

Millville Housing Authority
Operating Statement
Seven Months Ending 04/30/2020
Program: Public Housing Project: Consolidated

	Period	Period	Period	YTD	YTD	YTD	Annual
	Amount	Budget	Variance	Amount	Budget	Variance	Budget
INCOME							
3111.00.000 Tenant Rent	136,826.00	139,358.33	(2,532.33)	973,757.00	975,508.33	(1,751.33)	1,672,300.00
3120.00.001 Laundry and Vending		1,633.33	(1,633.33)	5,791.81	11,433.33	(5,641.52)	19,600.00
3120.00.003 Damages		133.33	(133.33)	524.33	933.33	(409.00)	1,600.00
3120.00.007 Tenant Owned / Excess Utilities	620.00	1,950.00	(1,330.00)	5,800.00	13,650.00	(7,850.00)	23,400.00
3401.00.000 HUD PHA Operating Grants/Subsidy	106,861.50	141,458.58	(34,597.08)	976,653.00	990,210.08	(13,557.08)	1,697,503.00
3421.00.000 Capital Fund Grants-Soft Costs	18,174.50	25,444.25	(7,269.75)	170,840.00	178,109.75	(7,269.75)	305,331.00
3610.00.000 Interest Income	3.37	1,000.00	(996.63)	23.98	7,000.00	(6,976.02)	12,000.00
3620.00.114 Computer/IT Support Income	256.00	200.00	56.00	1,330.00	1,400.00	(70.00)	2,400.00
3620.99.710 Property Mgnt Fee Income	34,405.53	36,393.58	(1,988.05)	243,588.15	254,755.08	(11,166.93)	436,723.00
3620.99.720 Asset Mgnt Fee Income	4,910.00	4,920.00	(10.00)	34,370.00	34,440.00	(70.00)	59,040.00
3620.99.730 Bookkeeping Fee Income	5,032.50	4,925.83	106.67	35,489.50	34,480.83	1,008.67	59,110.00
3620.99.740 Prog Mgnt Fee Inc - JCP Antenna Rental 10%	398.98	406.50	(7.52)	2,792.86	2,845.50	(52.64)	4,878.00
3620.99.741 Prog Mgnt Fee Inc - JCP Office Space Rental 10%	139.25	90.00	49.25	974.75	630.00	344.75	1,080.00
3620.99.742 Prog Mgnt Fee Inc - RVW Office Space Rental 10%	25.50	25.50		178.50	178.50		306.00
3620.99.743 Prog Mgnt Fee Inc - MVP Office Space Rental 10%	506.00	791.67	(285.67)	3,542.00	5,541.67	(1,999.67)	9,500.00
3620.99.744 Prog Mgnt Fee Inc - Capital Fund 8%	7,269.75	7,269.75		50,888.25	50,888.25		87,237.00
3620.99.747 Prog Mgnt Fee Inc - Wildwood HA	7,214.08	7,004.00	210.08	50,288.48	49,028.00	1,260.48	84,048.00
3620.99.748 Prog Mgnt Fee Inc - S8 Admin 10%	1,909.70		1,909.70	10,837.90		10,837.90	
3620.99.749 Prog Mgnt Fee Inc - Salem HA	7,295.83	7,295.83	(0.00)	52,254.08	51,070.83	1,183.25	87,550.00
3620.99.770 Caring Licensing Fee		2,100.00	(2,100.00)	15,155.49	14,700.00	455.49	25,200.00
3620.99.772 Caring Adult Day Care		504.17	(504.17)		3,529.17	(3,529.17)	6,050.00
3650.00.000 Miscellaneous Other Income	1,038.06	2,760.50	(1,722.44)	8,733.17	19,323.50	(10,590.33)	33,126.00
3650.00.002 Misc Other Income-Buck St Office Rental	36,203.56	7,916.67	28,286.89	54,663.00	55,416.67	(753.67)	95,000.00
3650.00.004 Misc Other Income-Office Space Rental	2,364.28		2,364.28	22,174.96		22,174.96	
3650.00.302 Misc Income-Antenna Rental	3,390.37	4,065.00	(674.63)	39,023.29	28,455.00	10,568.29	48,780.00
TOTAL INCOME	374,844.76	397,646.83	(22,802.07)	2,759,674.50	2,783,527.82	(23,853.32)	4,771,762.00
EXPENSES							
4110.00.000 Administrative Salaries	44,675.97	49,905.83	5,229.86	357,993.63	349,340.83	(8,652.80)	598,870.00
4110.00.001 Administrative Overtime		416.67	416.67		2,916.67	2,916.67	5,000.00

4110.00.003 Compensated Absences	500.03	500.00	(0.03)	3,500.21	3,500.00	(0.21)	6,000.00
4110.00.004 Employee Benefit-Health/Dental/Eye	18,202.64	22,046.50	3,843.86	118,615.36	154,325.50	35,710.14	264,558.00
4130.00.002 Credit/Criminal Background Checks		258.33	258.33	940.29	1,808.33	868.04	3,100.00
4130.00.003 Tenant Screening	456.00		(456.00)	1,608.00		(1,608.00)	
4130.00.004 General Legal Expense	3,959.00	5,583.33	1,624.33	40,848.25	39,083.33	(1,764.92)	67,000.00
4140.00.000 Staff Training		1,625.00	1,625.00	1,608.00	11,375.00	9,767.00	19,500.00
4140.00.001 Staff Training - Travel Expenses		1,183.33	1,183.33	460.93	8,283.33	7,822.40	14,200.00
4150.00.000 Staff Travel	106.72	1,308.33	1,201.61	5,533.44	9,158.33	3,624.89	15,700.00
4170.00.000 Accounting Fees	10,564.45	5,833.33	(4,731.12)	44,210.64	40,833.33	(3,377.31)	70,000.00
4171.00.000 Auditing Fees		1,129.17	1,129.17	5,217.92	7,904.17	2,686.25	13,550.00
4174.00.000 Licenses/Fees/Permits		1,066.67	1,066.67	4,008.00	7,466.67	3,458.67	12,800.00
4180.00.000 Office Rent		900.00	900.00	2,700.00	6,300.00	3,600.00	10,800.00
4184.00.000 Professional Fees/Services		766.67	766.67	14,037.50	5,366.67	(8,670.83)	9,200.00
4190.00.001 Temporary Labor-Administrative	1,494.49	1,395.83	(98.66)	1,756.45	9,770.83	8,014.38	16,750.00
4190.00.002 Publications/Subscriptions	478.00	220.83	(257.17)	1,651.84	1,545.83	(106.01)	2,650.00
4190.00.004 Membership Dues and Fees		379.17	379.17	1,716.96	2,654.17	937.21	4,550.00
4190.00.006 Telephone	4,551.94	1,983.33	(2,568.61)	14,618.45	13,883.33	(735.12)	23,800.00
4190.00.008 Office Supplies	1,963.74	2,225.00	261.26	10,852.84	15,575.00	4,722.16	26,700.00
4190.00.010 Copier and Supplies	640.34	966.67	326.33	5,702.86	6,766.67	1,063.81	11,600.00
4190.00.012 Cell Phones/Pagers	1,374.77	1,766.67	391.90	7,146.62	12,366.67	5,220.05	21,200.00
4190.00.014 Payroll Services	315.91	608.33	292.42	3,281.94	4,258.33	976.39	7,300.00
4190.00.016 Postage/Express	2,444.41	921.67	(1,522.74)	9,760.60	6,451.67	(3,308.93)	11,060.00
4190.00.018 Legal Ads	24.42	462.50	438.08	1,012.66	3,237.50	2,224.84	5,550.00
4190.00.020 Printer Supplies	245.94		(245.94)	733.61		(733.61)	
4190.00.022 Internet	2,503.68	1,833.33	(670.35)	11,823.90	12,833.33	1,009.43	22,000.00
4190.00.024 Answering Service/Voicemail	1,010.34	433.33	(577.01)	1,915.42	3,033.33	1,117.91	5,200.00
4190.00.026 Other Misc Admin Expenses		825.00	825.00		5,775.00	5,775.00	9,900.00
4190.00.028 Employee Services		200.00	200.00	1,885.08	1,400.00	(485.08)	2,400.00
4190.00.031 Commissioner Training				260.00		(260.00)	
4190.00.038 Bank/Credit Card Fees		150.00	150.00		1,050.00	1,050.00	1,800.00
4190.00.042 Fuel - Administrative		100.00	100.00		700.00	700.00	1,200.00
4190.00.111 Computer Hardware	5,857.23	1,666.67	(4,190.56)	10,367.05	11,666.67	1,299.62	20,000.00
4190.00.112 Computer Software	1,560.95	800.00	(760.95)	11,118.45	5,600.00	(5,518.45)	9,600.00
4190.00.114 Computer/IT Support Expense	1,641.25	875.00	(766.25)	8,985.94	6,125.00	(2,860.94)	10,500.00
4190.00.115 Computer System Support	2,992.66	1,541.67	(1,450.99)	18,105.81	10,791.67	(7,314.14)	18,500.00
4190.99.710 Property Mgmt Fee Expense	34,405.53	36,393.50	1,987.97	243,588.15	254,754.50	11,166.35	436,722.00
4190.99.715 Capital Fund Admin. Fees to COCC	7,269.75	7,269.75		50,888.25	50,888.25		87,237.00
4190.99.720 Asset Mgmt Fee Expense	4,910.00	4,920.00	10.00	34,370.00	34,440.00	70.00	59,040.00

4190.99.730 Bookkeeping Fee Expense	3,472.50	3,592.50	120.00	24,599.50	25,147.50	548.00	43,110.00
4190.99.740 Prog Mgmt Fee Exp - JCP Antenna Rental 10%	398.98	406.50	7.52	2,792.86	2,845.50	52.64	4,878.00
4190.99.741 Prog Mgmt Fee Exp - JCP Office Space Rental 10%	139.25	90.00	(49.25)	974.75	630.00	(344.75)	1,080.00
4190.99.742 Prog Mgmt Fee Exp - RVW Office Space Rental 10%	25.50	25.50		178.50	178.50		306.00
4190.99.743 Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	744.00	238.00	3,542.00	5,208.00	1,666.00	8,928.00
4190.99.750 HCPM-Janitorial - Contract Fee For Service Expense		4,834.33	4,834.33	26,899.00	33,840.33	6,941.33	58,012.00
4220.00.000 Resident Council				500.00		(500.00)	
4220.00.001 Temporary Labor-Tenant Services				101.22		(101.22)	
4220.00.002 Tenant Svcs - Materials	(170.00)		170.00	(180.00)		180.00	
4220.00.003 Tenant Svcs - Tenant Participation		33.33	33.33	2,529.34	233.33	(2,296.01)	400.00
4220.00.004 Tenant Svcs - HCFC Activities-		1,666.67	1,666.67	11,230.98	11,666.67	435.69	20,000.00
4220.00.008 Tenant Svcs - Food/Snacks				316.57		(316.57)	
4230.00.001 Tenant Services - Security Credit				50.15		(50.15)	
4310.00.000 Water & Sewer	23,329.39	28,875.00	5,545.61	190,168.75	202,125.00	11,956.25	346,500.00
4320.00.000 Electricity	39,776.19	29,225.00	(10,551.19)	221,035.41	204,575.00	(16,460.41)	350,700.00
4320.00.001 Electricity-Vacant Units	408.14		(408.14)	408.14		(408.14)	
4330.00.000 Gas	14,648.02	19,766.67	5,118.65	179,214.68	138,366.67	(40,848.01)	237,200.00
4330.00.001 Gas-Vacant Units	202.86		(202.86)	202.86		(202.86)	
4400.99.765 Maintenance Fee For Service Expense	4,221.00		(4,221.00)	4,221.00		(4,221.00)	
4410.00.000 Maintenance Salaries	19,204.83	16,092.17	(3,112.66)	153,799.81	112,645.17	(41,154.64)	193,106.00
4410.00.001 Maintenance Labor Overtime		2,416.67	2,416.67		16,916.67	16,916.67	29,000.00
4410.00.003 Compensated Absences-Maintenance		200.00	200.00		1,400.00	1,400.00	2,400.00
4410.00.004 Employee Benefit-Health/Dental/Eye	6,979.14	8,670.92	1,691.78	44,093.14	60,696.42	16,603.28	104,051.00
4411.00.000 Maintenance Uniforms		133.33	133.33	985.06	933.33	(51.73)	1,600.00
4413.00.000 Vehicle Gas, Oil, Repairs, Supplies		979.17	979.17	8,913.90	6,854.17	(2,059.73)	11,750.00
4414.00.000 Vehicle Title/Registration		33.33	33.33	32.00	233.33	201.33	400.00
4420.00.002 Materials-Electrical		1,416.67	1,416.67	3,003.57	9,916.67	6,913.10	17,000.00
4420.00.004 Materials-Plumbing	620.85	2,750.00	2,129.15	9,586.80	19,250.00	9,663.20	33,000.00
4420.00.006 Materials-Heating		2,083.33	2,083.33	1,862.59	14,583.33	12,720.74	25,000.00
4420.00.007 Materials-Flooring	11.34		(11.34)	1,705.61		(1,705.61)	
4420.00.008 Materials-Paint		1,458.33	1,458.33	7,653.29	10,208.33	2,555.04	17,500.00
4420.00.010 Materials-Janitorial/Cleaning		1,708.33	1,708.33	6,366.99	11,958.33	5,591.34	20,500.00
4420.00.012 Materials-Lumber	600.00		(600.00)	719.50		(719.50)	
4420.00.014 Materials-Maintenance Supplies	68.36		(68.36)	212.28		(212.28)	
4420.00.016 Materials-Grounds				4,120.19		(4,120.19)	
4420.00.018 Materials-Miscellaneous	60.80	10,498.00	10,437.20	36,395.58	73,486.00	37,090.42	125,976.00
4420.00.022 Materials-Equipment Repairs				874.21		(874.21)	

4420.00.024 Materials-Appliance Parts	4,040.54		(4,040.54)	13,388.82		(13,388.82)	
4420.00.026 Materials-Safety Equipment	(29.70)		29.70	10,918.03		(10,918.03)	
4420.00.028 Materials-Hardware	135.96		(135.96)	511.25		(511.25)	
4420.00.030 Materials-Glass/Screens				108.00		(108.00)	
4420.00.032 Materials-Doors / Keys	6,269.44		(6,269.44)	403.24		(403.24)	
4420.00.038 Materials-Tools	441.36		(441.36)	783.37		(783.37)	
4420.00.040 Materials-Cabinets	2,062.88		(2,062.88)	3,155.15		(3,155.15)	
4430.00.002 Contract-Elevator Monitoring	5,390.00	8,333.33	2,943.33	40,682.67	58,333.33	17,650.66	100,000.00
4430.00.004 Contract-Trash Removal	6,028.32	5,550.00	(478.32)	41,352.90	38,850.00	(2,502.90)	66,600.00
4430.00.006 Contract-Extermination/Pest Control	525.00	1,958.33	1,433.33	9,793.00	13,708.33	3,915.33	23,500.00
4430.00.007 Contract-Extermination/Bed Bug	900.00	1,083.33	183.33	4,800.00	7,583.33	2,783.33	13,000.00
4430.00.008 Contract-Grounds	29,687.52	5,850.00	(23,837.52)	41,802.52	40,950.00	(852.52)	70,200.00
4430.00.009 Contract-Grounds-Snow Removal				4,225.00		(4,225.00)	
4430.00.012 Contract-Fire Alarm	11,632.98	1,616.67	(10,016.31)	20,754.57	11,316.67	(9,437.90)	19,400.00
4430.00.014 Contract-Boilers	5,504.89		(5,504.89)	29,687.35		(29,687.35)	
4430.00.016 Contract-Window Washing		875.00	875.00		6,125.00	6,125.00	10,500.00
4430.00.018 Contract-Floor Covering		1,333.33	1,333.33	17,867.85	9,333.33	(8,534.52)	16,000.00
4430.00.020 Contract-HVAC	844.86	2,333.33	1,488.47	16,329.14	16,333.33	4.19	28,000.00
4430.00.022 Contract-Janitorial/Cleaning		3,000.00	3,000.00	26,592.00	21,000.00	(5,592.00)	36,000.00
4430.00.024 Contract-Alarm System Monitoring				382.40		(382.40)	
4430.00.027 Contract-Auto Maintenance				867.84		(867.84)	
4430.00.030 Contract-Electrical		1,083.33	1,083.33	30,665.27	7,583.33	(23,081.94)	13,000.00
4430.00.032 Contract-Plumbing	3,723.92	6,916.67	3,192.75	45,054.99	48,416.67	3,361.68	83,000.00
4430.00.034 Contract-Roofing		1,166.67	1,166.67	2,235.00	8,166.67	5,931.67	14,000.00
4430.00.036 Contract-Painting	6,850.00	2,050.00	(4,800.00)	29,895.00	14,350.00	(15,545.00)	24,600.00
4430.00.050 Contract Costs-Other Misc		5,383.33	5,383.33	1,546.19	37,683.33	36,137.14	64,600.00
4510.00.000 Insurance	20,626.26	20,141.67	(484.59)	144,383.82	140,991.67	(3,392.15)	241,700.00
4520.00.000 PILOT-Payments in Lieu of Taxes		6,333.33	6,333.33	41,219.96	44,333.33	3,113.37	76,000.00
4540.00.000 Employee Benefits-Health/Dental/Optical	1,295.38		(1,295.38)	1,295.38		(1,295.38)	
4541.00.000 Employee Benefits-Pension	12,358.08	4,833.33	(7,524.75)	41,061.96	33,833.33	(7,228.63)	58,000.00
4570.00.000 Bad Debt-Tenant Rents		1,368.33	1,368.33	1,785.00	9,578.33	7,793.33	16,420.00
4580.99.760 Lease Enforcement Fee For Service Expense		1,433.33	1,433.33		10,033.33	10,033.33	17,200.00
4600.41.740 Licenses/Fees/Permits				150.00		(150.00)	
4600.42.010 Materials-Janitorial/Cleaning	67.18		(67.18)	134.37		(134.37)	
4715.10.001 URP-PH-Tenant Utility Reimbursement-Public Housing	140.00	208.33	68.33	1,079.00	1,458.33	379.33	2,500.00
4854.00.001 Truck Lease - Ford		1,333.33	1,333.33		9,333.33	9,333.33	16,000.00
4854.05.003 Interest Expense - Ford Van		1,400.00	1,400.00	95.50	9,800.00	9,704.50	16,800.00

4855.00.000 Interest Expense - Energy Performance Contract	1,226.76	1,181.67	(45.09)	8,587.32	8,271.67	(315.65)	14,180.00
TOTAL EXPENSES	388,374.94	384,927.83	(3,447.11)	2,635,529.14	2,694,494.80	58,965.66	4,619,134.00
SURPLUS	(13,530.18)	12,719.00	(26,249.18)	124,145.36	89,033.02	35,112.34	152,628.00

**Remaining
Budget**

(698,543.00)

(13,808.19)

(1,075.67)

(17,600.00)

(720,850.00)

(134,491.00)

(11,976.02)

(1,070.00)

(193,134.85)

(24,670.00)

(23,620.50)

(2,085.14)

(105.25)

(127.50)

(5,958.00)

(36,348.75)

(33,759.52)

10,837.90

(35,295.92)

(10,044.51)

(6,050.00)

(24,392.83)

(40,337.00)

22,174.96

(9,756.71)

(2,012,087.50)

240,876.37

5,000.00

2,499.79
145,942.64
2,159.71
(1,608.00)
26,151.75
17,892.00
13,739.07
10,166.56
25,789.36
8,332.08
8,792.00
8,100.00
(4,837.50)
14,993.55
998.16
2,833.04
9,181.55
15,847.16
5,897.14
14,053.38
4,018.06
1,299.40
4,537.34
(733.61)
10,176.10
3,284.58
9,900.00
514.92
(260.00)
1,800.00
1,200.00
9,632.95
(1,518.45)
1,514.06
394.19
193,133.85
36,348.75
24,670.00

18,510.50

2,085.14

105.25

127.50

5,386.00

31,113.00

(500.00)

(101.22)

180.00

(2,129.34)

8,769.02

(316.57)

(50.15)

156,331.25

129,664.59

(408.14)

57,985.32

(202.86)

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39,306.19

29,000.00

2,400.00

59,957.86

614.94

2,836.10

368.00

13,996.43

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23,137.41

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9,846.71

14,133.01

(719.50)

(212.28)

(4,120.19)

89,580.42

(874.21)

(13,388.82)
(10,918.03)
(511.25)
(108.00)
(403.24)
(783.37)
(3,155.15)
59,317.33
25,247.10
13,707.00
8,200.00
28,397.48
(4,225.00)
(1,354.57)
(29,687.35)
10,500.00
(1,867.85)
11,670.86
9,408.00
(382.40)
(867.84)
(17,665.27)
37,945.01
11,765.00
(5,295.00)
63,053.81
97,316.18
34,780.04
(1,295.38)
16,938.04
14,635.00
17,200.00
(150.00)
(134.37)
1,421.00
16,000.00
16,704.50

5,592.68

1,983,604.86

(28,482.64)
