

**MILLVILLE HOUSING AUTHORITY**  
**AMP 3 - RIVERVIEW WEST**  
**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.)			
<b>INCOME</b>												
Dwelling Rentals	\$ 346,000	\$ 115,333	\$ 115,528	\$ 195	0.17%	\$ 28,833	\$ 29,338	\$ 505	1.75%	\$ 291	\$ 292	\$ 0
Excess Utilities	11,400	3,800	60	(3,740)	0.00%	950	-	(950)	-100.00%	9.60	0.15	(9.44)
PFS Operating Subsidy	283,499	94,500	93,663	(837)	-0.89%	23,625	22,136	(1,489)	-6.30%	238.64	236.52	(2.11)
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	20,878	6,959	4,124	(2,835)	-40.74%	1,740	-	(1,740)	-100.00%	17.57	10.41	(7.16)
Other Income	7,860	2,620	2,496	(124)	-4.72%	655	309	(346)	-52.75%	6.62	6.30	(0.31)
<b>Total Income</b>	<b>669,637</b>	<b>223,212</b>	<b>215,871</b>	<b>(7,341)</b>	<b>-3.29%</b>	<b>55,803</b>	<b>51,783</b>	<b>(4,020)</b>	<b>-7.20%</b>	<b>563.67</b>	<b>545.13</b>	<b>(18.54)</b>
<b>EXPENSES</b>												
Administrative Salaries	45,327	15,109	15,981	(872)	-5.77%	3,777	4,097	(320)	-8.47%	38.15	40.36	(2.20)
Benefits	19,091	6,364	5,402	962	15.11%	1,591	1,482	109	6.85%	16.07	13.64	2.43
Audit	5,000	1,667	1,174	493	29.56%	417	391	26	6.16%	4.21	2.96	1.24
Management Fee	79,512	26,504	26,606	(102)	-0.39%	6,626	6,582	44	0.66%	66.93	67.19	(0.26)
Bookkeeping Fee	8,730	2,910	2,910	-	0.00%	728	720	8	1.03%	7.35	7.35	-
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	3,200	1,067	2,047	(981)	-91.94%	267	449	(183)	-68.52%	2.69	5.17	(2.48)
Computer Support	14,500	4,833	4,773	61	1.26%	1,208	1,220	(11)	-0.92%	12.21	12.05	0.15
Legal	9,500	3,167	465	2,702	85.32%	792	243	549	69.31%	8.00	1.17	6.82
Staff Training & Travel	4,300	1,433	603	831	57.96%	358	12	347	96.77%	3.62	1.52	2.10
Dues, Publications, Adv. & Supplies	3,050	1,017	233	784	77.12%	254	(197)	452	177.65%	2.57	0.59	1.98
Administrative Other	41,000	13,667	3,872	9,795	71.67%	3,417	1,436	1,981	57.97%	34.51	9.78	24.73
<b>Total Administrative</b>	<b>233,210</b>	<b>77,737</b>	<b>64,065</b>	<b>13,671</b>	<b>17.59%</b>	<b>19,434</b>	<b>16,434</b>	<b>3,000</b>	<b>15.44%</b>	<b>196.30</b>	<b>161.78</b>	<b>34.52</b>
Resident Services Contracts	6,050	2,017	2,546	(530)	-26.26%	504	624	(120)	-23.80%	5.09	6.43	(1.34)
<b>Total Tenant Services</b>	<b>6,050</b>	<b>2,017</b>	<b>2,546</b>	<b>(530)</b>	<b>-26.26%</b>	<b>504</b>	<b>624</b>	<b>(120)</b>	<b>-23.80%</b>	<b>5.09</b>	<b>6.43</b>	<b>(1.34)</b>
Gas	34,600	11,533	13,809	(2,276)	-19.73%	2,883	6,099	(3,216)	-111.53%	29.12	34.87	(5.75)
Electric	62,000	20,667	12,264	8,403	40.66%	5,167	1,777	3,390	65.61%	52.19	30.97	21.22
Water & Sewer	64,000	21,333	21,400	(67)	-0.31%	5,333	5,350	(17)	-0.31%	53.87	54.04	(0.17)
<b>Total Utilities</b>	<b>160,600</b>	<b>53,533</b>	<b>47,473</b>	<b>6,060</b>	<b>11.32%</b>	<b>13,383</b>	<b>13,226</b>	<b>157</b>	<b>1.18%</b>	<b>135.19</b>	<b>119.88</b>	<b>15.30</b>
Maintenance Salaries	28,479	9,493	11,651	(2,158)	-22.73%	2,373	1,446	927	39.07%	23.97	29.42	(5.45)
Benefits	12,294	4,098	4,841	(743)	-18.12%	1,025	1,470	(445)	-43.45%	10.35	12.22	(1.88)
Overtime	5,000	1,667	3,136	(1,469)	-88.16%	417	829	(412)	-98.96%	4.21	7.92	(3.71)
Materials	35,900	11,967	6,377	5,590	46.71%	2,992	773	2,219	74.16%	30.22	16.10	14.12
Uniforms	200	67	-	67	100.00%	17	-	17	100.00%	0.17	-	0.17
Exterminating Contract	5,500	1,833	1,020	813	44.36%	458	204	254	55.49%	4.63	2.58	2.05
Trash Removal	6,000	2,000	1,520	480	-100.00%	500	486	14	-100.00%	5.05	3.84	1.21
Plumbing/Electrical Service	18,000	6,000	4,147	1,853	30.88%	1,500	-	1,500	100.00%	15.15	10.47	4.68
Painting / Unit Turnaround	5,100	1,700	-	1,700	100.00%	425	-	425	100.00%	4.29	-	4.29
Vehicles	4,050	1,350	107	1,243	92.09%	338	19	319	94.41%	3.41	0.27	3.14
Elevator contract	27,000	9,000	1,652	7,348	0.00%	2,250	-	2,250	100.00%	22.73	4.17	18.56
Miscellaneous Contracts	19,900	6,633	14,771	(8,137)	-122.67%	1,658	4,402	(2,743)	-165.42%	16.75	37.30	(20.55)
<b>Total</b>	<b>167,423</b>	<b>55,808</b>	<b>49,221</b>	<b>6,587</b>	<b>11.80%</b>	<b>13,952</b>	<b>9,628</b>	<b>4,324</b>	<b>30.99%</b>	<b>140.93</b>	<b>124.30</b>	<b>16.63</b>
Security Labor	-	-	6,345	(6,345)	#DIV/0!	-	736	(736)	#DIV/0!	-	16.02	(16.02)
<b>Total Protective Services</b>	<b>-</b>	<b>-</b>	<b>6,345</b>	<b>(6,345)</b>	<b>#DIV/0!</b>	<b>-</b>	<b>736</b>	<b>(736)</b>	<b>#DIV/0!</b>	<b>-</b>	<b>16.02</b>	<b>(16.02)</b>
Insurance	38,500	12,833	12,479	354	2.76%	3,208	3,216	(8)	-0.24%	32.41	31.51	0.89
PILOT	18,600	6,200	12,874	(6,674)	-107.65%	1,550	2,536	(986)	-63.61%	15.66	32.51	(16.85)
Other	4,000	1,333	1,426	(93)	-6.95%	333	546	(213)	-63.80%	3.37	3.60	(0.23)
<b>Total General Expenses</b>	<b>61,100</b>	<b>20,367</b>	<b>26,779</b>	<b>(6,412)</b>	<b>-31.48%</b>	<b>5,092</b>	<b>6,298</b>	<b>(1,206)</b>	<b>-23.69%</b>	<b>51.43</b>	<b>67.62</b>	<b>(16.19)</b>
<b>Total expenses, excl. Asset Mgt</b>	<b>628,383</b>	<b>209,461</b>	<b>196,430</b>	<b>13,031</b>	<b>6.22%</b>	<b>52,365</b>	<b>46,947</b>	<b>5,419</b>	<b>10.35%</b>	<b>528.94</b>	<b>496.03</b>	<b>32.91</b>
Asset Management	12,000	4,000	3,960	40	1.00%	1,000	990	10	1.00%	10.10	10.00	0.10
<b>Total Expenses</b>	<b>640,383</b>	<b>213,461</b>	<b>200,390</b>	<b>13,071</b>	<b>6.12%</b>	<b>53,365</b>	<b>47,937</b>	<b>5,429</b>	<b>10.17%</b>	<b>539.04</b>	<b>506.03</b>	<b>33.01</b>
<b>Cash Flow from Operations</b>	<b>\$ 29,254</b>	<b>\$ 9,751</b>	<b>\$ 15,482</b>	<b>\$ 5,731</b>		<b>\$ 2,438</b>	<b>\$ 3,847</b>	<b>\$ 1,409</b>		<b>24.62</b>	<b>39.10</b>	<b>14.47</b>