

MILLVILLE HOUSING AUTHORITY
 Millville, New Jersey
STATEMENT OF NET POSITION
 At August 31, 2018

ASSETS AND DEFERRED OUTFLOW OF RESOURCES

	<u>Public Housing</u>	<u>COCC</u>	<u>HCV Program</u>	<u>MHA Total</u>	<u>HCFC</u>
<u>CURRENT ASSETS</u>					
Cash and Cash Equivalents - Unrestricted	\$ 250,963	\$ 547,451	\$ 152,161	\$ 950,575	\$ 49,889
Cash - Restricted - CFP	213,758	-	5,689	219,447	-
Cash - Tenant Security Deposits	10,142	-	-	1,170,022	-
Total Cash	474,863	547,451	157,850	1,180,164	49,889
Tenant A/R (Net of Allowance)	31,747	-	-	31,747	-
Accounts Receivable - Misc	3,545	143,032	50	146,627	40,046
Interfund Receivable / Payable	6,684	92,516	-	99,200	-
Maintenance Inventory	95,791	-	-	95,791	-
Prepaid Expenses	79,276	54,606	4,191	138,073	517
Total Current Assets	691,906	837,605	162,091	1,691,602	90,452
<u>FIXED ASSETS</u>					
Land	517,188	-	-	517,188	-
Buildings and Improvements	33,842,616	24,015	-	33,866,631	401,828
Automotive Equipment	45,140	-	-	45,140	-
Furniture, Equipment and Machinery	4,694,584	111,806	7,374	4,813,764	57,757
Construction in Progress	245,818	-	-	245,818	-
Total Fixed Assets	39,345,346	135,821	7,374	39,488,541	459,585
Less: Accumulated Depreciation	(28,219,098)	(100,793)	(7,374)	(28,327,265)	(41,805)
Net Fixed Assets	11,126,248	35,028	-	11,161,276	417,780
Deferred Outflow of Resources	626,330	719,405	82,906	1,428,641	-
Total Assets	\$ 12,444,484	\$ 1,592,038	\$ 244,997	\$ 14,281,519	\$ 508,232

LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION

<u>CURRENT LIABILITIES</u>					
Accounts Payable and Accrued Expenses	\$ 57,769	\$ 54,128	\$ 3,676	\$ 115,573	\$ 101,684
Deferred Revenue	30,937	-	-	30,937	9,863
Accrued Wages & Payroll Taxes	10,080	30,295	2,615	42,990	9,788
Tenant Security Deposits	10,131	-	-	10,131	-
Interfund Payable	-	-	99,200	99,200	-
Current Portion of Long-Term Debt	150,000	-	-	150,000	-
Compensated Absences	3,778	8,400	1,276	13,454	125
PILOT	152,305	-	-	152,305	-
Accrued Interest Payable	42,835	-	-	42,835	-
Total Current Liabilities	457,835	92,823	106,767	657,425	121,460
<u>LONG TERM LIABILITIES</u>					
Long-Term CFFP Debt	1,375,000	-	-	1,375,000	-
Long-Term Debt - EPC	295,012	-	-	295,012	-
Lease Payable - Ford Van	23,413	-	-	23,413	-
OPEB	47,542	79,946	5,197	132,685	-
Compensated Absences	34,008	75,601	11,483	121,092	1,123
Pension Liability	1,933,319	2,325,037	262,630	4,520,986	-
Total Non-current Liabilities	3,708,294	2,480,584	279,310	6,468,188	1,123
Total Liabilities	4,166,129	2,573,407	386,077	7,125,613	122,583
Deferred Inflow of Resources	58,344	94,220	9,473	162,037	-
<u>NET POSITION</u>					
Net Investment in Capital Assets	9,282,823	35,028	-	9,317,851	-
Restricted	213,758	-	5,689	219,447	-
Unrestricted	(1,276,570)	(1,110,617)	(156,242)	(2,543,429)	385,649
Total Net Position	8,220,011	(1,075,589)	(150,553)	6,993,869	385,649
Total Liabilities and Net Position	\$ 12,444,484	\$ 1,592,038	\$ 244,997	\$ 14,281,519	\$ 508,232

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

	YEAR TO DATE					CURRENT MONTH			
	Annual			Variance	% Variance			Variance	% Variance
	Budget	Budget	Actual	Fav. / (Unfav.)	Fav. / (Unfav.)	Budget	Actual	Fav. / (Unfav.)	Fav. / (Unfav.)
INCOME									
Dwelling Rentals	\$ 1,620,000	\$ 1,485,000	\$ 1,480,666	\$ (4,334)	-0.29%	\$ 135,000	\$ 138,143	\$ 3,143	2.33%
Excess Utilities	28,200	25,850	22,620	(3,230)	-12.50%	2,350	7,300	4,950	210.64%
PFS Operating Subsidy	1,473,391	1,350,608	1,512,828	162,220	12.01%	122,783	140,743	17,960	14.63%
Investment Income	-	-	6	23	0.00%	-	-	-	0.00%
Transfer from Capital Fund	103,557	94,927	77,339	(17,588)	0.00%	8,630	11,753	3,123	0.00%
Other Income/Fees	170,580	156,365	163,959	7,594	4.86%	14,215	20,429	6,214	43.72%
Total Income	3,395,728	3,112,751	3,257,418	144,685	4.65%	282,977	318,368	35,391	12.51%
EXPENSES									
Administrative Salaries	237,467	217,678	187,819	29,859	13.72%	19,789	12,421	7,368	37.23%
Administrative Benefits	71,109	65,183	59,798	5,385	8.26%	5,926	5,845	81	1.36%
Legal	81,050	74,296	38,178	36,118	48.61%	6,754	2,780	3,974	58.84%
Management Fees	398,548	365,336	365,399	(63)	-0.02%	33,212	32,671	541	1.63%
Bookkeeping Fees	43,110	39,518	38,642	876	2.22%	3,593	3,473	120	3.33%
Staff & Commissioner Training	24,100	22,092	7,972	14,120	63.91%	2,008	483	1,526	75.96%
Accounting	-	-	-	-	0.00%	-	-	-	0.00%
Audit	26,700	24,475	12,777	11,698	47.80%	2,225	4,423	(2,198)	-98.79%
Administrative Other:									
Computer Operations	89,100	81,675	115,180	(33,505)	-41.02%	7,425	6,889	536	7.21%
Telephone	41,400	37,950	28,307	9,643	25.41%	3,450	2,516	934	27.07%
Office Equipment	-	-	-	-	0.00%	-	-	-	0.00%
Dues, Publications, Adv. & Supplies	24,400	22,367	19,978	2,388	10.68%	2,033	3,731	(1,698)	-83.50%
Other	186,660	171,105	111,568	59,537	34.80%	15,555	24,369	(8,814)	-56.67%
Total Administrative	1,223,644	1,121,674	985,619	136,055	12.13%	101,970	99,602	2,369	2.32%
Resident services Contracts	20,350	18,654	25,805	(7,151)	-38.33%	1,696	2,225	(529)	-31.18%
Total Resident Services	20,350	18,654	25,805	(7,151)	-38.33%	1,696	2,225	(529)	-31.18%
Gas	187,600	171,967	195,267	(23,300)	-13.55%	15,633	18,799	(3,166)	-20.25%
Electric	298,700	273,808	275,178	(1,370)	-0.50%	24,892	27,772	(2,880)	-11.57%
Water & Sewer	315,500	289,208	285,064	4,144	1.43%	26,292	23,550	2,742	10.43%
Total Utilities	801,800	734,983	755,509	(20,526)	-2.79%	66,817	70,121	(3,304)	-4.95%
Maintenance Salaries	189,365	173,585	210,124	(36,539)	-21.05%	15,780	23,134	(7,354)	-46.60%
Benefits	98,358	90,162	98,882	(8,720)	-9.67%	8,197	16,410	(8,213)	-100.20%
Overtime	29,000	26,583	18,611	7,972	29.99%	2,417	1	2,416	99.96%
Materials	212,350	194,654	182,895	11,759	6.04%	17,696	5,614	12,082	68.28%
Uniforms	1,600	1,467	1,292	175	11.91%	133	-	133	100.00%
Exterminating Contract	30,000	27,500	23,334	4,166	15.15%	2,500	2,175	325	13.00%
Trash Removal	55,000	50,417	39,514	10,903	21.63%	4,583	1,598	2,985	65.13%
Plumbing/Electrical Service	93,000	85,250	59,733	25,517	29.93%	7,750	3,811	3,939	50.83%
Painting / Unit Turnaround	24,600	22,550	5,625	16,925	75.06%	2,050	3,275	(1,225)	-59.76%
Vehicles	27,150	24,888	10,049	14,838	59.62%	2,263	741	1,521	67.24%
Elevator contract	97,000	88,917	101,917	(13,000)	-14.62%	8,083	5,123	2,961	36.63%
Miscellaneous Contracts	174,000	159,500	279,315	(119,815)	-75.12%	14,500	21,183	(6,683)	-46.09%
Total	\$ 1,031,423	\$ 945,471	\$ 1,031,289	\$ (85,818)	-9.08%	\$ 85,952	\$ 83,063	\$ 2,889	3.36%
Security/Lease Enforcement Salaries	\$ -	\$ -	\$ 80,877	\$ (80,877)	\$ -	\$ -	\$ 1,800	\$ (1,800)	0.00%
Total Security/Lease Enforcement	\$ -	\$ -	\$ 80,877	\$ (80,877)	\$ -	\$ -	\$ 1,800	\$ (1,800)	\$ -
Insurance	180,600	165,550	160,358	5,192	3.14%	15,050	15,410	(360)	-2.39%
PILOT	93,400	85,617	74,582	11,035	12.89%	7,783	9,869	(2,086)	-26.80%
Other	20,000	18,333	16,585	1,748	0.00%	1,667	1,343	324	0.00%
Total General Expenses	\$ 294,000	\$ 269,500	\$ 251,525	\$ 17,975	6.67%	\$ 24,500	\$ 26,622	\$ (2,122)	-8.66%
Total Expenses, Excl. Asset Mgt	\$ 3,371,217	\$ 3,090,282	\$ 3,130,624	\$ (40,342)	\$ (0)	\$ 280,935	\$ 283,433	\$ (2,498)	-0.89%
Asset Management	59,040	54,120	52,030	2,090	3.86%	4,920	4,910	10	0.20%
Total Expenses	\$ 3,430,257	\$ 3,144,402	\$ 3,182,654	\$ (38,252)	\$ 0	\$ 285,855	\$ 288,343	\$ (2,488)	-0.87%
Cash Flow from Operations	\$ (34,529)	\$ (31,652)	\$ 74,764	\$ 106,433		\$ (2,877)	\$ 30,025	\$ 32,903	

MILLVILLE HOUSING AUTHORITY
AMP 1 - HOLLY BERRY COURT
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Eleven Months Ended August 31, 2018

	YEAR TO DATE					CURRENT MONTH				YTD PUM Budget	YTD PUM Actual	YTD PUM Fav. / (Unfav.)
	Annual	Variance		% Variance		Budget	Actual	Variance	% Variance			
	Budget	Budget	Actual	Fav. / (Unfav.)	Fav. / (Unfav.)							
INCOME												
Dwelling Rentals	\$ 211,000	\$ 193,417	\$ 196,120	\$ 2,703	1.40%	\$ 17,583	\$ 19,546	\$ 1,963	11.16%	\$ 418.65	\$ 424.50	\$ 5.85
Excess Utilities	6,000	5,500	6,980	1,480	0.00%	500	2,040	1,540	308.00%	11.90	15.11	3.20
PFS Operating Subsidy	229,885	210,728	230,379	19,651	9.33%	19,157	21,497	2,340	12.21%	456.12	498.66	42.53
Investment Income	-	-	6	6	0.00%	-	1	1	0.00%	-	0.01	0.01
Transfer from Capital Fund	10,230	9,378	9,759	382	4.07%	853	1,192	340	39.82%	20.30	21.12	0.83
Other Income	100	92	5,776	5,684	6201.09%	8	91	83	992.00%	0.20	12.50	12.30
Total Income	457,215	419,114	449,020	29,906	7.14%	38,101	44,367	6,266	16.44%	907.17	971.90	64.73
EXPENSES												
Administrative Salaries	15,970	14,639	12,830	1,809	12.36%	1,331	1,283	48	3.59%	31.69	27.77	3.92
Benefits	2,968	2,721	3,614	(893)	-32.84%	247	210	37	15.09%	5.89	7.82	(1.93)
Audit	2,900	2,658	1,509	1,149	43.24%	242	1,000	(758)	-313.79%	5.75	3.27	2.49
Management Fee	36,887	33,813	34,701	(888)	-2.63%	3,074	3,210	(136)	-4.43%	73.19	75.11	(1.92)
Bookkeeping Fee	4,050	3,713	3,810	(98)	-2.63%	338	352	(15)	-4.30%	8.04	8.25	(0.21)
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	3,900	3,575	3,817	(242)	-6.77%	325	331	(6)	-1.85%	7.74	8.26	(0.52)
Computer Support	11,450	10,496	18,042	(7,546)	-71.90%	954	1,135	(181)	-18.95%	22.72	39.05	(16.33)
Legal	14,500	13,292	13,189	103	0.77%	1,208	1,080	128	10.62%	28.77	28.55	0.22
Staff Training & Travel	2,500	2,292	2,577	(285)	-12.45%	208	124	84	40.48%	4.96	5.58	(0.62)
Dues, Publications, Adv. & Supplies	7,600	6,967	8,598	(1,631)	-23.42%	633	2,135	(1,502)	-237.11%	15.08	18.61	(3.53)
Administrative Other	10,400	9,533	9,914	(867)	-8.33%	867	1,669	(802)	-92.58%	20.63	21.46	(0.82)
Total Administrative	113,125	103,698	112,601	(8,903)	-8.59%	9,427	12,529	(3,102)	-32.90%	224.45	243.73	(19.27)
Resident Services Contracts	1,050	963	975	(13)	-1.30%	88	86	2	1.71%	2.08	2.11	(0.03)
Total Tenant Services	1,050	963	975	(13)	-1.30%	88	86	2	1.71%	2.08	2.11	(0.03)
Gas	37,600	34,467	45,630	(11,163)	-32.39%	3,133	11,145	(8,012)	-255.69%	74.60	98.77	(24.16)
Electric	67,300	61,692	54,808	6,884	11.16%	5,608	6,823	(1,215)	-21.66%	133.53	118.63	14.90
Water & Sewer	32,000	29,333	28,800	533	1.82%	2,667	2,000	667	25.00%	63.49	62.34	1.15
Total Utilities	136,900	125,492	129,238	(3,746)	-2.99%	11,408	19,968	(8,560)	-75.03%	271.63	279.74	(8.11)
Maintenance Salaries	14,198	13,015	13,933	(918)	-7.05%	1,183	1,045	138	11.68%	28.17	30.16	(1.99)
Benefits	10,976	10,061	8,400	1,661	16.51%	915	436	479	52.33%	21.78	18.18	3.60
Overtime	2,500	2,292	1,839	453	19.75%	208	1	207	99.52%	4.96	3.98	0.98
Materials	26,250	24,063	47,307	(23,245)	-96.60%	2,188	-	2,188	100.00%	52.08	102.40	(50.31)
Uniforms	200	183	352	(169)	-92.00%	17	-	17	100.00%	0.40	0.76	(0.37)
Exterminating Contract	3,500	3,208	3,705	(497)	-15.48%	292	200	92	31.43%	6.94	8.02	(1.08)
Trash Removal	15,000	13,750	9,789	3,961	-100.00%	1,250	-	1,250	-100.00%	29.76	21.19	8.57
Plumbing/Electrical Service	7,000	6,417	4,379	2,038	31.76%	583	1,505	(922)	-158.00%	13.89	9.48	4.41
Painting / Unit Turnaround	1,000	917	850	67	7.27%	83	-	83	100.00%	1.98	1.84	0.14
Vehicles	3,050	2,796	5,151	(2,355)	-84.24%	254	19	235	92.52%	6.05	11.15	(5.10)
Miscellaneous Contracts	70,500	64,625	48,484	16,141	24.98%	5,875	-	5,875	100.00%	139.88	104.94	34.94
Total Maintenance	154,174	141,326	144,189	(2,863)	-2.03%	12,848	3,206	9,642	75.05%	305.90	312.10	(6.20)
Insurance	21,300	19,525	18,150	1,375	7.04%	1,775	2,100	(325)	-18.31%	42.26	39.29	2.98
PILOT	5,000	4,583	7,386	(2,803)	-61.15%	417	1,656	(1,239)	-297.44%	9.92	15.99	(6.07)
Interest Expense	2,000	1,833	1,636	197	10.76%	167	134	33	19.60%	3.97	3.54	0.43
Total General Expenses	28,300	25,942	27,172	(1,230)	-4.74%	2,358	3,890	(1,532)	-64.95%	56.15	58.81	(2.66)
Total expenses, excl. Asset Mgt	433,549	397,420	414,175	(16,755)	-4.22%	36,129	39,679	(3,550)	-9.83%	860.22	896.48	(36.27)
Asset Management	5,880	5,390	5,390	-	0.00%	490	490	-	0.00%	11.67	11.67	-
Total Expenses	439,429	402,810	419,565	(16,755)	-4.16%	36,619	40,169	(3,550)	-9.69%	871.88	908.15	(36.27)
Cash Flow from Operations	\$ 17,786	\$ 16,304	\$ 29,455	\$ 13,151		\$ 1,482	\$ 4,198	\$ 2,716		19.41	63.76	28.47

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

	YEAR TO DATE					CURRENT MONTH				YTD PUM Budget	YTD PUM Actual	YTD PUM Fav. / (Unfav.)
	Annual	Budget	Actual	Variance	% Variance	Budget	Actual	Variance	% Variance			
	Budget			Fav. / (Unfav.)	800			Fav. / (Unfav.)	Fav. / (Unfav.)			
INCOME												
Dwelling Rentals	\$403,000	\$ 369,417	\$362,793	\$ (6,624)	-1.79%	\$33,583	\$ 33,476	\$ (107)	-0.32%	\$335.83	\$329.81	\$ (6.02)
Excess Utilities	6,000	5,500	6,040	540	0.00%	500	2,100	1,600	320.00%	5.00	5.49	0.49
PFS Operating Subsidy	217,888	199,731	241,164	41,433	20.74%	18,157	21,582	3,425	18.86%	181.57	219.24	37.67
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	20,878	19,138	14,546	(4,592)	0.00%	1,740	2,260	520	0.00%	17.40	13.22	(4.17)
Other Income	4,000	3,667	4,118	451	12.31%	333	1,187	854	256.10%	3.33	3.74	0.41
Total Income	651,766	597,452	628,661	31,209	5.22%	54,314	60,605	6,291	11.58%	543.14	571.51	28.37
EXPENSES												
Administrative Salaries	46,866	42,961	40,512	2,449	5.70%	3,906	662	3,244	83.05%	39.06	36.83	2.23
Benefits	17,895	16,404	9,482	6,922	42.20%	1,491	1,476	15	1.02%	14.91	8.62	6.29
Audit	5,800	5,317	2,080	3,237	60.88%	483	499	(16)	-3.24%	4.83	1.89	2.94
Management Fee	79,512	72,886	74,322	(1,436)	-1.97%	6,626	6,832	(206)	-3.11%	66.26	67.57	(1.31)
Bookkeeping Fee	8,730	8,003	8,160	(158)	-1.97%	728	750	(23)	-3.09%	7.28	7.42	(0.14)
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	10,700	9,808	5,182	4,626	47.17%	892	371	521	58.39%	8.92	4.71	4.21
Computer Support	19,900	18,242	31,193	(12,951)	-71.00%	1,658	2,000	(342)	-20.60%	16.58	28.36	(11.77)
Legal	34,100	31,258	2,730	28,528	91.27%	2,842	728	2,114	74.38%	28.42	2.48	25.93
Staff Training & Travel	4,500	4,125	1,283	2,842	68.90%	375	-	375	100.00%	3.75	1.17	2.58
Dues, Publications, Adv. & Supplies	4,700	4,308	2,659	1,649	38.28%	392	611	(219)	-56.00%	2.42	2.42	-
Administrative Other	3,460	3,172	10,166	(6,994)	-220.53%	288	729	(441)	-152.83%	2.88	9.24	(6.36)
Total Administrative	236,163	216,483	187,769	28,714	13.26%	19,680	14,658	5,022	25.52%	196.80	170.70	24.60
Resident Services Contracts	2,100	1,925	2,224	(299)	-15.53%	175	195	(20)	-11.43%	1.75	2.02	(0.27)
Total Tenant Services	2,100	1,925	2,224	(299)	-15.53%	175	195	(20)	-11.43%	1.75	2.02	(0.27)
Gas	49,700	45,558	58,948	(13,390)	-29.39%	4,142	4,276	(134)	-3.24%	41.42	53.59	(12.17)
Electric	51,500	47,208	47,600	(392)	-0.83%	4,292	5,182	(890)	-20.75%	42.92	43.27	(0.36)
Water & Sewer	60,000	55,000	52,000	3,000	5.45%	5,000	4,550	450	9.00%	50.00	47.27	2.73
Total Utilities	161,200	147,767	158,548	(10,781)	-7.30%	13,433	14,008	(575)	-4.28%	134.33	144.13	(9.80)
Maintenance Salaries	55,650	51,013	43,790	7,223	14.16%	4,638	3,658	980	21.12%	46.38	39.81	6.57
Benefits	31,675	29,035	21,034	8,001	27.56%	2,640	3,002	(362)	-13.73%	26.40	19.12	7.27
Overtime	7,000	6,417	3,752	2,665	41.53%	583	-	583	100.00%	5.83	3.41	2.42
Materials	27,800	25,483	28,586	(3,103)	-12.18%	2,317	1,660	657	28.35%	23.17	25.99	(2.82)
Uniforms	400	367	137	230	62.64%	33	-	33	100.00%	0.33	0.12	0.21
Exterminating Contract	7,000	6,417	4,850	1,567	24.42%	583	300	283	48.57%	5.83	4.41	1.42
Trash Removal	20,000	18,333	13,995	4,338	-100.00%	1,667	1	1,666	-100.00%	16.67	12.72	3.94
Plumbing/Electrical Service	8,000	7,333	20,120	(12,787)	-174.36%	667	1	666	99.85%	6.67	18.29	(11.62)
Painting / Unit Turnaround	2,000	1,833	750	1,083	59.09%	167	-	167	100.00%	1.67	0.68	0.98
Vehicles	5,600	5,133	1,145	3,988	77.69%	467	140	327	70.00%	4.67	1.04	3.63
Miscellaneous Contracts	39,700	36,392	67,347	(30,955)	-85.06%	3,308	6,304	(2,996)	-90.55%	33.08	61.22	(28.14)
Total Maintenance	204,825	187,756	205,506	(17,750)	-9.45%	17,069	15,066	2,003	11.73%	170.69	186.82	(16.14)
Security Labor	-	-	7,635	(7,635)	0.00%	-	497	(497)	0.00%	-	6.94	(6.94)
Total Protective Services	-	-	7,635	(7,635)	0.00%	-	497	(497)	0.00%	-	6.94	(6.94)
Insurance	31,200	28,600	35,302	(6,702)	-23.43%	2,600	2,510	90	3.46%	26.00	32.09	(6.09)
PILOT	26,800	24,567	21,328	3,239	13.18%	2,233	2,851	(618)	-27.66%	22.33	19.39	2.94
Other	6,000	5,500	3,339	2,161	39.29%	500	273	227	45.40%	607.00	3.04	603.96
Total General Expenses	64,000	58,667	59,969	(1,302)	-2.22%	5,333	5,634	(301)	-5.64%	53.33	54.52	600.82
Total expenses, excl. Asset Mgt	668,288	612,597	621,651	(9,054)	-1.48%	55,691	50,058	5,633	10.11%	556.91	565.14	592.27
Asset Management	12,000	11,000	11,000	-	0.00%	1,000	1,000	-	0.00%	10.00	10.00	-
Total Expenses	680,288	623,597	632,651	(9,054)	-1.45%	56,691	51,058	5,633	9.94%	566.91	575.14	592.27
Cash Flow from Operations	\$ (28,522)	\$ (26,145)	\$ (3,990)	\$ 22,155		\$ (2,377)	\$ 9,547	\$ 11,924		(23.77)	(3.63)	620.64

MILLVILLE HOUSING AUTHORITY
AMP 3 - RIVERVIEW WEST
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Eleven Months Ended August 31, 2018

	YEAR TO DATE					CURRENT MONTH				YTD PUM Budget	YTD PUM Actual	YTD PUM Fav. / (Unfav.)
	Annual Budget	Variance	% Variance			Budget	Actual	Variance	% Variance			
	Budget	Actual	Fav. / (Unfav.)	Fav. / (Unfav.)		Budget	Actual	Fav. / (Unfav.)	Fav. / (Unfav.)			
INCOME												
Dwelling Rentals	\$ 346,000	\$ 317,167	\$ 321,294	\$ 4,127	1.30%	\$ 28,833	\$ 29,592	\$ 759	2.63%	\$ 320.37	\$ 324.54	\$ 4.17
Excess Utilities	11,400	10,450	9,600	(850)	0.00%	950	3,160	2,210	232.63%	10.56	9.70	(0.86)
PFS Operating Subsidy	283,499	259,874	283,029	23,155	8.91%	23,625	26,437	2,812	11.90%	262.50	285.89	23.39
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	20,878	19,138	14,545	(4,593)	-24.00%	1,740	2,260	520	29.90%	19.33	14.69	(4.64)
Other Income	7,860	7,205	6,803	(402)	-5.58%	655	1,235	580	88.55%	7.28	6.87	(0.41)
Total Income	669,637	613,834	635,271	21,437	3.49%	55,803	62,684	6,881	12.33%	620.03	641.69	21.65
EXPENSES												
Administrative Salaries	45,327	41,550	38,390	3,160	7.60%	3,777	4,086	(309)	-8.17%	41.97	38.78	3.19
Benefits	19,091	17,500	17,058	442	2.53%	1,591	1,699	(108)	-6.79%	17.68	17.23	0.45
Audit	5,000	4,583	2,080	2,503	54.62%	417	500	(83)	-20.00%	4.63	2.10	2.53
Management Fee	79,512	72,886	74,320	(1,434)	-1.97%	6,626	6,626	-	0.00%	73.62	75.07	(1.45)
Bookkeeping Fee	8,730	8,003	7,943	60	0.74%	728	728	(1)	-0.07%	8.08	8.02	0.06
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	3,200	2,933	5,206	(2,273)	-77.48%	267	473	(206)	-77.38%	2.96	5.26	(2.30)
Computer Support	14,500	13,292	15,661	(2,370)	-17.83%	1,208	1,184	24	1.99%	13.43	15.82	(2.39)
Legal	9,500	8,708	3,598	5,110	58.68%	792	-	792	100.00%	8.80	3.63	5.16
Staff Training & Travel	4,300	3,942	987	2,955	74.96%	358	230	129	35.87%	3.98	1.00	2.98
Dues, Publications, Adv. & Supplies	3,050	2,796	2,429	366	13.10%	254	777	(523)	-205.89%	2.82	2.45	0.37
Administrative Other	41,000	37,583	24,952	12,631	33.61%	3,417	5,256	(1,840)	-53.84%	37.96	25.20	12.76
Total Administrative	233,210	213,776	192,625	21,151	9.89%	19,434	21,560	(2,126)	-10.94%	215.94	194.57	21.36
Resident Services Contracts	6,050	5,546	6,814	(1,268)	-22.87%	504	649	(145)	-28.76%	5.60	6.88	(1.28)
Total Tenant Services	6,050	5,546	6,814	(1,268)	-22.87%	504	649	(145)	-28.76%	5.60	6.88	(1.28)
Gas	34,600	31,717	41,703	(9,986)	-31.49%	2,883	1,052	1,831	63.51%	32.04	42.12	(10.09)
Electric	62,000	56,833	48,583	8,250	14.52%	5,167	4,582	585	11.32%	57.41	49.07	8.33
Water & Sewer	64,000	58,667	58,400	267	0.45%	5,333	5,000	333	6.25%	59.26	58.99	0.27
Total Utilities	160,600	147,217	148,686	(1,469)	-1.00%	13,383	10,634	2,749	20.54%	148.70	150.19	(1.48)
Maintenance Salaries	28,479	26,106	34,144	(8,038)	-30.79%	2,373	5,200	(2,827)	-119.11%	26.37	34.49	(8.12)
Benefits	12,294	11,270	15,923	(4,654)	-41.30%	1,025	5,852	(4,828)	-471.24%	11.38	16.08	(4.70)
Overtime	5,000	4,583	3,752	831	18.14%	417	-	417	100.00%	4.63	3.79	0.84
Materials	35,900	32,908	18,888	14,020	42.60%	2,992	708	2,284	76.33%	33.24	19.08	14.16
Uniforms	200	183	44	139	76.00%	17	-	17	100.00%	0.19	0.04	0.14
Exterminating Contract	5,500	5,042	3,740	1,302	25.82%	458	550	(92)	-20.00%	5.09	3.78	1.31
Trash Removal	6,000	5,500	4,613	887	-100.00%	500	555	(55)	-100.00%	5.56	4.66	0.90
Plumbing/Electrical Service	18,000	16,500	12,952	3,548	21.51%	1,500	(0)	1,500	100.03%	16.67	13.08	3.58
Painting / Unit Turnaround	5,100	4,675	1,500	3,175	67.91%	425	1,500	(1,075)	-252.94%	4.72	1.52	3.21
Vehicles	4,050	3,713	1,023	2,689	72.44%	338	123	214	63.48%	3.75	1.03	2.72
Elevator contract	27,000	24,750	32,879	(8,129)	0.00%	2,250	4,123	(1,873)	-83.22%	25.00	33.21	(8.21)
Miscellaneous Contracts	19,900	18,242	33,724	(15,482)	-84.87%	1,658	7,778	(6,120)	-369.03%	18.43	34.06	(15.64)
	167,423	153,471	163,182	(9,711)	-6.33%	13,952	26,389	(12,437)	-89.14%	155.02	164.83	(9.81)
Security Labor	-	-	20,048	(20,048)	0.00%	-	-	-	0.00%	-	20.25	(20.25)
Total Protective Services	-	-	20,048	(20,048)	0.00%	-	-	-	0.00%	-	20.25	(20.25)
Insurance	38,500	35,292	31,937	3,355	9.51%	3,208	3,400	(192)	-5.97%	35.65	32.26	3.39
PILOT	18,600	17,050	17,726	(676)	-3.96%	1,550	2,361	(811)	-52.32%	17.22	17.91	(0.68)
Other	4,000	3,667	3,585	82	2.23%	333	519	(186)	-55.70%	3.70	3.62	0.08
Total General Expenses	61,100	56,008	53,248	2,760	4.93%	5,092	6,280	(1,188)	-23.34%	56.57	53.79	2.79
Total expenses, excl. Asset Mgt	628,383	576,018	584,603	(8,585)	-1.49%	52,365	65,512	(13,146)	-25.11%	581.84	590.51	(8.67)
Asset Management	12,000	11,000	8,910	2,090	19.00%	1,000	990	10	1.00%	11.11	9.00	2.11
Total Expenses	640,383	587,018	593,513	(6,495)	-1.11%	53,365	66,502	(13,136)	-24.62%	592.95	599.51	(6.56)
Cash Flow from Operations	\$ 29,254	\$ 26,816	\$ 41,758	\$ 14,942		\$ 2,438	\$ (3,818)	\$ (6,256)		27.09	42.18	15.09

MILLVILLE HOUSING AUTHORITY
AMP 4 - RIVERVIEW EAST
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Eleven Months Ended August 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	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)			
INCOME												
Dwelling Rentals	\$ 332,000	\$ 304,333	\$ 300,391	\$ (3,942)	-1.30%	\$ 27,667	\$ 26,989	\$ (678)	-2.45%	\$ 337.40	\$ 333.03	\$ (4.37)
Excess Utilities	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
PFS Operating Subsidy	314,265	288,076	306,083	18,007	6.25%	26,189	28,282	2,093	7.99%	319.38	339.34	19.96
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	22,966	21,052	16,098	(4,954)	-23.53%	1,914	3,083	1,169	61.09%	23.34	17.85	(5.49)
Other Income	5,800	5,317	4,938	(378)	-7.11%	483	1,807	1,324	273.95%	5.89	5.47	(0.42)
Total Income	675,031	618,778	627,510	8,732	1.41%	56,253	60,161	3,909	6.95%	686.01	695.69	9.68
EXPENSES												
Administrative Salaries	33,527	30,733	46,759	(16,026)	-52.15%	2,794	2,833	(39)	-1.40%	34.07	51.84	(17.77)
Benefits	19,309	17,700	17,174	526	2.97%	1,609	1,603	6	0.38%	19.62	19.04	0.58
Audit	5,000	4,583	2,388	2,195	47.90%	417	500	(83)	-20.00%	5.08	2.65	2.43
Management Fee	89,349	81,903	79,103	2,800	3.42%	7,446	7,036	410	5.50%	90.80	87.70	3.10
Bookkeeping Fee	9,810	8,993	8,685	308	3.42%	818	772	46	5.57%	9.97	9.63	0.34
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	8,400	7,700	5,346	2,354	30.57%	700	562	138	19.71%	8.54	5.93	2.61
Computer Support	14,500	13,292	15,091	(1,799)	-13.54%	1,208	1,079	129	10.70%	14.74	16.73	(1.99)
Legal	5,500	5,042	9,169	(4,127)	-81.86%	458	408	50	10.98%	5.59	10.17	(4.58)
Staff Training & Travel	4,200	3,850	1,031	2,819	73.22%	350	-	350	100.00%	4.27	1.14	3.13
Dues, Publications, Adv. & Supplies	3,850	3,529	2,920	609	17.27%	321	(0)	321	100.07%	3.91	3.24	0.68
Administrative Other	56,900	52,158	23,504	28,654	54.94%	4,742	7,007	(2,265)	-47.78%	57.83	26.06	31.77
Total Administrative	250,345	229,483	211,170	18,313	7.98%	20,862	21,800	(938)	-4.49%	254.42	234.11	20.30
Resident Services Contracts	6,050	5,546	9,595	(4,049)	-73.01%	504	283	221	43.87%	6.15	1,605.00	(1,598.85)
Total Tenant Services	6,050	5,546	9,595	(4,049)	-73.01%	504	283	221	43.87%	6.15	10.64	(1,598.85)
Gas	26,900	24,658	16,797	7,861	31.88%	2,242	1,039	1,203	53.65%	27.34	18.62	8.72
Electric	27,200	24,933	23,201	1,732	6.95%	2,267	2,269	(2)	-0.10%	27.64	25.72	1.92
Water & Sewer	71,000	65,083	65,616	(533)	-0.82%	5,917	6,000	(83)	-1.41%	72.15	72.75	(0.59)
Total Utilities	125,100	114,675	105,614	9,061	7.90%	10,425	9,308	1,117	10.71%	127.13	117.09	10.05
Maintenance Salaries	23,954	21,958	32,496	(10,538)	-47.99%	1,996	7,247	(5,251)	-263.05%	24.34	36.03	(11.68)
Benefits	13,538	12,410	14,643	(2,233)	-18.00%	1,128	6,206	(5,078)	-450.10%	13.76	16.23	(2.48)
Overtime	4,500	4,125	4,127	(2)	-0.05%	375	-	375	100.00%	4.57	4.58	(0.00)
Materials	42,100	38,592	35,120	3,472	9.00%	3,508	1,139	2,369	67.53%	42.78	38.94	3.85
Uniforms	200	183	159	24	13.27%	17	-	17	100.00%	0.20	0.18	0.03
Exterminating Contract	5,500	5,042	3,740	1,302	25.82%	458	275	183	40.00%	5.59	4.15	1.44
Trash Removal	5,000	4,583	5,075	(492)	-100.00%	417	520	(103)	-100.00%	5.08	5.63	(0.55)
Plumbing/Electrical Service	33,000	30,250	10,464	19,786	65.41%	2,750	2,023	727	26.44%	33.54	11.60	21.94
Painting / Unit Turnaround	4,500	4,125	1,775	2,350	56.97%	375	1,775	(1,400)	-373.33%	4.57	1.97	2.61
Vehicles	4,550	4,171	885	3,286	78.78%	379	149	230	60.70%	4.62	0.98	3.64
Elevator contract	33,000	30,250	26,256	3,994	0.00%	2,750	-	2,750	100.00%	33.54	29.11	4.43
Miscellaneous Contracts	15,800	14,483	24,134	(9,651)	-66.63%	1,317	-	1,317	100.00%	16.06	26.76	(10.70)
Total Maintenance	185,642	170,172	158,874	11,298	6.64%	15,470	19,334	(3,864)	-24.98%	188.66	176.14	12.53
Security Labor	-	-	47,807	(47,807)	0.00%	-	922	(922)	0.00%	-	53.00	(53.00)
Total Protective Services	-	-	47,807	(47,807)	0.00%	-	922	(922)	0.00%	-	53.00	(53.00)
Insurance	39,000	35,750	32,600	3,150	8.81%	3,250	3,200	50	1.54%	39.63	36.14	3.49
PILOT	19,900	18,242	19,478	(1,236)	-6.78%	1,658	1,768	(110)	-6.61%	20.22	21.59	(1.37)
Other - Interest	4,400	4,033	5,266	(1,233)	-30.56%	367	417	(50)	-13.73%	4.47	5.84	(1.37)
Total General Expenses	63,300	58,025	57,344	681	1.17%	5,275	5,385	(110)	-2.09%	64.33	63.57	0.75
Total expenses, excl. Asset Mgt	630,437	577,901	590,404	(12,503)	-2.16%	52,536	57,032	(4,495)	-8.56%	640.69	654.55	(1,608.22)
Asset Management	13,200	12,100	12,100	-	0.00%	1,100	1,100	-	0.00%	13.41	13.41	-
Total Expenses	643,637	590,001	602,504	(12,503)	-2.12%	53,636	58,132	(4,495)	-8.38%	654.10	667.96	(1,608.22)
Cash Flow from Operations	\$ 31,394	\$ 28,778	\$ 25,007	\$ (3,771)		\$ 2,616	\$ 2,030	\$ (587)		31.90	27.72	(1,598.54)

MILLVILLE HOUSING AUTHORITY
AMP 5 - JAYCEE PLAZA
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Eleven Months Ended August 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	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)			
INCOME												
Dwelling Rentals	\$ 221,000	\$ 202,583	\$ 199,105	\$ (3,478)	-1.72%	\$ 18,417	\$ 17,459	\$ (958)	-5.20%	\$ 225.09	\$ 221.23	\$ (3.86)
Excess Utilities	4,800	4,400	-	(4,400)	0.00%	400	-	(400)	-100.00%	4.89	-	(4.89)
PFS Operating Subsidy	261,220	239,452	273,185	33,733	14.09%	21,768	25,854	4,086	18.77%	266.06	303.54	37.48
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	18,791	17,225	13,990	(3,235)	-18.78%	1,566	2,529	963	61.50%	19.14	15.54	(3.59)
Other Income	63,200	57,933	66,497	8,564	14.78%	5,267	9,601	4,334	82.30%	64.37	73.89	9.52
Total Income	569,011	521,593	552,777	31,184	5.98%	47,418	55,443	8,025	16.92%	579.55	614.20	34.65
EXPENSES												
Administrative Salaries	85,894	78,736	37,624	41,112	52.22%	7,158	2,325	4,833	67.52%	87.48	41.80	45.68
Benefits	6,571	6,023	6,588	(565)	-9.37%	548	596	(48)	-8.84%	6.69	7.32	(0.63)
Audit	4,800	4,400	2,772	1,628	37.00%	400	1,000	(600)	-150.00%	4.89	3.08	1.81
Management Fee	78,861	72,289	71,020	1,269	1.76%	6,572	6,139	433	6.59%	80.32	78.91	1.41
Bookkeeping Fee	8,010	7,343	7,148	195	2.65%	668	615	53	7.87%	8.16	7.94	0.22
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	6,400	5,867	5,710	157	2.67%	533	661	(128)	-23.94%	6.52	6.34	0.17
Computer Support	12,600	11,550	16,021	(4,471)	-38.71%	1,050	172	878	83.62%	12.83	17.80	(4.97)
Legal	6,200	5,683	4,730	953	16.77%	517	564	(47)	-9.16%	6.31	5.26	1.06
Staff Training & Travel	4,200	3,850	879	2,971	77.17%	350	-	350	100.00%	4.28	0.98	3.30
Dues, Publications, Adv. & Supplies	3,000	2,750	2,020	730	26.55%	250	208	42	16.80%	3.06	2.24	0.81
Administrative Other	58,700	53,808	24,495	29,313	54.48%	4,892	7,550	(2,658)	-54.34%	59.79	27.22	32.57
Total Administrative	275,236	252,300	179,007	73,293	29.05%	22,936	19,830	3,106	13.54%	280.33	198.90	81.44
Resident Services Contracts	3,850	3,529	4,605	(1,076)	-30.48%	321	950	(629)	-196.10%	3.92	5.12	(1.20)
Total Tenant Services	3,850	3,529	4,605	(1,076)	-30.48%	321	950	(629)	-196.10%	3.92	5.12	(1.20)
Gas	800	733	895	(162)	-22.05%	67	100	(33)	-50.00%	0.81	0.99	(0.18)
Electric	55,200	50,600	66,604	(16,004)	-31.63%	4,600	5,305	(705)	-15.33%	56.22	74.00	(17.78)
Water & Sewer	57,500	52,708	51,332	1,376	2.61%	4,792	3,000	1,792	37.39%	58.56	57.04	1.53
Total Utilities	113,500	104,042	118,831	(14,789)	-14.21%	9,458	8,405	1,053	11.14%	115.60	132.03	(16.43)
Maintenance Salaries	37,042	33,955	45,659	(11,704)	-34.47%	3,087	2,325	762	24.68%	37.73	50.73	(13.00)
Benefits	16,999	15,582	26,417	(10,835)	-69.53%	1,417	920	497	35.06%	17.31	29.35	(12.04)
Overtime	6,000	5,500	3,377	2,123	38.60%	500	-	500	100.00%	6.11	3.75	2.36
Materials	32,300	29,608	31,706	(2,098)	-7.08%	2,692	672	2,020	75.03%	32.90	35.23	(2.33)
Uniforms	200	183	509	(326)	-177.64%	17	-	17	100.00%	0.20	0.57	(0.36)
Exterminating Contract	5,000	4,583	3,149	1,434	31.29%	417	250	167	40.00%	5.09	3.50	1.59
Trash Removal	5,000	4,583	3,549	1,034	-100.00%	417	522	(105)	-100.00%	5.09	3.94	1.15
Plumbing/Electrical Service	6,000	5,500	7,101	(1,601)	-29.11%	500	-	500	100.00%	6.11	7.89	(1.78)
Painting / Unit Turnaround	5,500	5,042	500	4,542	90.08%	458	-	458	100.00%	5.60	0.56	5.05
Vehicles	4,050	3,713	1,122	2,591	69.78%	338	213	125	36.89%	4.13	1.25	2.88
Elevator contract	27,000	24,750	29,678	(4,928)	0.00%	2,250	-	2,250	100.00%	27.50	32.98	(5.48)
Miscellaneous Contracts	15,500	14,208	36,764	(22,556)	-158.75%	1,292	-	1,292	100.00%	15.79	40.85	(25.06)
Total Maintenance	160,591	147,208	189,531	(42,323)	-28.75%	13,383	4,902	8,481	63.37%	163.56	210.59	(47.03)
Insurance	35,000	32,083	29,333	2,750	8.57%	2,917	2,900	17	0.57%	35.65	32.59	3.06
PILOT	16,800	15,400	8,027	7,373	47.88%	1,400	905	495	35.36%	17.11	8.92	8.19
Other-Interest	3,600	3,300	2,759	541	16.39%	300	-	300	100.00%	3.67	3.07	0.60
Total General Expenses	55,400	50,783	40,119	10,664	21.00%	4,617	3,805	812	17.58%	56.43	44.58	11.85
Total expenses, excl. Asset Mgt	608,577	557,862	532,093	25,769	4.62%	50,715	37,892	12,823	25.28%	619.85	591.21	28.63
Asset Management	10,800	9,900	9,900	-	0.00%	900	900	-	0.00%	11.00	11.00	-
Total Expenses	619,377	567,762	541,993	25,769	4.54%	51,615	38,792	12,823	24.84%	630.85	602.21	28.63
Cash Flow from Operations	\$ (50,366)	\$ (46,169)	\$ 10,784	\$ 56,953		\$ (4,197)	\$ 16,651	\$ 20,848		(85.50)	19.97	63.28

MILLVILLE HOUSING AUTHORITY
AMP 6 - MAURICEVIEW PLAZA & SCATTERED SITES
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Eleven Months Ended August 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	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)			
INCOME												
Dwelling Rentals	\$ 107,000	\$ 98,083	\$ 100,963	\$ 2,880	2.94%	\$ 8,917	\$ 11,081	\$ 2,164	24.27%	\$ 207.36	\$ 213.45	\$ 6.09
Excess Utilities	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
PFS Operating Subsidy	166,634	152,748	178,988	26,240	17.18%	13,886	17,091	3,205	23.08%	322.93	378.41	55.48
Transfer from Capital Fund	9,814	8,996	8,401	(595)	-6.62%	818	429	(389)	-47.54%	19.02	17.76	(1.26)
Other Income	89,620	82,152	75,827	(6,325)	-7.70%	7,468	6,508	(960)	-12.86%	173.68	160.31	(13.37)
Total Income	373,068	341,979	364,179	22,200	6.49%	31,089	35,109	4,020	12.93%	723.00	769.93	46.93
EXPENSES												
Administrative Salaries	9,883	9,059	11,704	(2,645)	-29.19%	824	1,232	(408)	-49.59%	19.15	24.74	(5.59)
Benefits	5,275	4,835	5,882	(1,047)	-21.64%	440	261	179	40.63%	10.22	12.44	(2.21)
Audit	3,200	2,933	1,948	985	33.59%	267	924	(657)	-246.50%	6.20	4.12	2.08
Management Fee	34,427	31,558	31,933	(375)	-1.19%	2,869	2,828	41	1.43%	66.72	67.51	(0.79)
Bookkeeping Fee	3,780	3,465	2,896	569	16.42%	315	256	59	18.73%	7.33	6.12	1.20
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	8,800	8,067	3,046	5,021	62.24%	733	118	615	83.91%	17.05	6.44	10.61
Computer Support	16,150	14,804	19,172	(4,368)	-29.50%	1,346	1,319	27	1.99%	31.30	40.53	(9.23)
Legal	11,250	10,313	4,762	5,551	53.82%	938	-	938	100.00%	21.80	10.07	11.73
Staff Training & Travel	4,400	4,033	1,215	2,818	69.88%	367	129	238	64.82%	8.53	2.57	5.96
Dues, Publications, Adv. & Supplies	2,200	2,017	1,352	665	32.96%	183	-	183	100.00%	4.26	2.86	1.41
Administrative Other	16,200	14,850	18,537	(3,687)	-24.83%	1,350	2,158	(808)	-59.85%	31.40	39.19	(7.79)
Total Administrative	115,565	105,935	102,447	3,488	3.29%	9,630	9,225	405	4.21%	223.96	216.59	7.37
Resident Services Contracts	1,250	1,146	1,592	(446)	-38.89%	104	62	43	40.96%	2.42	3.36	(0.94)
Total Tenant Services	1,250	1,146	1,592	(446)	-38.89%	104	62	43	40.96%	2.42	3.36	(0.94)
Gas	38,000	34,833	31,294	3,539	10.16%	3,167	1,187	1,980	62.52%	73.64	66.16	7.48
Electric	35,500	32,542	34,382	(1,840)	-5.66%	2,958	3,611	(653)	-22.06%	68.80	72.69	(3.89)
Water & Sewer	31,000	28,417	28,916	(499)	-1.76%	2,583	3,000	(417)	-16.13%	60.08	61.13	(1.06)
Total Utilities	104,500	95,792	94,592	1,200	1.25%	8,708	7,798	910	10.45%	202.52	199.98	2.54
Maintenance Salaries	30,042	27,539	40,102	(12,564)	-45.62%	2,504	3,659	(1,156)	-46.16%	58.22	84.78	(26.56)
Benefits	12,876	11,803	12,464	(661)	-5.60%	1,073	(7)	1,080	100.62%	24.95	26.35	(1.40)
Overtime	4,000	3,667	1,764	1,903	51.89%	333	-	333	100.00%	7.75	3.73	4.02
Materials	48,000	44,000	21,288	22,712	51.62%	4,000	1,435	2,565	64.13%	93.02	45.01	48.02
Uniforms	400	367	91	276	75.18%	33	-	33	100.00%	0.78	0.19	0.58
Exterminating Contract	3,500	3,208	4,150	(942)	-29.35%	292	600	(308)	-105.71%	6.78	8.77	(1.99)
Trash Removal	4,000	3,667	2,493	1,174	-100.00%	333	-	333	-100.00%	7.75	5.27	2.48
Plumbing/Electrical Service	21,000	19,250	4,717	14,533	75.50%	1,750	282	1,468	83.89%	40.70	9.97	30.73
Painting / Unit Turnaround	6,500	5,958	250	5,708	95.80%	542	-	542	100.00%	12.60	0.53	12.07
Vehicles	5,850	5,363	723	4,640	86.52%	488	97	391	80.13%	11.34	1.53	9.81
Elevator contract	10,000	9,167	13,104	(3,937)	0.00%	833	1,000	(167)	-20.00%	19.38	27.70	(8.32)
Miscellaneous Contracts	12,600	11,550	68,862	(57,312)	-496.20%	1,050	7,101	(6,051)	-576.24%	24.42	145.58	(121.17)
Total Maintenance	158,768	145,537	170,008	(24,470)	-16.81%	13,231	14,167	(936)	-7.08%	307.69	359.42	(51.73)
Security Labor	-	-	5,387	(5,387)	0.00%	-	381	(381)	0.00%	-	-	-
Total Protective Services	-	-	5,387	(5,387)	0.00%	-	381	(381)	0.00%	-	-	-
Insurance	15,600	14,300	13,036	1,264	8.84%	1,300	1,300	-	0.00%	30.23	27.56	2.67
PILOT	6,300	5,775	637	5,138	88.97%	525	328	197	37.52%	12.21	1.35	10.86
Other	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Total General Expenses	21,900	20,075	13,673	6,402	31.89%	1,825	1,628	197	10.79%	42.44	28.91	13.53
Total expenses, excl. Asset Mgt	401,983	368,484	387,699	(19,214)	-5.21%	33,499	33,261	238	0.71%	779.04	819.66	(29.23)
Asset Management	5,160	4,730	4,730	-	0.00%	430	430	-	0.00%	10.00	10.00	-
Total Expenses	407,143	373,214	392,429	(19,214)	-5.15%	33,929	33,691	238	0.70%	789.04	829.66	(29.23)
Cash Flow from Operations	\$ (34,075)	\$ (31,235)	\$ (28,250)	\$ 2,986		\$ (2,840)	\$ 1,418	\$ 4,258		(66.04)	(59.72)	17.70

**MILLVILLE HOUSING AUTHORITY
CENTRAL OFFICE COST CENTER
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Eleven Months Ended August 31, 2018**

	YEAR TO DATE					CURRENT MONTH			
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)
INCOME									
Management Fees	\$ 697,630	\$ 634,209	\$ 609,521	\$ (24,688)	-3.89%	\$ 58,136	\$ 49,875	\$ (8,261)	-14.21%
Bookkeeping Fees	60,120	54,655	52,643	(2,012)	-3.68%	5,010	2,700	(2,310)	-46.11%
Public Housing Asset Mgt Fees	59,040	53,673	54,582	909	1.69%	4,920	5,782	862	17.52%
Investment Income	2,000	1,818	2,083	265	14.57%	167	186	19	11.60%
Front Line Service Fees	78,000	70,909	78,750	7,841	11.06%	6,500	7,000	500	7.69%
Other Fees	100,200	91,091	75,720	(15,371)	-16.87%	8,350	3,668	(4,682)	-56.07%
Total Income	996,990	906,355	873,299	(33,056)	-3.65%	83,083	69,211	(13,872)	-16.70%
EXPENSES									
Administrative Salaries	584,568	531,425	466,356	65,069	12.24%	48,714	40,202	8,512	17.47%
Administrative Benefits	215,868	196,244	179,293	16,951	8.64%	17,989	20,369	(2,380)	-13.23%
Legal	24,000	21,818	22,531	(713)	-3.27%	2,000	1,815	185	9.25%
Staff & Commissioner Training	9,000	8,182	2,401	5,781	70.65%	750	-	750	100.00%
Travel / Meetings	25,000	22,727	17,898	4,829	21.25%	2,083	1,144	939	45.09%
Accounting	-	-	59,750	(59,750)	0.00%	-	4,950	(4,950)	0.00%
Audit	12,000	10,909	7,800	3,109	28.50%	1,000	1,000	-	0.00%
Administrative Other:									
Computer Operations	13,400	12,182	18,455	(6,273)	-51.50%	1,117	1,156	(39)	-3.52%
Telephone	10,000	9,091	9,400	(309)	-3.40%	833	432	401	48.16%
Office Equipment	-	-	-	-	0.00%	-	-	-	0.00%
Dues, Publications, Adv. & Supplies	16,700	15,182	9,372	5,810	0.00%	1,392	408	984	-100.00%
Other	41,000	37,273	32,836	4,437	11.90%	3,417	110	3,307	96.78%
Total Administrative	951,536	865,033	826,092	38,941	4.50%	79,295	71,586	7,709	9.72%
Electric	1,200	1,091	-	1,091	100.00%	100	-	100	100.00%
Water & Sewer	600	545	-	545	100.00%	50	-	50	100.00%
Total Utilities	1,800	1,636	-	1,636	100.00%	150	-	150	100.00%
Insurance	38,000	34,545	35,969	(1,424)	-4.12%	3,167	2,440	727	22.95%
Other	-	-	-	-	0.00%	-	-	-	0.00%
Total General Expenses	38,000	34,545	35,969	(1,424)	-4.12%	3,167	2,440	727	22.95%
Total Expenses	991,336	901,215	862,061	39,154	4.34%	82,611	74,026	8,585	10.39%
Cash Flow from Operations	\$ 5,654	\$ 5,140	\$ 11,238	\$ 6,098		\$ 471	\$ (4,815)	\$ (5,286)	

**MILLVILLE HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Eleven Months Ended August 31, 2018**

	YEAR TO DATE					CURRENT MONTH			
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)
INCOME									
HAP Subsidy	\$ 1,350,000	\$ 1,237,500	\$ 1,278,063	\$ 40,563	3.28%	\$ 112,500	\$ 125,918	\$ 13,418	11.93%
Admin Fee Subsidy	140,000	128,333	122,585	(5,748)	-4.48%	11,667	10,955	(712)	-6.10%
Investment Income	-	-	17	17	0.00%	-	2	2	0.00%
Fraud Revenue	2,000	1,833	4,852	3,019	164.65%	167	952	785	471.20%
Other Income	20,800	19,067	19,035	(32)	-0.17%	1,733	2,789	1,056	60.90%
Total Income	1,512,800	1,386,733	1,424,552	37,819	2.73%	126,067	140,616	14,549	11.54%
EXPENSES									
Administrative Salaries	93,126	85,366	66,878	18,488	21.66%	7,761	5,332	2,429	31.29%
Benefits	19,780	18,132	26,906	(8,774)	-48.39%	1,648	2,062	(414)	-25.10%
Audit	2,500	2,292	1,980	312	13.60%	208	180	28	13.60%
Management Fee	-	-	12,885	(12,885)	0.00%	-	-	-	0.00%
Bookkeeping Fee	16,000	14,667	12,735	1,932	13.17%	1,333	-	1,333	100.00%
Telecommunications	2,100	1,925	982	943	48.99%	175	59	116	66.29%
Computer Support	7,900	7,242	9,171	(1,929)	-26.64%	658	618	40	6.13%
Legal	2,400	2,200	800	1,400	63.64%	200	-	200	100.00%
Staff Training & Travel	3,000	2,750	723	2,027	73.71%	250	97	153	61.20%
Dues, Publications, Adv. & Supplies	1,600	1,467	1,050	417	28.41%	133	-	133	100.00%
Administrative Other	14,800	13,567	7,345	6,222	45.86%	1,233	1,306	(73)	-5.89%
Total Administrative	163,206	149,606	141,455	8,151	5.45%	13,601	9,654	3,947	29.02%
Vehicles	1,860	1,705	605	1,100	64.52%	155	50	105	67.74%
	1,860	1,705	605	1,100	64.52%	155	50	105	67.74%
Insurance	11,500	10,542	10,740	(198)	-1.88%	958	977	(19)	-1.95%
Total General Expenses	11,500	10,542	10,740	(198)	-1.88%	958	977	(19)	-1.95%
Total Expenses	176,566	161,852	152,800	9,052	5.59%	14,714	10,681	4,033	27.41%
Housing Assistant Payments	1,351,000	1,238,417	1,316,242	(77,825)	-6.28%	112,583	124,067	(11,484)	-10.20%
Total Expenses	1,527,566	1,400,269	1,469,042	(68,773)	-	127,297	134,748	(7,451)	-
Income from Operations	\$ (14,766)	\$ (13,536)	\$ (44,490)	\$ (30,955)		\$ (1,231)	\$ 5,868	\$ 7,099	
Incr. (Decr.) in Restricted Net Assets	-	-	(35,753)			-	2,327	25,294	
Incr. (Decr.) in Unrestricted Net Assets	(14,766)	(13,536)	(8,737)			(1,231)	3,541	(18,196)	