

Millville Housing Authority
Operating Statement
Ten Months Ending 07/31/2020
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	140,076.00	139,358.33	717.67	1,384,526.00	1,393,583.33	(9,057.33)	1,672,300.00
3120.00.001 Laundry and Vending		1,633.33	(1,633.33)	9,691.97	16,333.33	(6,641.36)	19,600.00
3120.00.003 Damages		133.33	(133.33)	524.33	1,333.33	(809.00)	1,600.00
3120.00.007 Tenant Owned / Excess Utilities	7,400.00	1,950.00	5,450.00	22,265.00	19,500.00	2,765.00	23,400.00
3401.00.000 HUD PHA Operating Grants/Subsidy	116,204.00	141,458.58	(25,254.58)	1,371,071.00	1,414,585.83	(43,514.83)	1,697,503.00
3421.00.000 Capital Fund Grants-Soft Costs	33,925.70	25,444.25	8,481.45	255,654.20	254,442.50	1,211.70	305,331.00
3610.00.000 Interest Income	4.75	1,000.00	(995.25)	34.91	10,000.00	(9,965.09)	12,000.00
3620.00.114 Computer/IT Support Income	114.00	200.00	(86.00)	1,802.00	2,000.00	(198.00)	2,400.00
3620.99.710 Property Mgmt Fee Income	34,033.95	36,393.58	(2,359.63)	345,764.31	363,935.83	(18,171.52)	436,723.00
3620.99.720 Asset Mgmt Fee Income	4,910.00	4,920.00	(10.00)	49,100.00	49,200.00	(100.00)	59,040.00
3620.99.730 Bookkeeping Fee Income	4,995.00	4,925.83	69.17	50,482.00	49,258.33	1,223.67	59,110.00
3620.99.740 Prog Mgmt Fee Inc - JCP Antenna Rental 10%	398.98	406.50	(7.52)	3,989.80	4,065.00	(75.20)	4,878.00
3620.99.741 Prog Mgmt Fee Inc - JCP Office Space Rental 10%	139.25	90.00	49.25	1,392.50	900.00	492.50	1,080.00
3620.99.742 Prog Mgmt Fee Inc - RVW Office Space Rental 10%	25.50	25.50		255.00	255.00		306.00
3620.99.743 Prog Mgmt Fee Inc - MVP Office Space Rental 10%	506.00	791.67	(285.67)	5,060.00	7,916.67	(2,856.67)	9,500.00
3620.99.744 Prog Mgmt Fee Inc - Capital Fund 8%	9,693.03	7,269.75	2,423.28	67,851.03	72,697.50	(4,846.47)	87,237.00
3620.99.747 Prog Mgmt Fee Inc - Wildwood HA	7,214.08	7,004.00	210.08	72,196.45	70,040.00	2,156.45	84,048.00
3620.99.748 Prog Mgmt Fee Inc - S8 Admin 10%	1,463.00		1,463.00	15,214.90		15,214.90	
3620.99.749 Prog Mgmt Fee Inc - Salem HA	7,295.83	7,295.83	(0.00)	74,141.57	72,958.33	1,183.24	87,550.00
3620.99.770 Caring Licensing Fee	2,548.53	2,100.00	448.53	25,264.00	21,000.00	4,264.00	25,200.00
3620.99.772 Caring Adult Day Care		504.17	(504.17)		5,041.67	(5,041.67)	6,050.00
3650.00.000 Miscellaneous Other Income	775.81	2,760.50	(1,984.69)	13,865.27	27,605.00	(13,739.73)	33,126.00
3650.00.002 Misc Other Income-Buck St Office Rental	7,004.00	7,916.67	(912.67)	63,959.31	79,166.67	(15,207.36)	95,000.00
3650.00.004 Misc Other Income-Office Space Rental	2,364.28		2,364.28	31,007.08		31,007.08	
3650.00.302 Misc Income-Antenna Rental	2,701.22	4,065.00	(1,363.78)	50,167.61	40,650.00	9,517.61	48,780.00
3700.00.000 CARES ACT REVENUE	30,380.98		30,380.98	187,724.95		187,724.95	
TOTAL INCOME	414,173.89	397,646.83	16,527.06	4,103,005.19	3,976,468.32	126,536.87	4,771,762.00
EXPENSES							
3800.00.000 CARES ACT EXPENSES	30,380.98		(30,380.98)	187,724.95		(187,724.95)	

3900.00.000 CARES EXPENSE - CONTRA	(30,380.98)		30,380.98	(187,724.95)		187,724.95	
4110.00.000 Administrative Salaries	44,663.00	49,905.83	5,242.83	514,253.87	499,058.33	(15,195.54)	598,870.00
4110.00.001 Administrative Overtime		416.67	416.67		4,166.67	4,166.67	5,000.00
4110.00.003 Compensated Absences	500.03	500.00	(0.03)	5,000.30	5,000.00	(0.30)	6,000.00
4110.00.004 Employee Benefit-Health/Dental/Eye	14,774.84	22,046.50	7,271.66	171,367.96	220,465.00	49,097.04	264,558.00
4130.00.002 Credit/Criminal Background Checks		258.33	258.33	940.29	2,583.33	1,643.04	3,100.00
4130.00.003 Tenant Screening	192.00		(192.00)	1,800.00		(1,800.00)	
4130.00.004 General Legal Expense	3,937.00	5,583.33	1,646.33	50,473.75	55,833.33	5,359.58	67,000.00
4140.00.000 Staff Training	389.10	1,625.00	1,235.90	2,014.10	16,250.00	14,235.90	19,500.00
4140.00.001 Staff Training - Travel Expenses		1,183.33	1,183.33	460.93	11,833.33	11,372.40	14,200.00
4150.00.000 Staff Travel	939.80	1,308.33	368.53	6,584.18	13,083.33	6,499.15	15,700.00
4170.00.000 Accounting Fees		5,833.33	5,833.33	60,410.64	58,333.33	(2,077.31)	70,000.00
4171.00.000 Auditing Fees	974.98	1,129.17	154.19	8,142.86	11,291.67	3,148.81	13,550.00
4174.00.000 Licenses/Fees/Permits		1,066.67	1,066.67	4,008.00	10,666.67	6,658.67	12,800.00
4180.00.000 Office Rent		900.00	900.00	4,500.00	9,000.00	4,500.00	10,800.00
4184.00.000 Professional Fees/Services	1,612.50	766.67	(845.83)	15,490.00	7,666.67	(7,823.33)	9,200.00
4190.00.001 Temporary Labor-Administrative		1,395.83	1,395.83	14,192.45	13,958.33	(234.12)	16,750.00
4190.00.002 Publications/Subscriptions	69.64	220.83	151.19	1,721.48	2,208.33	486.85	2,650.00
4190.00.004 Membership Dues and Fees	315.00	379.17	64.17	2,031.96	3,791.67	1,759.71	4,550.00
4190.00.006 Telephone	1,040.89	1,983.33	942.44	18,627.65	19,833.33	1,205.68	23,800.00
4190.00.008 Office Supplies	1,694.16	2,225.00	530.84	32,194.50	22,250.00	(9,944.50)	26,700.00
4190.00.010 Copier and Supplies	691.60	966.67	275.07	8,069.29	9,666.67	1,597.38	11,600.00
4190.00.012 Cell Phones/Pagers	2,272.85	1,766.67	(506.18)	10,968.62	17,666.67	6,698.05	21,200.00
4190.00.014 Payroll Services	422.02	608.33	186.31	4,328.16	6,083.33	1,755.17	7,300.00
4190.00.016 Postage/Express	624.48	921.67	297.19	13,955.30	9,216.67	(4,738.63)	11,060.00
4190.00.018 Legal Ads	108.82	462.50	353.68	1,339.10	4,625.00	3,285.90	5,550.00
4190.00.020 Printer Supplies				733.61		(733.61)	
4190.00.022 Internet	2,394.97	1,833.33	(561.64)	16,351.25	18,333.33	1,982.08	22,000.00
4190.00.024 Answering Service/Voicemail		433.33	433.33	1,915.42	4,333.33	2,417.91	5,200.00
4190.00.026 Other Misc Admin Expenses		825.00	825.00	792.59	8,250.00	7,457.41	9,900.00
4190.00.028 Employee Services	190.90	200.00	9.10	2,075.98	2,000.00	(75.98)	2,400.00
4190.00.038 Bank/Credit Card Fees		150.00	150.00		1,500.00	1,500.00	1,800.00
4190.00.042 Fuel - Administrative		100.00	100.00		1,000.00	1,000.00	1,200.00
4190.00.050 Cable TV				238.06		(238.06)	
4190.00.111 Computer Hardware	195.00	1,666.67	1,471.67	5,780.05	16,666.67	10,886.62	20,000.00
4190.00.112 Computer Software	1,560.95	800.00	(760.95)	15,831.30	8,000.00	(7,831.30)	9,600.00
4190.00.114 Computer/IT Support Expense		875.00	875.00	1,073.90	8,750.00	7,676.10	10,500.00
4190.00.115 Computer System Support	3,369.40	1,541.67	(1,827.73)	53,725.33	15,416.67	(38,308.66)	18,500.00

4190.99.710 Property Mgmt Fee Expense	34,033.95	36,393.50	2,359.55	345,764.31	363,935.00	18,170.69	436,722.00
4190.99.715 Capital Fund Admin. Fees to COCC	9,693.03	7,269.75	(2,423.28)	75,120.78	72,697.50	(2,423.28)	87,237.00
4190.99.720 Asset Mgmt Fee Expense	4,910.00	4,920.00	10.00	49,100.00	49,200.00	100.00	59,040.00
4190.99.730 Bookkeeping Fee Expense	3,435.00	3,592.50	157.50	34,912.00	35,925.00	1,013.00	43,110.00
4190.99.740 Prog Mgmt Fee Exp - JCP Antenna Rental 10%	398.98	406.50	7.52	3,989.80	4,065.00	75.20	4,878.00
4190.99.741 Prog Mgmt Fee Exp - JCP Office Space Rental 10%	139.25	90.00	(49.25)	1,392.50	900.00	(492.50)	1,080.00
4190.99.742 Prog Mgmt Fee Exp - RVW Office Space Rental 10%	25.50	25.50		255.00	255.00		306.00
4190.99.743 Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	744.00	238.00	5,060.00	7,440.00	2,380.00	8,928.00
4190.99.750 HCPM-Janitorial - Contract Fee For Service Expense	4,461.00	4,834.33	373.33	41,335.00	48,343.33	7,008.33	58,012.00
4220.00.001 Temporary Labor-Tenant Services				101.22		(101.22)	
4220.00.002 Tenant Svcs - Materials	(45.00)		45.00	(365.00)		365.00	
4220.00.003 Tenant Svcs - Tenant Participation		33.33	33.33	2,236.75	333.33	(1,903.42)	400.00
4220.00.004 Tenant Svcs - HCFC Activities-		1,666.67	1,666.67	11,230.98	16,666.67	5,435.69	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	27,608.34	28,875.00	1,266.66	278,564.38	288,750.00	10,185.62	346,500.00
4320.00.000 Electricity	38,317.70	29,225.00	(9,092.70)	303,692.07	292,250.00	(11,442.07)	350,700.00
4320.00.001 Electricity-Vacant Units				408.14		(408.14)	
4330.00.000 Gas	5,202.26	19,766.67	14,564.41	219,565.42	197,666.67	(21,898.75)	237,200.00
4330.00.001 Gas-Vacant Units				202.86		(202.86)	
4400.99.765 Maintenance Fee For Service Expense				4,221.00		(4,221.00)	
4410.00.000 Maintenance Salaries	21,018.84	16,092.17	(4,926.67)	225,436.21	160,921.67	(64,514.54)	193,106.00
4410.00.001 Maintenance Labor Overtime		2,416.67	2,416.67		24,166.67	24,166.67	29,000.00
4410.00.003 Compensated Absences-Maintenance		200.00	200.00		2,000.00	2,000.00	2,400.00
4410.00.004 Employee Benefit-Health/Dental/Eye	7,264.01	8,670.92	1,406.91	66,497.12	86,709.17	20,212.05	104,051.00
4411.00.000 Maintenance Uniforms		133.33	133.33	985.06	1,333.33	348.27	1,600.00
4413.00.000 Vehicle Gas, Oil, Repairs, Supplies	232.77	979.17	746.40	13,684.18	9,791.67	(3,892.51)	11,750.00
4414.00.000 Vehicle Title/Registration	116.50	33.33	(83.17)	148.50	333.33	184.83	400.00
4420.00.002 Materials-Electrical	90.30	1,416.67	1,326.37	3,557.89	14,166.67	10,608.78	17,000.00
4420.00.004 Materials-Plumbing	1,491.94	2,750.00	1,258.06	12,865.74	27,500.00	14,634.26	33,000.00
4420.00.006 Materials-Heating	3,077.52	2,083.33	(994.19)	4,940.11	20,833.33	15,893.22	25,000.00
4420.00.007 Materials-Flooring	162.30		(162.30)	1,867.91		(1,867.91)	
4420.00.008 Materials-Paint	62.24	1,458.33	1,396.09	10,354.49	14,583.33	4,228.84	17,500.00
4420.00.010 Materials-Janitorial/Cleaning	1,607.48	1,708.33	100.85	9,207.47	17,083.33	7,875.86	20,500.00
4420.00.012 Materials-Lumber	108.89		(108.89)	828.39		(828.39)	
4420.00.014 Materials-Maintenance Supplies				217.53		(217.53)	
4420.00.016 Materials-Grounds				4,120.19		(4,120.19)	

4420.00.018 Materials-Miscellaneous	1,650.95	10,498.00	8,847.05	50,497.45	104,980.00	54,482.55	125,976.00
4420.00.022 Materials-Equipment Repairs	150.00		(150.00)	2,820.39		(2,820.39)	
4420.00.024 Materials-Appliance Parts	305.60		(305.60)	14,488.42		(14,488.42)	
4420.00.026 Materials-Safety Equipment				12,484.48		(12,484.48)	
4420.00.028 Materials-Hardware				516.24		(516.24)	
4420.00.030 Materials-Glass/Screens				108.00		(108.00)	
4420.00.032 Materials-Doors / Keys	484.36		(484.36)	4,880.69		(4,880.69)	
4420.00.038 Materials-Tools				794.85		(794.85)	
4420.00.040 Materials-Cabinets				3,155.15		(3,155.15)	
4430.00.002 Contract-Elevator Monitoring	5,390.00	8,333.33	2,943.33	46,072.67	83,333.33	37,260.66	100,000.00
4430.00.003 Contract-Elevator Inspection	2,140.00		(2,140.00)	7,530.00		(7,530.00)	
4430.00.004 Contract-Trash Removal	5,408.19	5,550.00	141.81	57,871.95	55,500.00	(2,371.95)	66,600.00
4430.00.006 Contract-Extermination/Pest Control	1,153.46	1,958.33	804.87	10,946.46	19,583.33	8,636.87	23,500.00
4430.00.007 Contract-Extermination/Bed Bug	600.00	1,083.33	483.33	5,400.00	10,833.33	5,433.33	13,000.00
4430.00.008 Contract-Grounds	7,460.50	5,850.00	(1,610.50)	64,040.53	58,500.00	(5,540.53)	70,200.00
4430.00.009 Contract-Grounds-Snow Removal				8,450.00		(8,450.00)	
4430.00.012 Contract-Fire Alarm	2,234.97	1,616.67	(618.30)	34,730.54	16,166.67	(18,563.87)	19,400.00
4430.00.014 Contract-Boilers	2,055.87		(2,055.87)	33,014.20		(33,014.20)	
4430.00.016 Contract-Window Washing		875.00	875.00		8,750.00	8,750.00	10,500.00
4430.00.018 Contract-Floor Covering		1,333.33	1,333.33	17,867.85	13,333.33	(4,534.52)	16,000.00
4430.00.020 Contract-HVAC	345.25	2,333.33	1,988.08	36,255.50	23,333.33	(12,922.17)	28,000.00
4430.00.022 Contract-Janitorial/Cleaning	1,053.00	3,000.00	1,947.00	28,642.50	30,000.00	1,357.50	36,000.00
4430.00.024 Contract-Alarm System Monitoring	318.40		(318.40)	700.80		(700.80)	
4430.00.027 Contract-Auto Maintenance				867.84		(867.84)	
4430.00.030 Contract-Electrical	420.00	1,083.33	663.33	38,119.27	10,833.33	(27,285.94)	13,000.00
4430.00.032 Contract-Plumbing	3,662.25	6,916.67	3,254.42	55,611.42	69,166.67	13,555.25	83,000.00
4430.00.034 Contract-Roofing		1,166.67	1,166.67	5,185.00	11,666.67	6,481.67	14,000.00
4430.00.036 Contract-Painting		2,050.00	2,050.00	29,895.00	20,500.00	(9,395.00)	24,600.00
4430.00.050 Contract Costs-Other Misc		5,383.33	5,383.33	1,546.19	53,833.33	52,287.14	64,600.00
4510.00.000 Insurance	20,626.26	20,141.67	(484.59)	206,262.60	201,416.67	(4,845.93)	241,700.00
4520.00.000 PILOT-Payments in Lieu of Taxes	7,079.99	6,333.33	(746.66)	62,459.93	63,333.33	873.40	76,000.00
4541.00.000 Employee Benefits-Pension	4,783.98	4,833.33	49.35	47,839.80	48,333.33	493.53	58,000.00
4570.00.000 Bad Debt-Tenant Rents		1,368.33	1,368.33	20,675.00	13,683.33	(6,991.67)	16,420.00
4570.00.001 Bad Debt-Other				849.00		(849.00)	
4580.99.760 Lease Enforcement Fee For Service Expense		1,433.33	1,433.33		14,333.33	14,333.33	17,200.00
4600.41.740 Licenses/Fees/Permits				252.00		(252.00)	
4600.42.010 Materials-Janitorial/Cleaning				134.37		(134.37)	

4715.10.001 URP-PH-Tenant Utility Reimbursement-Public Housing	135.00	208.33	73.33	1,461.00	2,083.33	622.33	2,500.00
4854.00.001 Truck Lease - Ford		1,333.33	1,333.33		13,333.33	13,333.33	16,000.00
4854.05.003 Interest Expense - Ford Van		1,400.00	1,400.00	95.50	14,000.00	13,904.50	16,800.00
4855.00.000 Interest Expense - Energy Performance Contract	1,226.76	1,181.67	(45.09)	12,267.60	11,816.67	(450.93)	14,180.00
TOTAL EXPENSES	315,537.52	384,927.83	69,390.31	3,708,047.79	3,849,278.30	141,230.51	4,619,134.00
SURPLUS	98,636.37	12,719.00	85,917.37	394,957.40	127,190.02	267,767.38	152,628.00

**Remaining
Budget**

(287,774.00)

(9,908.03)

(1,075.67)

(1,135.00)

(326,432.00)

(49,676.80)

(11,965.09)

(598.00)

(90,958.69)

(9,940.00)

(8,628.00)

(888.20)

312.50

(51.00)

(4,440.00)

(19,385.97)

(11,851.55)

15,214.90

(13,408.43)

64.00

(6,050.00)

(19,260.73)

(31,040.69)

31,007.08

1,387.61

187,724.95

(668,756.81)

(187,724.95)

187,724.95
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5,000.00
999.70
93,190.04
2,159.71
(1,800.00)
16,526.25
17,485.90
13,739.07
9,115.82
9,589.36
5,407.14
8,792.00
6,300.00
(6,290.00)
2,557.55
928.52
2,518.04
5,172.35
(5,494.50)
3,530.71
10,231.38
2,971.84
(2,895.30)
4,210.90
(733.61)
5,648.75
3,284.58
9,107.41
324.02
1,800.00
1,200.00
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14,219.95
(6,231.30)
9,426.10
(35,225.33)

90,957.69
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16,677.00

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365.00
(1,836.75)
8,769.02
(316.57)
(50.15)
67,935.62
47,007.93
(408.14)
17,634.58
(202.86)
(4,221.00)
(32,330.21)
29,000.00
2,400.00
37,553.88
614.94
(1,934.18)
251.50
13,442.11
20,134.26
20,059.89
(1,867.91)
7,145.51
11,292.53
(828.39)
(217.53)
(4,120.19)

75,478.55
(2,820.39)
(14,488.42)
(12,484.48)
(516.24)
(108.00)
(4,880.69)
(794.85)
(3,155.15)
53,927.33
(7,530.00)
8,728.05
12,553.54
7,600.00
6,159.47
(8,450.00)
(15,330.54)
(33,014.20)
10,500.00
(1,867.85)
(8,255.50)
7,357.50
(700.80)
(867.84)
(25,119.27)
27,388.58
8,815.00
(5,295.00)
63,053.81
35,437.40
13,540.07
10,160.20
(4,255.00)
(849.00)
17,200.00
(252.00)
(134.37)

1,039.00

16,000.00

16,704.50

1,912.40

911,086.21

242,329.40
