications	5,000	3,750	3,789	(39)	-1.04%	417	166	251	60.16%	4.46	4.51	(0.05)
Legal	5,100	3,825	14,672	(10,847)	-283.58%	425	1,285	(860)	-202.35%	4.55	17.47	(12.91)
Staff Training & Travel	1,450	1,088	13	1,075	98.80%	121	-	121	100.00%	1.29	0.02	1.28
Administrative Other	14,000	10,500	9,079	1,421	13.53%	1,167	823	344	29.46%	12.50	10.81	1.69
Total Administrative	<u>190,520</u>	<u>142,890</u>	<u>154,700</u>	<u>(11,810)</u>	<u>-8.27%</u>	<u>15,877</u>	<u>16,679</u>	<u>(802)</u>	<u>-5.05%</u>	<u>170.11</u>	<u>184.17</u>	<u>(14.06)</u>
Resident Services Materials	2,750	2,063	3,595	(1,533)	-74.30%	229	660	(431)	-188.00%	2.46	4.28	(1.82)
Total Resident Services	<u>2,750</u>	<u>2,063</u>	<u>3,595</u>	<u>(1,533)</u>	<u>-74.30%</u>	<u>229</u>	<u>660</u>	<u>(431)</u>	<u>-188.00%</u>	<u>2.46</u>	<u>4.28</u>	<u>(1.82)</u>
Electric	25,000	18,750	20,231	(1,481)	-7.90%	2,083	3,730	(1,647)	-79.04%	22.32	24.08	(1.76)
Water	25,000	18,750	19,943	(1,193)	-6.36%	2,083	2,334	(251)	-12.03%	22.32	23.74	(1.42)
Sewer	68,000	51,000	54,887	(3,887)	-7.62%	5,667	6,099	(432)	-7.63%	60.71	65.34	(4.63)
Total Utilities	<u>118,000</u>	<u>88,500</u>	<u>95,061</u>	<u>(6,561)</u>	<u>-7.41%</u>	<u>9,833</u>	<u>12,163</u>	<u>(2,330)</u>	<u>-23.69%</u>	<u>105.36</u>	<u>113.17</u>	<u>(7.81)</u>
Maintenance Salaries	40,473	30,355	37,612	(7,257)	-23.91%	3,373	4,254	(881)	-26.13%	36.14	44.78	(8.64)
Benefits	22,732	17,049	22,373	(5,324)	-31.23%	1,894	2,751	(857)	-45.22%	20.30	26.63	(6.34)
Materials and Contracts	118,500	88,875	142,414	(53,539)	-60.24%	9,875	15,994	(6,119)	-61.96%	105.80	169.54	(63.74)
Total Maintenance	<u>181,705</u>	<u>136,279</u>	<u>202,399</u>	<u>(66,120)</u>	<u>-48.52%</u>	<u>15,142</u>	<u>22,999</u>	<u>(7,857)</u>	<u>-51.89%</u>	<u>162.24</u>	<u>240.95</u>	<u>(78.71)</u>
Security / Lease Enforcement	19,350	14,513	17,044	(2,532)	-17.44%	1,613	1,814	(202)	-12.50%	23.04	20.29	2.75
Total Security / Lease Enforcement	<u>19,350</u>	<u>14,513</u>	<u>17,044</u>	<u>(2,532)</u>	<u>-17.44%</u>	<u>1,613</u>	<u>1,814</u>	<u>(202)</u>	<u>-12.50%</u>	<u>23.04</u>	<u>20.29</u>	<u>2.75</u>
Insurance	46,000	34,500	40,411	(5,911)	-17.13%	3,833	4,621	(788)	-20.55%	41.07	48.11	(7.04)
PILOT	20,600	15,450	23,374	(7,924)	-51.29%	1,717	2,068	(351)	-20.45%	18.39	27.83	(9.43)
Total General Expenses	<u>66,600</u>	<u>49,950</u>	<u>63,785</u>	<u>(13,835)</u>	<u>-27.70%</u>	<u>5,550</u>	<u>6,689</u>	<u>(1,139)</u>	<u>-20.52%</u>	<u>59.46</u>	<u>75.93</u>	<u>(16.47)</u>
Asset Management	8,280	6,210	6,300	(90)	-1.45%	690	700	(10)	-1.45%	7.39	7.50	(0.11)
Total Operating Expenses	<u>587,205</u>	<u>440,404</u>	<u>542,884</u>	<u>(102,480)</u>	<u>-23.27%</u>	<u>48,934</u>	<u>61,704</u>	<u>(12,769)</u>	<u>-26.10%</u>	<u>524.29</u>	<u>646.29</u>	<u>(116.24)</u>
Profit/(Loss) from Operations	<u>\$ 39,828</u>	<u>\$ 29,871</u>	<u>\$ 15,715</u>	<u>\$ (14,156)</u>		<u>\$ 3,319</u>	<u>\$ (705)</u>	<u>\$ (4,023)</u>		<u>35.56</u>	<u>18.71</u>	<u>(11.09)</u>

**WILDWOOD HOUSING AUTHORITY
SANDMAN TOWERS (AMP 2)
PRELIMINARY STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE NINE MONTHS ENDED DECEMBER 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.)			
OPERATING REVENUES												
Dwelling Rentals	\$360,000	\$270,000	\$296,368	\$ 26,368	9.77%	\$30,000	\$ 32,249	\$ 2,249	7.50%	\$225.00	\$246.97	\$ 21.97
Non-Dwelling Rentals:												
Complete Care	48,000	36,000	43,700	7,700	21.39%	4,000	4,740	740	18.50%	30.00	36.42	6.42
Caring Inc	53,220	39,915	46,651	6,736	16.88%	4,435	5,271	836	18.85%	33.26	38.88	5.61
Operating Subsidy	382,587	286,940	294,880	7,940	2.77%	31,882	35,733	3,851	12.08%	239.12	245.73	6.62
Interest	1,900	1,425	879	(546)	-38.32%	158	176	18	11.16%	1.19	0.73	(0.46)
Other Income:												
Antenna	60,000	45,000	39,338	(5,662)	-12.58%	5,000	4,256	(744)	-14.88%	37.50	32.78	(4.72)
Laundry/Late Fees/Other	10,000	7,500	3,843	(3,657)	-48.76%	833	1,408	575	68.96%	6.25	3.20	(3.05)
Total Operating Revenues	915,707	686,780	725,659	38,879	5.66%	76,309	83,833	7,524	9.86%	572.32	604.72	32.40
OPERATING EXPENSES												
Administrative Salaries	78,112	58,584	59,368	(784)	-1.34%	6,509	6,261	248	3.82%	48.82	49.47	(0.65)
Benefits	37,235	27,926	29,496	(1,570)	-5.62%	3,103	3,487	(384)	-12.38%	23.27	24.58	(1.31)
Audit	3,500	2,625	2,660	(35)	-1.33%	292	292	(0)	-0.11%	2.19	2.22	(0.03)
Management Fee	88,280	66,210	64,203	2,007	3.03%	7,357	7,133	224	3.04%	55.18	53.50	1.67
Bookkeeping Fee	8,910	6,683	6,480	203	3.03%	743	720	23	3.03%	5.57	5.40	0.17
Bad Debts	750	563	-	563	100.00%	63	-	63	100.00%	0.47	-	0.47
Telecommunications	5,000	3,750	3,922	(172)	-4.59%	417	171	246	58.96%	3.13	3.27	(0.14)
Legal	5,100	3,825	4,510	(685)	-17.91%	425	863	(438)	-103.06%	3.19	3.76	(0.57)
Staff Training & Travel	1,450	1,088	298	790	72.60%	121	72	49	40.41%	0.91	0.25	0.66
Administrative Other	14,000	10,500	12,404	(1,904)	-18.13%	1,167	1,534	(367)	-31.49%	8.75	10.34	(1.59)
Total Administrative	242,337	181,753	183,341	(1,588)	-0.87%	20,195	20,533	(338)	-1.67%	151.46	152.78	(1.32)
Resident Services Materials	2,750	2,063	4,551	(2,489)	-120.65%	229	580	(351)	0.00%	1.72	3.79	(2.07)
Total Resident Services	2,750	2,063	4,551	(2,489)	-120.65%	229	580	(351)	-153.09%	1.72	3.79	(2.07)
Gas	12,000	9,000	11,575	(2,575)	-28.61%	1,000	2,389	(1,389)	-138.90%	7.50	9.65	(2.15)
Electric	130,000	97,500	95,109	2,391	2.45%	10,833	12,844	(2,011)	-18.56%	81.25	79.26	1.99
Water	27,000	20,250	21,052	(802)	-3.96%	2,250	2,465	(215)	-9.56%	16.88	17.54	(0.67)
Sewer	47,000	35,250	38,825	(3,575)	-10.14%	3,917	4,314	(397)	-10.14%	29.38	32.35	(2.98)
Total Utilities	216,000	162,000	166,561	(4,561)	-2.82%	18,000	22,012	(4,012)	-22.29%	135.00	138.80	(3.80)
Maintenance Salaries	58,243	43,682	54,125	(10,443)	-23.91%	4,854	6,122	(1,268)	-26.13%	36.40	45.10	(8.70)
Benefits	32,711	24,533	28,361	(3,828)	-15.60%	2,726	2,912	(186)	-6.83%	20.44	23.63	(3.19)
Materials and Contracts	184,500	138,375	147,332	(8,957)	-6.47%	15,375	7,729	7,646	49.73%	115.31	122.78	(7.46)
Total Maintenance	275,454	206,591	229,818	(23,228)	-11.24%	22,955	16,763	6,192	26.97%	172.16	191.52	(19.36)
Security / Lease Enforcement	27,844	20,883	24,526	(3,643)	-17.44%	2,320	2,624	(304)	0.00%	17.40	20.44	(3.04)
Total Security / Lease Enforcement	27,844	20,883	24,526	(3,643)	0.00%	2,320	2,624	(304)	0.00%	17.40	20.44	(3.04)
Insurance	39,000	29,250	32,587	(3,337)	-11.41%	3,250	3,695	(445)	-13.69%	24.38	27.16	(2.78)
PILOT	14,400	10,800	12,981	(2,181)	-20.19%	1,200	1,024	176	14.69%	9.00	10.82	(1.82)
Total General Expenses	53,400	40,050	45,568	(5,518)	-13.78%	4,450	4,719	(269)	-6.04%	33.38	37.97	(4.60)
Asset Management	11,880	8,910	8,910	-	0.00%	990	990	-	0.00%	7.43	7.43	-
Total Operating Expenses	829,665	622,249	663,275	(41,026)	-6.59%	69,139	68,221	918	1.33%	518.54	552.73	(34.19)
Profit/(Loss) from Operations	\$ 86,042	\$ 64,532	\$ 62,384	\$ (2,147)		\$ 7,170	\$ 15,612	\$ 8,442		53.78	51.99	\$ (1.79)