

MILLVILLE HOUSING AUTHORITY
PUBLIC HOUSING PROGRAM CONSOLIDATED STATEMENT OF OPERATING REVENUES AND EXPENDITURES (ALL AMPS)
For the Four Months Ended January 31, 2018

	YEAR TO DATE					CURRENT MONTH			
	Annual			Variance	% Variance			Variance	% Variance
	Budget	Budget	Actual	Fav. / (Unfav.)	Fav. / (Unfav.)	Budget	Month	Fav. / (Unfav.)	Fav. / (Unfav.)
INCOME									
Dwelling Rentals	\$ 1,620,000	\$ 540,000	\$ 530,396	\$ (9,604)	-1.78%	\$ 135,000	\$ 136,095	\$ 1,095	0.81%
Excess Utilities	28,200	9,400	1,060	(8,340)	-88.72%	2,350	-	(2,350)	-100.00%
PFS Operating Subsidy	1,473,391	491,130	505,275	14,145	2.88%	122,783	118,431	(4,352)	-3.54%
Investment Income	-	-	47	31	0.00%	-	-	8	0.00%
Transfer from Capital Fund	103,557	34,519	20,454	(14,065)	0.00%	8,630	1	(8,629)	0.00%
Other Income/Fees	170,580	56,860	54,231	(2,629)	-4.62%	14,215	10,174	(4,041)	-28.43%
Total Income	3,395,728	1,131,909	1,111,463	(20,462)	-1.81%	282,977	264,701	(18,268)	-6.46%
EXPENSES									
Administrative Salaries	237,467	79,156	81,100	(1,944)	-2.46%	19,789	19,285	504	2.55%
Administrative Benefits	71,109	23,703	18,347	5,356	22.60%	5,926	8,339	(2,413)	-40.72%
Legal	81,050	27,017	10,380	16,637	61.58%	6,754	3,782	2,972	44.00%
Management Fees	398,548	132,849	132,939	(90)	-0.07%	33,212	32,865	347	1.05%
Bookkeeping Fees	43,110	14,370	14,131	239	1.66%	3,593	3,494	99	2.74%
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%
Staff & Commissioner Training	24,100	8,033	3,821	4,212	52.43%	2,008	161	1,847	91.98%
Audit	26,700	8,900	5,823	3,077	34.57%	2,225	1,936	289	12.99%
Administrative Other:									
Computer Operations	89,100	29,700	34,870	(5,170)	-17.41%	7,425	9,021	(1,596)	-21.50%
Telephone	41,400	13,800	14,668	(868)	-6.29%	3,450	3,216	234	6.77%
Dues, Publications, Adv. & Supplies	24,400	8,133	5,053	3,081	37.88%	2,033	(555)	2,589	127.31%
Other	186,660	62,220	20,552	41,668	66.97%	15,555	9,778	5,777	37.14%
Total Administrative	1,223,644	407,881	341,684	66,197	16.23%	101,970	91,322	10,648	10.44%
Resident services Contracts	20,350	6,783	9,009	(2,225)	-32.81%	1,696	1,921	(225)	-13.27%
Total Resident Services	20,350	6,783	9,009	(2,225)	-32.81%	1,696	1,921	(225)	-13.27%
Gas	187,600	62,533	56,833	5,700	9.12%	15,633	24,709	(9,076)	-58.05%
Electric	298,700	99,567	91,292	8,275	8.31%	24,892	23,318	1,574	6.32%
Water & Sewer	315,500	105,167	109,948	(4,781)	-4.55%	26,292	27,451	(1,159)	-4.41%
Total Utilities	801,800	267,267	258,073	9,194	3.44%	66,817	75,478	(8,661)	-12.96%
Maintenance Salaries	189,365	63,122	68,388	(5,266)	-8.34%	15,780	9,328	6,453	40.89%
Benefits	98,358	32,786	34,074	(1,288)	-3.93%	8,197	8,256	(60)	-0.73%
Overtime	29,000	9,667	15,556	(5,889)	-60.92%	2,417	4,115	(1,698)	-70.28%
Materials	212,350	70,783	76,691	(5,908)	-8.35%	17,696	2,241	15,455	87.34%
Uniforms	1,600	533	-	533	100.00%	133	-	133	100.00%
Exterminating Contract	30,000	10,000	8,451	1,549	15.49%	2,500	1,831	669	26.76%
Trash Removal	55,000	18,333	13,076	5,257	28.68%	4,583	4,337	246	5.37%
Plumbing/Electrical Service	93,000	31,000	18,346	12,654	40.82%	7,750	7,556	194	2.50%
Painting / Unit Turnaround	24,600	8,200	22,249	(14,049)	-171.33%	2,050	22,249	(20,199)	-985.33%
Vehicles	27,150	9,050	2,091	6,959	76.90%	2,263	959	1,304	57.63%
Elevator contract	97,000	32,333	6,609	25,724	79.56%	8,083	-	8,083	100.00%
Miscellaneous Contracts	174,000	58,000	77,013	(19,013)	-32.78%	14,500	24,901	(10,401)	-71.73%
	\$ 1,031,423	\$ 343,808	\$ 342,543	\$ 1,264	0.37%	\$ 85,952	\$ 85,772	\$ 179	0.21%
Security/Lease Enforcement Salaries	\$ -	\$ -	\$ 26,580	\$ (26,580)	\$ -	\$ -	\$ 3,534	\$ (3,534)	0.00%
Total Security/Lease Enforcement	\$ -	\$ -	\$ 26,580	\$ (26,580)	\$ -	\$ -	\$ 3,534	\$ (3,534)	\$ -
Insurance	180,600	60,200	58,572	1,628	2.70%	15,050	15,067	(17)	-0.11%
PILOT	93,400	31,133	28,050	3,083	9.90%	7,783	8,621	(838)	-10.76%
Other	20,000	6,667	7,063	(396)	0.00%	1,667	2,609	(942)	0.00%
Total General Expenses	\$ 294,000	\$ 98,000	\$ 93,685	\$ 4,315	4.40%	\$ 24,500	\$ 26,297	\$ (1,797)	-7.34%
Total Expenses, Excl. Asset Mgt	\$ 3,371,217	\$ 1,123,739	\$ 1,071,574	\$ 52,165	\$ 0	\$ 280,935	\$ 284,324	\$ (3,390)	-1.21%
Asset Management	59,040	19,680	19,640	40	0.20%	4,920	4,910	10	0.20%
Total Expenses	\$ 3,430,257	\$ 1,143,419	\$ 1,091,214	\$ 52,205	\$ 0	\$ 285,855	\$ 289,234	\$ (3,380)	-1.18%
Cash Flow from Operations	\$ (34,529)	\$ (11,510)	\$ 20,249	\$ 31,742		\$ (2,877)	\$ (24,533)	\$ (21,648)	