

## MEMO

**To:** Cynthia van Zelm, Mansfield Downtown Partnership  
**CC:** Ryan Aylesworth, Town Manager  
**From:** Cherie Trahan, Interim Director  
**Date:** May 10, 2023  
**Subject:** **Financial Statements and Schedules – March 31, 2023**

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### **Financial Statements**

Enclosed are the Downtown Partnership's Financial Statements as of March 31, 2023. Revenues exceeded expenditures by \$58,275 increasing fund balance from \$355,464 to \$413,739 as of March 31, 2023. The full annual contribution from UConn has been received. Also, per your request attached are the following financial schedules.

### **Fund 270 Program Analysis:**

This schedule lists the various programs coordinated by the Partnership for the Town of Mansfield. The following programs are included: Town Square Activities (Movies), Winter Welcome, Festival, Paterson Square Events, Bike Tour, and Summer Concert Series. The following information is provided: program budget, balance as of 7/1/22, revenues received to date, expenditures to date, and the 3/31/23 balance for the programs. You have positive balances in all programs.

### **Town Square Project Recap:**

This schedule provides a recap of the revenues received to date, anticipated additional funding, total expenditures to date, and the remaining balance. The balance of \$11,300 is available for future event expenses.

### **Storrs Center Projects Analysis:**

This schedule was removed from this packet as all Storrs Center projects were completely funded as of June 30, 2022.

### **Nash-Zimmer Transportation Center Operating Statement:**

This financial statement reports the current year budget, actual operating revenues and operating expenditures as of March 31, 2023, the percentage of budget, and March 31, 2022 actual revenues and expenditures. This fund is now reporting only the Transportation Center revenues and expenditures. In previous years, the Library Express was included here but that is now being reported within the Town's General Fund. Also, due to the limited other revenues, facilities maintenance costs are now also being covered by the Town's General Fund facilities account.

### **Parking Garage Operating Statement:**

This financial statements report the current year actual operating revenues and operating expenditures as of March 31, 2023. It is provided by LAZ Parking Management, who is responsible for maintaining the operations of the parking garage. Year to date revenues exceed expenditures by \$74,566.

**Mansfield Downtown Partnership**

**Statement of Financial Position**

**March 31, 2023**

(with comparative totals for March 31, 2022)

	<u>2023</u>	<u>2022</u>
Assets		
Cash & Cash Equivalents	\$ 414,091	\$ 393,526
Accounts Receivable	<u>-</u>	<u>-</u>
Total Assets	<u>414,091</u>	<u>393,526</u>
Liabilities		
Accrued Payroll		5,799
Accounts Payable	352	247
Due to Mansfield	<u>-</u>	<u>-</u>
Total Liabilities	<u>352</u>	<u>6,046</u>
Fund Balance		
Contributed Capital	51,440	51,440
Unreserved	<u>362,299</u>	<u>336,040</u>
Total Fund Balance	<u>413,739</u>	<u>387,480</u>
Total Liabilities and Fund Balance	<u>\$ 414,091</u>	<u>\$ 393,526</u>

**Mansfield Downtown Partnership  
Statement of Revenues, Expenditures and  
Changes in Fund Balance**

	<b>Actual 2013/14</b>	<b>Actual 2014/15</b>	<b>Actual 2015/16</b>	<b>Actual 2016/17</b>	<b>Actual 2017/18</b>	<b>Actual 2018/19</b>	<b>Actual 2019/20</b>	<b>Actual 2020/21</b>	<b>Actual 2021/22</b>	<b>Budget 2022/23</b>	<b>75% Actual Mar. 31</b>	<b>Percent of Adopted Budget</b>
<b>Revenues</b>												
Intergovernmental												
Mansfield General Fund/CNR	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 132,000	\$ 132,000	\$ 150,000	\$ 150,000	\$ 150,000	160,000	\$ 120,000	75%
Uconn	125,000	125,000	125,000	125,000	132,000	132,000	150,000	150,000	150,000	160,000	160,000	100%
Event Fees					20,000	-	-					
Charges for Services	-	-	-	-	22,000	22,000	33,000	40,000	40,000	40,000	30,000	75%
Membership Fees	19,680	15,490	19,645	16,673	18,115	16,110	11,910	15,515	16,200	10,000	4,860	49%
<b>Total Revenues</b>	<b>269,680</b>	<b>265,490</b>	<b>269,645</b>	<b>266,673</b>	<b>324,115</b>	<b>302,110</b>	<b>344,910</b>	<b>355,515</b>	<b># 356,200</b>	<b>370,000</b>	<b>314,860</b>	<b>85%</b>
<b>Operating Expenditures</b>												
Town Square Contribution	100,000	-	-	-	-	-	-	-	-	-	-	-
Salaries and Benefits	188,736	196,111	209,272	214,666	232,268	233,574	265,156	285,673	286,437	304,807	212,960	70%
Professional & Technical	22,937	15,909	21,969	28,845	22,280	21,175	12,480	28,634	41,310	17,975	18,191	101%
Office Rental	9,344	12,660	13,230	13,200	13,464	13,464	13,728	13,728	14,004	14,004	10,503	75%
Insurance	2,950	3,780	3,900	4,017	4,031	736	3,827	2,904	3,899	4,025	3,193	79%
Purchased Services	9,253	9,625	11,505	9,714	14,315	12,276	10,198	13,174	14,809	15,539	11,098	71%
Supplies & Services	3,768	644	1,280	1,277	679	640	573	816	631	750	640	85%
Contingency	-	-	-	-	-	-	-	-	-	2,500	-	
<b>Total Operating Expenditures</b>	<b>336,989</b>	<b>238,730</b>	<b>261,156</b>	<b>271,719</b>	<b>287,037</b>	<b>281,865</b>	<b>305,962</b>	<b>344,929</b>	<b># 361,090</b>	<b>359,600</b>	<b>256,585</b>	<b>71%</b>
Operating Income/(Loss)	(67,309)	26,760	8,489	(5,046)	37,078	20,245	38,948	10,586	(4,890)	10,400	58,275	
Fund Balance, July 1	290,603	223,294	250,054	258,543	253,497	290,575	310,820	349,768	360,353	355,464	355,464	
Fund Balance, End of Period	<u>\$ 223,294</u>	<u>\$ 250,054</u>	<u>\$ 258,543</u>	<u>\$ 253,497</u>	<u>\$ 290,575</u>	<u>\$ 310,820</u>	<u>\$ 349,768</u>	<u>\$ 360,353</u>	<u>\$ 355,464</u>	<u>365,864</u>	<u>\$ 413,739</u>	
<b>Contribution Recap</b>												
Mansfield	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 132,000	\$ 132,000	\$ 150,000	\$ 150,000	\$ 150,000	160,000	\$ 120,000	
UCONN	125,000	125,000	125,000	125,000	132,000	132,000	150,000	150,000	150,000	160,000	160,000	
<b>Total Contributions</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 264,000</b>	<b>\$ 264,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>320,000</b>	<b>\$ 280,000</b>	

**Mansfield Downtown Partnership  
Fund 270 Fund - Program Analysis  
3/31/2023**

<b>Activity</b>	<b>Expenditure Budget</b>	<b>Balance 7/1/2022</b>	<b>Revenues</b>	<b>Expenditures</b>	<b>Balance 3/31/2023</b>	<b>Status of Event</b>
40360 MDP-Spring & Summer Events	\$ 8,280	\$ 9,141	\$ 14,112.00	\$ 3,888	\$ 19,365	August
40370 MDP-Fall & Winter Events	5,500	2,799	5,250	4,389	3,660	December
40372 MDP-Festival on the Green	22,831	25,102	6,975	15,002	17,075	October
40390 Summer Concert Series	21,000	9,134	8,500	7,966	9,668	June - July
40391 Paterson Square Events	3,650	47	50	-	97	Spring/Summer
40398 Mansfield Bike Tour	3,715	7,472	1,000	-	8,472	June
<b>Total</b>	<b>\$ 64,976</b>	<b>\$ 53,695</b>	<b>\$ 35,887</b>	<b>\$ 31,245</b>	<b>\$ 58,337</b>	

**Mansfield Downtown Partnership  
Town Square Project  
March 31, 2023**

**Revenues Received to Date:**

\$3M Abatement Fund	\$ 57,023	
Bike Mansfield	496	
Centerplan	10,000	
Charter Realty & Development	10,000	
CVS	100,000	
EDR Contribution	125,000	
Leyland Contribution	125,000	
MDP Contribution	100,000	
Main Street Grant	234,273	
Milton Beebe & Sons	16,000	
Misc. Contributions	36,555	
Ossen Contribution	190,650	
Price Chopper - Golub Foundation	3,000	
UConn Contribution	250,000	
UConn Foundation - Sculpture	25,036	
Total Received to Date	\$ 1,283,033	

Total Revenues 1,283,033

**Year-to-Date Expenditures** (1,271,733)

**Year-to-Date Encumbrances** -

**Balance Available to Spend** **\$ 11,300**

**Town of Mansfield**  
**Transit Services Fund - Nash Zimmer Transportation Center**  
**Operating Statement Only**  
**March 31, 2023**

(with comparative totals for March 31, 2022)

	<u>Adopted Budget 2023</u>	<u>Mar. 31 - 75% Actual 2023</u>	<u>Percent of Adopted Budget</u>	<u>Mar. 31 - 75% Actual 2022</u>
<b>Revenues</b>				
Rental Income	\$ 14,000	\$ 10,503	75%	\$ 10,553
Other Income	-	35	-	-
<b>Total Revenues</b>	<u>14,000</u>	<u>10,538</u>	<u>75%</u>	<u>10,553</u>
<b>Expenditures</b>				
Salaries & Wages	10,500		0%	
Benefits				
Repairs & Maintenance Service	1,550		0%	4,954
Refuse Collection				
Insurance				
Electric				
Natural Gas				
Water/Sewer				
Office Supplies	2,000	316	16%	18
Contracted Services	4,000	58	1%	867
Advertising	-			
Service Charges	-	-		3,760
Library Books				
Cable TV Service				
Equipment		419		
Other General Expense	5,000	600	12%	
<b>Total Expenditures</b>	<u>23,050</u>	<u>1,394</u>	<u>6%</u>	<u>9,599</u>
<b>Operating Transfers</b>				
Transfer In - General Fund	9,000	6,750	75%	10,500
<b>Total Operating Transfers</b>	<u>9,000</u>	<u>6,750</u>	<u>75%</u>	<u>10,500</u>
Excess (Deficiency) of Revenues	<u>\$ (50)</u>	<u>\$ 15,894</u>	<u>-31788%</u>	<u>\$ 11,454</u>

LAZ Parking Management  
M -540148 Downtown Storrs Parking Garage  
For the Nine Months Ending March 31, 2023

	ACTUAL	BUDGET	VARIANCE	% VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	% VARIANCE	ANNUAL BUDGET
<b>REVENUES</b>									
Transient Parking	17,872.80	17,591.12	281.68	1.60%	122,732.42	126,820.08	(4,087.66)	(3.22%)	164,593.44
Validations	0.00	10,000.00	(10,000.00)	(100.00%)	0.00	30,000.00	(30,000.00)	(100.00%)	40,000.00
Monthly Parking	30,423.75	29,527.08	896.67	3.04%	269,563.13	262,743.72	6,819.41	2.60%	349,824.96
<b>Gross Revenue</b>	<b>48,296.55</b>	<b>57,118.20</b>	<b>(8,821.65)</b>	<b>(15.44%)</b>	<b>392,295.55</b>	<b>419,563.80</b>	<b>(27,268.25)</b>	<b>(6.50%)</b>	<b>554,418.40</b>
Sales Tax	(2,884.02)	(2,296.64)	(587.38)	25.58%	(23,951.97)	(20,669.76)	(3,282.21)	15.88%	(27,559.68)
<b>Net Revenue</b>	<b>45,412.53</b>	<b>54,821.56</b>	<b>(9,409.03)</b>	<b>(17.16%)</b>	<b>368,343.58</b>	<b>398,894.04</b>	<b>(30,550.46)</b>	<b>(7.66%)</b>	<b>526,858.72</b>
<b>OPERATING EXPENSES</b>									
Payroll	14,531.85	11,589.55	2,942.30	25.39%	135,775.80	115,895.51	19,880.29	17.15%	150,664.16
Payroll Taxes	1,164.17	1,512.00	(347.83)	(23.00%)	9,544.50	15,122.00	(5,577.50)	(36.88%)	19,658.00
Workers Compensation Insurance	143.77	529.64	(385.87)	(72.86%)	1,270.56	5,296.40	(4,025.84)	(76.01%)	6,885.32
Health Insurance	1,025.05	2,115.09	(1,090.04)	(51.54%)	3,031.26	21,150.91	(18,119.65)	(85.67%)	27,496.18
401K Company Match	175.50	363.91	(188.41)	(51.77%)	1,590.56	3,639.11	(2,048.55)	(56.29%)	4,730.84
Internal Audit Fees	0.00	0.00	0.00	0.00%	1,650.00	0.00	1,650.00	0.00%	0.00
Fuel/Gas Expense	0.00	0.00	0.00	0.00%	3,216.82	0.00	3,216.82	0.00%	0.00
Utilities	2,039.82	4,700.00	(2,660.18)	(56.60%)	24,354.59	42,300.00	(17,945.41)	(42.42%)	56,400.00
Maintenance	262.02	450.00	(187.98)	(41.77%)	6,277.66	4,050.00	2,227.66	55.00%	35,474.00
Operating Supplies	51.01	300.00	(248.99)	(83.00%)	6,982.01	2,700.00	4,282.01	158.59%	3,600.00
Elevator Maintenance	1,050.60	1,500.00	(449.40)	(29.96%)	12,580.07	13,500.00	(919.93)	(6.81%)	18,000.00
Uniforms	0.00	400.00	(400.00)	(100.00%)	0.00	1,200.00	(1,200.00)	(100.00%)	1,200.00
Licenses and Permits	0.00	125.00	(125.00)	(100.00%)	0.00	1,125.00	(1,125.00)	(100.00%)	1,500.00
Claims	29.31	0.00	29.31	0.00%	263.79	0.00	263.79	0.00%	0.00
Office Supplies	29.07	75.00	(45.93)	(61.24%)	42.06	675.00	(632.94)	(93.77%)	900.00
Bank Fees	24.80	125.00	(100.20)	(80.16%)	296.73	1,125.00	(828.27)	(73.62%)	1,500.00
Credit Card Fees	1,378.28	915.65	462.63	50.52%	11,662.63	8,240.85	3,421.78	41.52%	10,987.80
Payroll Fees	0.00	115.90	(115.90)	(100.00%)	0.00	1,158.98	(1,158.98)	(100.00%)	1,506.68
Telephone	778.56	775.00	3.56	0.46%	6,981.92	6,975.00	6.92	0.10%	9,300.00
Cell Phone	35.01	0.00	35.01	0.00%	318.46	0.00	318.46	0.00%	0.00
Signage	126.28	0.00	126.28	0.00%	1,531.10	0.00	1,531.10	0.00%	0.00
Management Fee	1,376.00	1,514.16	(138.16)	(9.12%)	12,384.00	13,627.44	(1,243.44)	(9.12%)	18,169.92
Sanitation	0.00	0.00	0.00	0.00%	575.35	0.00	575.35	0.00%	0.00
Pay Station Solutions	1,686.55	0.00	1,686.55	0.00%	7,282.44	0.00	7,282.44	0.00%	0.00
Insurance - GKL	798.39	989.43	(191.04)	(19.31%)	6,869.59	8,904.87	(2,035.28)	(22.86%)	11,873.16
Snow Removal	15,012.50	6,000.00	9,012.50	150.21%	29,481.06	24,000.00	5,481.06	22.84%	24,000.00
Tickets/Cards	0.00	0.00	0.00	0.00%	0.00	1,200.00	(1,200.00)	(100.00%)	1,200.00
Depreciation	0.00	209.33	(209.33)	(100.00%)	0.00	1,883.97	(1,883.97)	(100.00%)	2,511.96
Depreciation - Equipment	179.02	0.00	179.02	0.00%	1,611.18	0.00	1,611.18	0.00%	0.00
Professional Services	354.84	325.00	29.84	9.18%	4,709.35	2,925.00	1,784.35	61.00%	3,900.00
Call Center Operations	419.90	500.00	(80.10)	(16.02%)	3,073.39	4,500.00	(1,426.61)	(31.70%)	6,000.00
Personal Property Taxes	0.00	0.00	0.00	0.00%	420.55	0.00	420.55	0.00%	0.00
<b>Total Operating Expenses</b>	<b>42,672.30</b>	<b>35,129.66</b>	<b>7,542.64</b>	<b>21.47%</b>	<b>293,777.43</b>	<b>301,195.04</b>	<b>(7,417.61)</b>	<b>(2.46%)</b>	<b>417,458.02</b>
<b>Net Income</b>	<b>2,740.23</b>	<b>19,691.90</b>	<b>(16,951.67)</b>	<b>(86.08%)</b>	<b>74,566.15</b>	<b>97,699.00</b>	<b>(23,132.85)</b>	<b>(23.68%)</b>	<b>109,400.70</b>

Note: Violations are distributed quarterly by the Town.

LAZ Parking Management  
M -540148 Downtown Storrs Parking Garage  
For the Nine Months Ending March 31, 2023

	July	August	September	October	November	December	January	February	March	YEAR TO - DATE
<b>REVENUES</b>										
Transient Parking	4,215.11	8,105.63	19,347.48	19,058.25	14,071.85	10,504.70	12,338.50	17,218.10	17,872.80	122,732.42
Monthly Parking	28,008.64	27,299.04	29,967.03	31,204.91	30,584.36	30,803.06	30,597.49	30,674.85	30,423.75	269,563.13
<b>Gross Revenue</b>	<b>32,223.75</b>	<b>35,404.67</b>	<b>49,314.51</b>	<b>50,263.16</b>	<b>44,656.21</b>	<b>41,307.76</b>	<b>42,935.99</b>	<b>47,892.95</b>	<b>48,296.55</b>	<b>392,295.55</b>
Sales Tax	(1,911.82)	(2,114.26)	(2,964.22)	(3,520.39)	(2,666.68)	(2,466.73)	(2,563.94)	(2,859.91)	(2,884.02)	(23,951.97)
<b>Net Revenue</b>	<b>30,311.93</b>	<b>33,290.41</b>	<b>46,350.29</b>	<b>46,742.77</b>	<b>41,989.53</b>	<b>38,841.03</b>	<b>40,372.05</b>	<b>45,033.04</b>	<b>45,412.53</b>	<b>368,343.58</b>
<b>OPERATING EXPENSES</b>										
Payroll	14,270.47	13,213.34	16,153.68	14,991.06	12,745.54	20,284.48	15,320.74	14,264.64	14,531.85	135,775.80
Payroll Taxes	913.73	1,010.34	1,031.38	956.75	830.10	984.95	1,401.57	1,251.51	1,164.17	9,544.50
Workers Compensation Insurance	126.96	124.04	150.61	136.66	110.77	196.75	145.08	135.92	143.77	1,270.56
Health Insurance	51.14	51.14	51.14	51.14	51.14	51.14	851.34	848.03	1,025.05	3,031.26
401K Company Match	232.71	149.99	154.26	156.17	153.59	230.87	154.47	183.00	175.50	1,590.56
Internal Audit Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,650.00	0.00	1,650.00
Fuel/Gas Expense	383.76	159.27	1,982.54	0.00	275.90	0.00	173.63	241.72	0.00	3,216.82
Utilities	3,744.13	0.00	2,204.28	4,100.00	3,890.73	2,310.29	2,529.75	3,535.59	2,039.82	24,354.59
Maintenance	0.00	2,671.73	12.00	0.00	2,721.45	0.00	0.00	610.46	262.02	6,277.66
Operating Supplies	144.30	40.72	81.76	13.37	291.37	6,070.97	46.94	241.57	51.01	6,982.01
Elevator Maintenance	1,050.60	1,050.60	2,012.79	1,050.60	3,830.84	1,050.60	1,050.60	432.84	1,050.60	12,580.07
Claims	29.31	29.31	29.31	29.31	29.31	29.31	29.31	29.31	29.31	263.79
Office Supplies	0.00	0.00	0.00	0.00	12.99	0.00	0.00	0.00	29.07	42.06
Bank Fees	32.24	36.19	61.33	23.84	26.34	10.79	63.94	17.26	24.80	296.73
Credit Card Fees	821.56	580.36	1,415.86	1,555.63	1,540.26	1,247.26	1,890.31	1,233.11	1,378.28	11,662.63
Telephone	766.50	781.08	779.45	773.07	773.07	773.07	778.56	778.56	778.56	6,981.92
Cell Phone	35.27	35.40	35.46	35.43	35.63	35.38	35.36	35.52	35.01	318.46
Signage	796.57	459.36	0.00	0.00	148.89	0.00	0.00	0.00	126.28	1,531.10
Management Fee	1,376.00	1,376.00	1,376.00	1,376.00	1,376.00	1,376.00	1,376.00	1,376.00	1,376.00	12,384.00
Sanitation	0.00	0.00	575.35	0.00	0.00	0.00	0.00	0.00	0.00	575.35
Pay Station Solutions	570.51	560.46	611.09	1,002.35	628.98	1,011.12	602.53	608.85	1,686.55	7,282.44
Insurance - GKL	705.62	710.26	728.40	806.47	808.64	780.13	761.23	770.45	798.39	6,869.59
Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	4,147.74	10,320.82	15,012.50	29,481.06
Depreciation - Equipment	179.02	179.02	179.02	179.02	179.02	179.02	179.02	179.02	179.02	1,611.18
Professional Services	801.37	243.80	364.12	358.97	337.87	341.80	352.36	1,554.22	354.84	4,709.35
Call Center Operations	363.00	418.66	515.46	370.26	242.00	208.12	284.05	251.94	419.90	3,073.39
Personal Property Taxes	211.25	0.00	0.00	0.00	0.00	0.00	209.30	0.00	0.00	420.55
<b>Total Operating Expenses</b>	<b>27,606.02</b>	<b>23,881.07</b>	<b>30,505.29</b>	<b>27,966.10</b>	<b>31,040.43</b>	<b>37,172.05</b>	<b>32,383.83</b>	<b>40,550.34</b>	<b>42,672.30</b>	<b>293,777.43</b>
<b>Net Income</b>	<b>2,705.91</b>	<b>9,409.34</b>	<b>15,845.00</b>	<b>18,776.67</b>	<b>10,949.10</b>	<b>1,668.98</b>	<b>7,988.22</b>	<b>4,482.70</b>	<b>2,740.23</b>	<b>74,566.15</b>

Note: Violations are distributed quarterly by the Town.

LAZ Parking Management  
M -540148 Downtown Storrs Parking Garage  
For the Nine Months Ending March 31, 2023

	Current March	Prior March	Variance	Current YTD	Prior YTD	Variance
<b>REVENUES</b>						
Transient Parking	17,872.80	17,985.00	(112.20)	122,732.42	126,572.96	(3,840.54)
Violations	0.00	17,620.67	(17,620.67)	0.00	30,015.62	(30,015.62)
Monthly Parking	30,423.75	29,350.28	1,073.47	269,563.13	288,247.14	(18,684.01)
<b>Gross Revenue</b>	<b>48,296.55</b>	<b>64,955.95</b>	<b>(16,659.40)</b>	<b>392,295.55</b>	<b>444,835.72</b>	<b>(52,540.17)</b>
Sales Tax	(2,884.02)	(3,890.35)	1,006.33	(23,951.97)	(26,621.19)	2,669.22
<b>Net Revenue</b>	<b>45,412.53</b>	<b>61,065.60</b>	<b>(15,653.07)</b>	<b>368,343.58</b>	<b>418,214.53</b>	<b>(49,870.95)</b>
<b>OPERATING EXPENSES</b>						
Payroll	14,531.85	13,940.79	591.06	135,775.80	118,804.63	16,971.17
Payroll Taxes	1,164.17	1,105.43	58.74	9,544.50	8,149.83	1,394.67
Workers Compensation Insurance	143.77	132.27	11.50	1,270.56	1,102.89	167.67
Health Insurance	1,025.05	51.14	973.91	3,031.26	4,962.03	(1,930.77)
401K Company Match	175.50	149.99	25.51	1,590.56	1,240.18	350.38
Internal Audit Fees	0.00	0.00	0.00	1,650.00	0.00	1,650.00
Vehicle	0.00	0.00	0.00	0.00	(114.14)	114.14
Fuel/Gas Expense	0.00	147.88	(147.88)	3,216.82	844.63	2,372.19
Utilities	2,039.82	2,281.68	(241.86)	24,354.59	39,337.31	(14,982.72)
Maintenance	262.02	0.00	262.02	6,277.66	24,062.31	(17,784.65)
Operating Supplies	51.01	687.40	(636.39)	6,982.01	2,113.85	4,868.16
Elevator Maintenance	1,050.60	1,050.60	0.00	12,580.07	10,629.52	1,950.55
Uniforms	0.00	0.00	0.00	0.00	133.48	(133.48)
Claims	29.31	29.31	0.00	263.79	470.25	(206.46)
Office Supplies	29.07	0.00	29.07	42.06	0.00	42.06
Bank Fees	24.80	47.75	(22.95)	296.73	1,186.46	(889.73)
Credit Card Fees	1,378.28	1,613.94	(235.66)	11,662.63	10,785.97	876.66
Telephone	778.56	768.66	9.90	6,981.92	7,076.42	(94.50)
Cell Phone	35.01	120.09	(85.08)	318.46	400.42	(81.96)
Signage	126.28	0.00	126.28	1,531.10	1,846.59	(315.49)
Revenue Control System Maintenance	0.00	0.00	0.00	0.00	4,710.61	(4,710.61)
Management Fee	1,376.00	1,376.00	0.00	12,384.00	12,302.00	82.00
Sanitation	0.00	0.00	0.00	575.35	0.00	575.35
Pay Station Solutions	1,686.55	635.29	1,051.26	7,282.44	10,691.33	(3,408.89)
Insurance - GKL	798.39	822.20	(23.81)	6,869.59	7,199.44	(329.85)
Snow Removal	15,012.50	22,699.93	(7,687.43)	29,481.06	38,699.93	(9,218.87)
Tickets/Cards	0.00	0.00	0.00	0.00	531.12	(531.12)
Professional Services	354.84	291.00	63.84	4,709.35	1,669.71	3,039.64
Depreciation - Equipment	179.02	179.02	0.00	1,611.18	1,611.18	0.00
Call Center Operations	419.90	646.14	(226.24)	3,073.39	4,291.78	(1,218.39)
Personal Property Taxes	0.00	0.00	0.00	420.55	294.26	126.29
<b>Total Operating Expenses</b>	<b>42,672.30</b>	<b>48,776.51</b>	<b>(6,104.21)</b>	<b>293,777.43</b>	<b>315,033.99</b>	<b>(21,256.56)</b>
<b>Net Income</b>	<b>2,740.23</b>	<b>12,289.09</b>	<b>(9,548.86)</b>	<b>74,566.15</b>	<b>103,180.54</b>	<b>(28,614.39)</b>

Note: Violations are distributed quarterly by the Town.