

**MILLVILLE HOUSING AUTHORITY**  
**AMP 5 - JAYCEE PLAZA**  
**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	Actual	Variance	% Variance	Budget	Month	Variance	% Variance			
	Budget			Fav. / (Unfav.)	Fav. / (Unfav.)			Fav. / (Unfav.)	Fav. / (Unfav.)			
<b>INCOME</b>												
Dwelling Rentals	\$ 221,000	\$ 73,667	\$ 72,222	\$ (1,445)	-1.96%	\$ 18,417	\$ 18,394	\$ (23)	-0.12%	\$ 204.63	\$ 200.62	\$ (4.01)
Excess Utilities	4,800	1,600	-	(1,600)	0.00%	400	-	(400)	-100.00%	4.44	-	(4.44)
PFS Operating Subsidy	261,220	87,073	86,929	(144)	-0.17%	21,768	20,582	(1,186)	-5.45%	241.87	241.47	(0.40)
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	18,791	6,264	3,711	(2,553)	-40.75%	1,566	-	(1,566)	-100.00%	17.40	10.31	(7.09)
Other Income	63,200	21,067	23,866	2,799	13.29%	5,267	5,757	490	9.30%	58.52	66.29	7.78
<b>Total Income</b>	<b>569,011</b>	<b>189,670</b>	<b>186,728</b>	<b>(2,943)</b>	<b>-1.55%</b>	<b>47,418</b>	<b>44,733</b>	<b>(2,685)</b>	<b>-5.66%</b>	<b>526.86</b>	<b>518.69</b>	<b>(8.17)</b>
<b>EXPENSES</b>												
Administrative Salaries	85,894	28,631	17,661	10,970	38.32%	7,158	3,447	3,711	51.84%	79.53	49.06	30.47
Benefits	6,571	2,190	3,054	(864)	-39.43%	548	1,105	(557)	-101.80%	6.08	8.48	(2.40)
Audit	4,800	1,600	1,057	543	33.94%	400	353	47	11.75%	4.44	2.94	1.51
Management Fee	78,861	26,287	26,335	(48)	-0.18%	6,572	6,618	(46)	-0.70%	73.02	73.15	(0.13)
Bookkeeping Fee	8,010	2,670	2,655	15	0.56%	668	667	1	0.07%	7.42	7.38	0.04
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	6,400	2,133	2,987	(854)	-40.03%	533	569	(36)	-6.75%	5.93	8.30	(2.37)
Computer Support	12,600	4,200	4,773	(573)	-13.63%	1,050	1,220	(170)	-16.14%	11.67	13.26	(1.59)
Legal	6,200	2,067	861	1,206	58.34%	517	161	356	68.84%	5.74	2.39	3.35
Staff Training & Travel	4,200	1,400	551	849	60.66%	350	12	338	96.64%	3.89	1.53	2.36
Dues, Publications, Adv. & Supplies	3,000	1,000	217	783	78.27%	250	(174)	424	169.46%	2.78	0.60	2.17
Administrative Other	58,700	19,567	3,217	16,350	83.56%	4,892	1,710	3,182	65.05%	54.35	8.94	45.42
<b>Total Administrative</b>	<b>275,236</b>	<b>91,745</b>	<b>63,367</b>	<b>28,378</b>	<b>30.93%</b>	<b>22,936</b>	<b>15,687</b>	<b>7,249</b>	<b>31.61%</b>	<b>254.85</b>	<b>176.02</b>	<b>78.83</b>
Resident Services Contracts	3,850	1,283	1,638	(355)	-27.64%	321	359	(38)	-11.90%	3.56	4.55	(0.99)
<b>Total Tenant Services</b>	<b>3,850</b>	<b>1,283</b>	<b>1,638</b>	<b>(355)</b>	<b>-27.64%</b>	<b>321</b>	<b>359</b>	<b>(38)</b>	<b>-11.90%</b>	<b>3.56</b>	<b>4.55</b>	<b>(0.99)</b>
Gas	800	267	337	(70)	-26.38%	67	97	(30)	-45.50%	0.74	0.94	(0.20)
Electric	55,200	18,400	23,071	(4,671)	-25.39%	4,600	6,888	(2,288)	-49.74%	51.11	64.09	(12.98)
Water & Sewer	57,500	19,167	19,332	(165)	-0.86%	4,792	4,817	(25)	-0.53%	53.24	53.70	(0.46)
<b>Total Utilities</b>	<b>113,500</b>	<b>37,833</b>	<b>42,740</b>	<b>(4,907)</b>	<b>-12.97%</b>	<b>9,458</b>	<b>11,802</b>	<b>(2,344)</b>	<b>-24.78%</b>	<b>105.09</b>	<b>118.72</b>	<b>(13.63)</b>
Maintenance Salaries	37,042	12,347	15,485	(3,138)	-25.41%	3,087	2,425	662	21.44%	34.30	43.01	(8.72)
Benefits	16,999	5,666	10,248	(4,581)	-80.85%	1,417	3,088	(1,671)	-117.96%	15.74	28.47	(12.73)
Overtime	6,000	2,000	2,823	(823)	-41.15%	500	747	(247)	-49.40%	5.56	7.84	(2.29)
Materials	32,300	10,767	17,327	(6,560)	-60.93%	2,692	4,578	(1,886)	-70.08%	29.91	48.13	(18.22)
Uniforms	200	67	-	67	100.00%	17	-	17	100.00%	0.19	-	0.19
Exterminating Contract	5,000	1,667	1,411	256	15.34%	417	363	54	12.88%	4.63	3.92	0.71
Trash Removal	5,000	1,667	1,118	549	-100.00%	417	372	45	-100.00%	4.63	3.11	1.52
Plumbing/Electrical Service	6,000	2,000	3,366	(1,366)	-68.30%	500	-	500	100.00%	5.56	9.35	(3.79)
Painting / Unit Turnaround	5,500	1,833	-	1,833	100.00%	458	-	458	100.00%	5.09	-	5.09
Vehicles	4,050	1,350	107	1,243	92.09%	338	19	319	94.41%	3.75	0.30	3.45
Elevator contract	27,000	9,000	1,653	7,347	0.00%	2,250	-	2,250	100.00%	25.00	4.59	20.41
Miscellaneous Contracts	15,500	5,167	9,363	(4,196)	-81.21%	1,292	4,451	(3,159)	-244.56%	14.35	26.01	(11.66)
<b>Total Maintenance</b>	<b>160,591</b>	<b>53,530</b>	<b>62,900</b>	<b>(9,370)</b>	<b>-17.50%</b>	<b>13,383</b>	<b>16,042</b>	<b>(2,659)</b>	<b>-19.87%</b>	<b>148.70</b>	<b>174.72</b>	<b>(26.03)</b>
Insurance	35,000	11,667	11,722	(55)	-0.47%	2,917	2,931	(14)	-0.49%	32.41	32.56	(0.15)
PILOT	16,800	5,600	(3,138)	8,738	156.04%	1,400	(1,729)	3,129	223.50%	15.56	(8.72)	24.27
Other	3,600	1,200	1,284	(84)	-7.00%	300	492	(192)	-64.00%	3.33	3.57	(0.23)
<b>Total General Expenses</b>	<b>55,400</b>	<b>18,467</b>	<b>9,868</b>	<b>8,599</b>	<b>46.56%</b>	<b>4,617</b>	<b>1,694</b>	<b>2,923</b>	<b>63.31%</b>	<b>51.30</b>	<b>27.41</b>	<b>23.89</b>
<b>Total expenses, excl. Asset Mgt</b>	<b>608,577</b>	<b>202,859</b>	<b>180,513</b>	<b>22,346</b>	<b>11.02%</b>	<b>50,715</b>	<b>45,584</b>	<b>5,130</b>	<b>10.12%</b>	<b>563.50</b>	<b>501.43</b>	<b>62.07</b>
Asset Management	10,800	3,600	3,600	-	0.00%	900	900	-	0.00%	10.00	10.00	-
<b>Total Expenses</b>	<b>619,377</b>	<b>206,459</b>	<b>184,113</b>	<b>22,346</b>	<b>10.82%</b>	<b>51,615</b>	<b>46,484</b>	<b>5,130</b>	<b>9.94%</b>	<b>573.50</b>	<b>511.43</b>	<b>62.07</b>
<b>Cash Flow from Operations</b>	<b>\$ (50,366)</b>	<b>\$ (16,789)</b>	<b>\$ 2,614</b>	<b>\$ 19,403</b>		<b>\$ (4,197)</b>	<b>\$ (1,752)</b>	<b>\$ 2,446</b>		<b>(46.64)</b>	<b>7.26</b>	<b>53.90</b>