

MILLVILLE HOUSING AUTHORITY
AMP 4 - RIVERVIEW EAST
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	\$ 332,000	\$ 110,667	\$ 111,893	\$ 1,226	1.11%	\$ 27,667	\$ 28,222	\$ 555	2.01%	\$ 251.52	\$ 254.30	\$ 2.79
Excess Utilities	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
PFS Operating Subsidy	314,265	104,755	104,433	(322)	-0.31%	26,189	24,617	(1,572)	-6.00%	238.08	237.35	(0.73)
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	22,966	7,655	4,536	(3,119)	-40.75%	1,914	-	(1,914)	-100.00%	17.40	10.31	(7.09)
Other Income	5,800	1,933	910	(1,023)	-52.92%	483	0	(483)	-99.95%	4.39	2.07	(2.33)
Total Income	675,031	225,010	221,772	(3,238)	-1.44%	56,253	52,839	(3,413)	-6.07%	511.39	504.03	(7.36)
EXPENSES												
Administrative Salaries	33,527	11,176	22,097	(10,921)	-97.72%	2,794	5,646	(2,852)	-102.08%	25.40	50.22	(24.82)
Benefits	19,309	6,436	3,613	2,823	43.87%	1,609	2,621	(1,012)	-62.89%	14.63	8.21	6.42
Audit	5,000	1,667	1,291	376	22.54%	417	430	(13)	-3.20%	3.79	2.93	0.85
Management Fee	89,349	29,783	28,827	956	3.21%	7,446	6,899	547	7.34%	67.69	65.52	2.17
Bookkeeping Fee	9,810	3,270	3,165	105	3.21%	818	757	61	7.40%	7.43	7.19	0.24
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	8,400	2,800	1,915	885	31.62%	700	470	230	32.91%	6.36	4.35	2.01
Computer Support	14,500	4,833	4,838	(4)	-0.09%	1,208	1,232	(23)	-1.94%	10.98	10.99	(0.01)
Legal	5,500	1,833	2,525	(692)	-37.73%	458	1,518	(1,060)	-231.20%	4.17	5.74	(1.57)
Staff Training & Travel	4,200	1,400	654	746	53.26%	350	11	339	96.76%	3.18	1.49	1.69
Dues, Publications, Adv. & Supplies	3,850	1,283	248	1,035	80.68%	321	(157)	478	148.95%	2.92	0.56	2.35
Administrative Other	56,900	18,967	4,223	14,743	77.73%	4,742	1,588	3,153	66.50%	43.11	9.60	33.51
Total Administrative	250,345	83,448	73,396	10,052	12.05%	20,862	21,015	(153)	-0.73%	189.66	166.81	22.85
Resident Services Contracts	6,050	2,017	2,800	(784)	-38.86%	504	597	(93)	-18.49%	4.58	1,605.00	(1,600.42)
Total Tenant Services	6,050	2,017	2,800	(784)	-38.86%	504	597	(93)	-18.49%	4.58	6.36	(1,600.42)
Gas	26,900	8,967	6,120	2,847	31.75%	2,242	1,940	302	13.46%	20.38	13.91	6.47
Electric	27,200	9,067	7,279	1,788	19.72%	2,267	988	1,279	56.41%	20.61	16.54	4.06
Water & Sewer	71,000	23,667	23,616	51	0.21%	5,917	5,884	33	0.55%	53.79	53.67	0.12
Total Utilities	125,100	41,700	37,015	4,685	11.24%	10,425	8,812	1,613	15.47%	94.77	84.13	10.65
Maintenance Salaries	23,954	7,985	11,106	(3,121)	-39.09%	1,996	979	1,018	50.98%	18.15	25.24	(7.09)
Benefits	13,538	4,513	5,906	(1,394)	-30.88%	1,128	142	986	87.39%	10.26	13.42	(3.17)
Overtime	4,500	1,500	3,450	(1,950)	-130.00%	375	913	(538)	-143.47%	3.41	7.84	(4.43)
Materials	42,100	14,033	12,388	1,645	11.72%	3,508	1,508	2,000	57.02%	31.89	28.15	3.74
Uniforms	200	67	-	67	100.00%	17	-	17	100.00%	0.15	-	0.15
Exterminating Contract	5,500	1,833	1,445	388	21.18%	458	229	229	50.04%	4.17	3.28	0.88
Trash Removal	5,000	1,667	1,094	573	-100.00%	417	364	53	-100.00%	3.79	2.49	1.30
Plumbing/Electrical Service	33,000	11,000	2,394	8,606	78.24%	2,750	-	2,750	100.00%	25.00	5.44	19.56
Painting / Unit Turnaround	4,500	1,500	-	1,500	100.00%	375	-	375	100.00%	3.41	-	3.41
Vehicles	4,550	1,517	107	1,410	92.95%	379	19	360	95.03%	3.45	0.24	3.20
Elevator contract	33,000	11,000	1,652	9,348	0.00%	2,750	-	2,750	100.00%	25.00	3.75	21.25
Miscellaneous Contracts	15,800	5,267	13,687	(8,420)	-159.88%	1,317	8,404	(7,087)	-538.28%	11.97	31.11	(19.14)
Total Maintenance	185,642	61,881	53,229	8,652	13.98%	15,470	12,558	2,912	18.83%	140.64	120.97	19.66
Security Labor	-	-	13,227	(13,227)	#DIV/0!	-	2,530	(2,530)	#DIV/0!	-	30.06	(30.06)
Total Protective Services	-	-	13,227	(13,227)	#DIV/0!	-	2,530	(2,530)	#DIV/0!	-	30.06	(30.06)
Insurance	39,000	13,000	13,007	(7)	-0.05%	3,250	3,251	(1)	-0.03%	29.55	29.56	(0.02)
PILOT	19,900	6,633	8,462	(1,829)	-27.57%	1,658	1,888	(230)	-13.85%	15.08	19.23	(4.16)
Other	4,400	1,467	2,228	(761)	-51.92%	367	757	(390)	-106.49%	3.33	5.06	(1.73)
Total General Expenses	63,300	21,100	23,697	(2,597)	-12.31%	5,275	5,896	(621)	-11.78%	47.95	53.86	(5.90)
Total expenses, excl. Asset Mgt	630,437	210,146	203,364	6,781	3.23%	52,536	51,408	1,128	2.15%	477.60	462.19	(1,583.22)
Asset Management	13,200	4,400	4,400	-	0.00%	1,100	1,100	-	0.00%	10.00	10.00	-
Total Expenses	643,637	214,546	207,764	6,781	3.16%	53,636	52,508	1,128	2.10%	487.60	472.19	(1,583.22)
Cash Flow from Operations	\$ 31,394	\$ 10,465	\$ 14,008	\$ 3,543		\$ 2,616	\$ 331	\$ (2,285)		23.78	31.84	(1,590.58)