

MILLVILLE HOUSING AUTHORITY
AMP 2 - CEDARVIEW COURT AND FERGUSON COURT
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Four Months Ended January 31, 2018

	YEAR TO DATE					CURRENT MONTH				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.)			
INCOME												
Dwelling Rentals	\$ 403,000	\$ 134,333	\$ 131,626	\$ (2,707)	-2.02%	\$ 33,583	\$ 33,423	\$ (160)	-0.48%	\$ 335.83	\$ 329.07	\$ (6.77)
Excess Utilities	6,000	2,000	80	(1,920)	0.00%	500	-	(500)	-100.00%	5.00	0.20	(4.80)
PFS Operating Subsidy	217,888	72,629	89,269	16,640	22.91%	18,157	20,765	2,608	14.36%	181.57	223.17	41.60
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	20,878	6,959	4,124	(2,835)	0.00%	1,740	-	(1,740)	0.00%	17.40	10.31	(7.09)
Other Income	4,000	1,333	1,041	(293)	-21.94%	333	(5)	(339)	-101.57%	3.33	2.60	(0.73)
Total Income	651,766	217,255	226,140	8,884	4.09%	54,314	54,183	(131)	-0.24%	543.14	565.35	22.21
EXPENSES												
Administrative Salaries	46,866	15,622	18,000	(2,378)	-15.22%	3,906	4,328	(422)	-10.81%	39.06	45.00	(5.94)
Benefits	17,895	5,965	2,932	3,033	50.85%	1,491	1,121	370	24.83%	14.91	7.33	7.58
Audit	5,800	1,933	1,174	759	39.28%	483	387	96	19.93%	4.83	2.94	1.90
Management Fee	79,512	26,504	26,982	(478)	-1.80%	6,626	6,694	(68)	-1.03%	66.26	67.46	(1.19)
Bookkeeping Fee	8,730	2,910	2,963	(53)	-1.82%	728	735	(8)	-1.03%	7.28	7.41	(0.13)
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	10,700	3,567	3,284	283	7.93%	892	780	112	12.56%	8.92	8.21	0.71
Computer Support	19,900	6,633	9,995	(3,362)	-50.68%	1,658	2,542	(884)	-53.29%	16.58	24.99	(8.40)
Legal	34,100	11,367	874	10,493	92.31%	2,842	120	2,722	95.78%	28.42	2.19	26.23
Staff Training & Travel	4,500	1,500	687	813	54.18%	375	23	352	93.78%	3.75	1.72	2.03
Dues, Publications, Adv. & Supplies	4,700	1,567	312	1,254	80.07%	392	(231)	622	158.91%	-	0.78	-
Administrative Other	3,460	1,153	1,953	(800)	-69.37%	288	1,153	(865)	-300.02%	2.88	4.88	(2.00)
Total Administrative	236,163	78,721	69,156	9,565	12.15%	19,680	17,652	2,028	10.31%	196.80	172.89	20.78
Resident Services Contracts	2,100	700	968	(268)	-38.32%	175	179	(4)	-2.44%	1.75	2.42	(0.67)
Total Tenant Services	2,100	700	968	(268)	-38.32%	175	179	(4)	-2.44%	1.75	2.42	(0.67)
Gas	49,700	16,567	15,093	1,474	8.90%	4,142	6,924	(2,782)	-67.18%	41.42	37.73	3.68
Electric	51,500	17,167	17,595	(428)	-2.50%	4,292	5,449	(1,157)	-26.97%	42.92	43.99	(1.07)
Water & Sewer	60,000	20,000	24,000	(4,000)	-20.00%	5,000	6,000	(1,000)	-20.00%	50.00	60.00	(10.00)
Total Utilities	161,200	53,733	56,688	(2,955)	-5.50%	13,433	18,373	(4,940)	-36.77%	134.33	141.72	(7.39)
Maintenance Salaries	55,650	18,550	13,933	4,617	24.89%	4,638	1,959	2,679	57.76%	46.38	34.83	11.54
Benefits	31,675	10,558	6,674	3,884	36.79%	2,640	1,861	779	29.49%	26.40	16.69	9.71
Overtime	7,000	2,333	3,136	(803)	-34.40%	583	829	(246)	-42.11%	5.83	7.84	(2.01)
Materials	27,800	9,267	-	9,267	100.00%	2,317	(12,495)	14,812	639.35%	23.17	-	23.17
Uniforms	400	133	-	133	100.00%	33	-	33	100.00%	0.33	-	0.33
Exterminating Contract	7,000	2,333	1,825	508	21.79%	583	545	38	6.57%	5.83	4.56	1.27
Trash Removal	20,000	6,667	4,806	1,861	-100.00%	1,667	1,602	65	-100.00%	16.67	12.02	4.65
Plumbing/Electrical Service	8,000	2,667	5,592	(2,925)	-109.70%	667	5,176	(4,509)	-676.40%	6.67	13.98	(7.31)
Painting / Unit Turnaround	2,000	667	22,249	(21,583)	-3237.38%	167	22,249	(22,083)	-13249.50%	1.67	55.62	(53.96)
Vehicles	5,600	1,867	214	1,653	88.55%	467	37	430	92.14%	4.67	0.53	4.13
Miscellaneous Contracts	39,700	13,233	14,835	(1,602)	-12.10%	3,308	(2,233)	5,541	167.50%	33.08	37.09	(4.00)
Total Maintenance	204,825	68,275	73,264	(4,989)	-7.31%	17,069	19,530	(2,461)	-14.42%	170.69	183.16	(12.47)
Security Labor	-	-	-	-	#DIV/0!	-	-	-	#DIV/0!	-	-	-
Total Protective Services	-	-	-	-	#DIV/0!	-	-	-	#DIV/0!	-	-	-
Insurance	31,200	10,400	9,088	1,312	12.62%	2,600	2,597	3	0.12%	26.00	22.72	3.28
PILOT	26,800	8,933	7,885	1,048	11.74%	2,233	3,265	(1,032)	-46.19%	22.33	19.71	2.62
Other	6,000	2,000	1,426	574	28.70%	500	546	(46)	-9.20%	607.00	3.57	603.44
Total General Expenses	64,000	21,333	18,399	2,934	13.75%	5,333	6,408	(1,075)	-20.15%	53.33	46.00	609.34
Total expenses, excl. Asset Mgt	668,288	222,763	218,475	4,287	1.92%	55,691	62,142	(6,452)	-11.58%	556.91	546.19	609.58
Asset Management	12,000	4,000	4,000	-	0.00%	1,000	1,000	-	0.00%	10.00	10.00	-
Total Expenses	680,288	226,763	222,475	4,287	1.89%	56,691	63,142	(6,452)	-11.38%	566.91	556.19	609.58
Cash Flow from Operations	\$ (28,522)	\$ (9,507)	\$ 3,664	\$ 13,172		\$ (2,377)	\$ (8,960)	\$ (6,583)		(23.77)	9.16	631.79