

Millville Housing Authority
Operating Statement
Eleven Months Ending 08/31/2020
Program: Public Housing Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget
INCOME							
3111.00.000 Tenant Rent	143,070.00	139,358.33	3,711.67	1,527,596.00	1,532,941.67	(5,345.67)	1,672,300.00
3120.00.001 Laundry and Vending	4,053.79	1,633.33	2,420.46	13,745.76	17,966.67	(4,220.91)	19,600.00
3120.00.003 Damages		133.33	(133.33)	524.33	1,466.67	(942.34)	1,600.00
3120.00.007 Tenant Owned / Excess Utilities	8,600.00	1,950.00	6,650.00	30,865.00	21,450.00	9,415.00	23,400.00
3401.00.000 HUD PHA Operating Grants/Subsidy	101,075.00	141,458.58	(40,383.58)	1,471,706.00	1,556,044.42	(84,338.42)	1,697,503.00
3421.00.000 Capital Fund Grants-Soft Costs	33,925.70	25,444.25	8,481.45	271,405.30	279,886.75	(8,481.45)	305,331.00
3610.00.000 Interest Income	3.64	1,000.00	(996.36)	81.12	11,000.00	(10,918.88)	12,000.00
3620.00.114 Computer/IT Support Income	102.00	200.00	(98.00)	1,904.00	2,200.00	(296.00)	2,400.00
3620.99.710 Property Mgmt Fee Income	35,074.42	36,393.58	(1,319.16)	380,838.73	400,329.42	(19,490.69)	436,723.00
3620.99.720 Asset Mgmt Fee Income	4,910.00	4,920.00	(10.00)	54,010.00	54,120.00	(110.00)	59,040.00
3620.99.730 Bookkeeping Fee Income	5,107.50	4,925.83	181.67	55,589.50	54,184.17	1,405.33	59,110.00
3620.99.740 Prog Mgmt Fee Inc - JCP Antenna Rental 10%	398.98	406.50	(7.52)	4,388.78	4,471.50	(82.72)	4,878.00
3620.99.741 Prog Mgmt Fee Inc - JCP Office Space Rental 10%	139.25	90.00	49.25	1,531.75	990.00	541.75	1,080.00
3620.99.742 Prog Mgmt Fee Inc - RVW Office Space Rental 10%	25.50	25.50		280.50	280.50		306.00
3620.99.743 Prog Mgmt Fee Inc - MVP Office Space Rental 10%	506.00	791.67	(285.67)	5,566.00	8,708.33	(3,142.33)	9,500.00
3620.99.744 Prog Mgmt Fee Inc - Capital Fund 8%	9,693.03	7,269.75	2,423.28	77,544.06	79,967.25	(2,423.19)	87,237.00
3620.99.747 Prog Mgmt Fee Inc - Wildwood HA	7,214.08	7,004.00	210.08	79,354.86	77,044.00	2,310.86	84,048.00
3620.99.748 Prog Mgmt Fee Inc - S8 Admin 10%	1,489.40		1,489.40	16,704.30		16,704.30	
3620.99.749 Prog Mgmt Fee Inc - Salem HA	7,295.83	7,295.83	(0.00)	81,437.40	80,254.17	1,183.23	87,550.00
3620.99.770 Caring Licensing Fee	2,562.94	2,100.00	462.94	27,826.94	23,100.00	4,726.94	25,200.00
3620.99.772 Caring Adult Day Care		504.17	(504.17)		5,545.83	(5,545.83)	6,050.00
3650.00.000 Miscellaneous Other Income	1,693.81	2,760.50	(1,066.69)	15,829.76	30,365.50	(14,535.74)	33,126.00
3650.00.002 Misc Other Income-Buck St Office Rental	22,549.86	7,916.67	14,633.19	86,509.17	87,083.33	(574.16)	95,000.00
3650.00.004 Misc Other Income-Office Space Rental	2,364.28		2,364.28	33,371.36		33,371.36	
3650.00.302 Misc Income-Antenna Rental	4,986.88	4,065.00	921.88	55,154.49	44,715.00	10,439.49	48,780.00
3700.00.000 CARES ACT REVENUE	63,352.87		63,352.87	218,902.89		218,902.89	
TOTAL INCOME	460,194.76	397,646.83	62,547.93	4,512,668.00	4,374,115.18	138,552.82	4,771,762.00
EXPENSES							
3800.00.000 CARES ACT EXPENSES	63,352.87		(63,352.87)	218,902.89		(218,902.89)	

3900.00.000 CARES EXPENSE - CONTRA	(63,352.87)		63,352.87	(218,902.89)		218,902.89	
4110.00.000 Administrative Salaries	44,660.95	49,905.83	5,244.88	558,914.82	548,964.17	(9,950.65)	598,870.00
4110.00.001 Administrative Overtime		416.67	416.67		4,583.33	4,583.33	5,000.00
4110.00.003 Compensated Absences	500.03	500.00	(0.03)	5,500.33	5,500.00	(0.33)	6,000.00
4110.00.004 Employee Benefit-Health/Dental/Eye	14,447.58	22,046.50	7,598.92	186,198.30	242,511.50	56,313.20	264,558.00
4130.00.002 Credit/Criminal Background Checks		258.33	258.33	940.29	2,841.67	1,901.38	3,100.00
4130.00.003 Tenant Screening	336.00		(336.00)	2,136.00		(2,136.00)	
4130.00.004 General Legal Expense	4,448.50	5,583.33	1,134.83	54,922.25	61,416.67	6,494.42	67,000.00
4140.00.000 Staff Training		1,625.00	1,625.00	2,014.10	17,875.00	15,860.90	19,500.00
4140.00.001 Staff Training - Travel Expenses		1,183.33	1,183.33	460.93	13,016.67	12,555.74	14,200.00
4150.00.000 Staff Travel	264.48	1,308.33	1,043.85	6,848.66	14,391.67	7,543.01	15,700.00
4170.00.000 Accounting Fees	6,600.00	5,833.33	(766.67)	67,010.64	64,166.67	(2,843.97)	70,000.00
4171.00.000 Auditing Fees	974.98	1,129.17	154.19	9,117.84	12,420.83	3,302.99	13,550.00
4174.00.000 Licenses/Fees/Permits		1,066.67	1,066.67	4,008.00	11,733.33	7,725.33	12,800.00
4180.00.000 Office Rent	900.00	900.00		5,400.00	9,900.00	4,500.00	10,800.00
4184.00.000 Professional Fees/Services		766.67	766.67	15,490.00	8,433.33	(7,056.67)	9,200.00
4190.00.001 Temporary Labor-Administrative	1,245.50	1,395.83	150.33	15,437.95	15,354.17	(83.78)	16,750.00
4190.00.002 Publications/Subscriptions		220.83	220.83	1,721.48	2,429.17	707.69	2,650.00
4190.00.004 Membership Dues and Fees	288.00	379.17	91.17	2,319.96	4,170.83	1,850.87	4,550.00
4190.00.006 Telephone	6,100.68	1,983.33	(4,117.35)	24,728.33	21,816.67	(2,911.66)	23,800.00
4190.00.008 Office Supplies	129.97	2,225.00	2,095.03	32,434.08	24,475.00	(7,959.08)	26,700.00
4190.00.010 Copier and Supplies	466.17	966.67	500.50	8,535.46	10,633.33	2,097.87	11,600.00
4190.00.012 Cell Phones/Pagers	955.17	1,766.67	811.50	11,923.79	19,433.33	7,509.54	21,200.00
4190.00.014 Payroll Services	335.25	608.33	273.08	4,663.41	6,691.67	2,028.26	7,300.00
4190.00.016 Postage/Express	1,142.11	921.67	(220.44)	15,097.41	10,138.33	(4,959.08)	11,060.00
4190.00.018 Legal Ads	505.16	462.50	(42.66)	1,844.26	5,087.50	3,243.24	5,550.00
4190.00.020 Printer Supplies				733.61		(733.61)	
4190.00.022 Internet	2,589.19	1,833.33	(755.86)	18,940.44	20,166.67	1,226.23	22,000.00
4190.00.024 Answering Service/Voicemail		433.33	433.33	1,915.42	4,766.67	2,851.25	5,200.00
4190.00.026 Other Misc Admin Expenses		825.00	825.00	65.57	9,075.00	9,009.43	9,900.00
4190.00.028 Employee Services		200.00	200.00	2,075.98	2,200.00	124.02	2,400.00
4190.00.038 Bank/Credit Card Fees		150.00	150.00	9.95	1,650.00	1,640.05	1,800.00
4190.00.042 Fuel - Administrative		100.00	100.00		1,100.00	1,100.00	1,200.00
4190.00.050 Cable TV				238.06		(238.06)	
4190.00.111 Computer Hardware		1,666.67	1,666.67	5,780.05	18,333.33	12,553.28	20,000.00
4190.00.112 Computer Software	1,560.95	800.00	(760.95)	17,392.25	8,800.00	(8,592.25)	9,600.00
4190.00.114 Computer/IT Support Expense	3,343.75	875.00	(2,468.75)	4,417.65	9,625.00	5,207.35	10,500.00
4190.00.115 Computer System Support	2,348.72	1,541.67	(807.05)	56,074.05	16,958.33	(39,115.72)	18,500.00

4190.99.710 Property Mgmt Fee Expense	35,074.42	36,393.50	1,319.08	380,838.73	400,328.50	19,489.77	436,722.00
4190.99.715 Capital Fund Admin. Fees to COCC	9,693.03	7,269.75	(2,423.28)	78,270.98	79,967.25	1,696.27	87,237.00
4190.99.720 Asset Mgmt Fee Expense	4,910.00	4,920.00	10.00	54,010.00	54,120.00	110.00	59,040.00
4190.99.730 Bookkeeping Fee Expense	3,547.50	3,592.50	45.00	38,459.50	39,517.50	1,058.00	43,110.00
4190.99.740 Prog Mgmt Fee Exp - JCP Antenna Rental 10%	398.98	406.50	7.52	4,388.78	4,471.50	82.72	4,878.00
4190.99.741 Prog Mgmt Fee Exp - JCP Office Space Rental 10%	139.25	90.00	(49.25)	1,531.75	990.00	(541.75)	1,080.00
4190.99.742 Prog Mgmt Fee Exp - RVW Office Space Rental 10%	25.50	25.50		280.50	280.50		306.00
4190.99.743 Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	744.00	238.00	5,566.00	8,184.00	2,618.00	8,928.00
4190.99.750 HCPM-Janitorial - Contract Fee For Service Expense	5,342.00	4,834.33	(507.67)	46,677.00	53,177.67	6,500.67	58,012.00
4220.00.001 Temporary Labor-Tenant Services				101.22		(101.22)	
4220.00.002 Tenant Svcs - Materials	(175.00)		175.00	(540.00)		540.00	
4220.00.003 Tenant Svcs - Tenant Participation		33.33	33.33	2,236.75	366.67	(1,870.08)	400.00
4220.00.004 Tenant Svcs - HCFC Activities-		1,666.67	1,666.67	11,230.98	18,333.33	7,102.35	20,000.00
4220.00.008 Tenant Svcs - Food/Snacks				316.57		(316.57)	
4220.00.028 Tenant Svcs - Moving Expenses	1,432.15		(1,432.15)	1,432.15		(1,432.15)	
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	306,172.72	317,625.00	11,452.28	346,500.00
4320.00.000 Electricity	30,541.58	29,225.00	(1,316.58)	334,233.65	321,475.00	(12,758.65)	350,700.00
4320.00.001 Electricity-Vacant Units				408.14		(408.14)	
4330.00.000 Gas	11,106.75	19,766.67	8,659.92	230,672.17	217,433.33	(13,238.84)	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	20,150.29	16,092.17	(4,058.12)	245,586.50	177,013.83	(68,572.67)	193,106.00
4410.00.001 Maintenance Labor Overtime		2,416.67	2,416.67		26,583.33	26,583.33	29,000.00
4410.00.003 Compensated Absences-Maintenance		200.00	200.00		2,200.00	2,200.00	2,400.00
4410.00.004 Employee Benefit-Health/Dental/Eye	7,111.97	8,670.92	1,558.95	73,609.09	95,380.08	21,770.99	104,051.00
4411.00.000 Maintenance Uniforms		133.33	133.33	985.06	1,466.67	481.61	1,600.00
4413.00.000 Vehicle Gas, Oil, Repairs, Supplies	241.00	979.17	738.17	13,925.18	10,770.83	(3,154.35)	11,750.00
4414.00.000 Vehicle Title/Registration	139.50	33.33	(106.17)	288.00	366.67	78.67	400.00
4420.00.002 Materials-Electrical	3,497.72	1,416.67	(2,081.05)	7,055.61	15,583.33	8,527.72	17,000.00
4420.00.004 Materials-Plumbing	195.49	2,750.00	2,554.51	13,061.23	30,250.00	17,188.77	33,000.00
4420.00.006 Materials-Heating	878.33	2,083.33	1,205.00	5,818.44	22,916.67	17,098.23	25,000.00
4420.00.007 Materials-Flooring	356.88		(356.88)	2,224.79		(2,224.79)	
4420.00.008 Materials-Paint	805.29	1,458.33	653.04	11,159.78	16,041.67	4,881.89	17,500.00
4420.00.010 Materials-Janitorial/Cleaning		1,708.33	1,708.33	9,207.47	18,791.67	9,584.20	20,500.00
4420.00.012 Materials-Lumber				828.39		(828.39)	

4420.00.014 Materials-Maintenance Supplies	781.99		(781.99)	999.52		(999.52)	
4420.00.016 Materials-Grounds				4,120.19		(4,120.19)	
4420.00.018 Materials-Miscellaneous	53,602.66	10,498.00	(43,104.66)	104,100.11	115,478.00	11,377.89	125,976.00
4420.00.022 Materials-Equipment Repairs	2,300.00		(2,300.00)	5,120.39		(5,120.39)	
4420.00.024 Materials-Appliance Parts	1,307.98		(1,307.98)	15,796.40		(15,796.40)	
4420.00.026 Materials-Safety Equipment	4,521.15		(4,521.15)	17,005.63		(17,005.63)	
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	2,296.28		(2,296.28)	7,176.97		(7,176.97)	
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	15,615.00	8,333.33	(7,281.67)	61,687.67	91,666.67	29,979.00	100,000.00
4430.00.003 Contract-Elevator Inspection	516.00		(516.00)	8,046.00		(8,046.00)	
4430.00.004 Contract-Trash Removal	5,345.23	5,550.00	204.77	63,217.18	61,050.00	(2,167.18)	66,600.00
4430.00.006 Contract-Extermination/Pest Control	1,260.46	1,958.33	697.87	12,206.92	21,541.67	9,334.75	23,500.00
4430.00.007 Contract-Extermination/Bed Bug	300.00	1,083.33	783.33	5,700.00	11,916.67	6,216.67	13,000.00
4430.00.008 Contract-Grounds	6,910.01	5,850.00	(1,060.01)	70,950.54	64,350.00	(6,600.54)	70,200.00
4430.00.009 Contract-Grounds-Snow Removal				8,450.00		(8,450.00)	
4430.00.010 Contract-Unit Cleaning/Prep	105.00		(105.00)	105.00		(105.00)	
4430.00.012 Contract-Fire Alarm	5,134.44	1,616.67	(3,517.77)	39,864.98	17,783.33	(22,081.65)	19,400.00
4430.00.014 Contract-Boilers				33,014.20		(33,014.20)	
4430.00.016 Contract-Window Washing		875.00	875.00		9,625.00	9,625.00	10,500.00
4430.00.018 Contract-Floor Covering		1,333.33	1,333.33	17,867.85	14,666.67	(3,201.18)	16,000.00
4430.00.020 Contract-HVAC	3,067.68	2,333.33	(734.35)	39,323.18	25,666.67	(13,656.51)	28,000.00
4430.00.022 Contract-Janitorial/Cleaning	9,296.15	3,000.00	(6,296.15)	37,938.65	33,000.00	(4,938.65)	36,000.00
4430.00.024 Contract-Alarm System Monitoring	301.55		(301.55)	1,002.35		(1,002.35)	
4430.00.027 Contract-Auto Maintenance				867.84		(867.84)	
4430.00.030 Contract-Electrical	6,757.84	1,083.33	(5,674.51)	44,877.11	11,916.67	(32,960.44)	13,000.00
4430.00.032 Contract-Plumbing	3,115.83	6,916.67	3,800.84	58,727.25	76,083.33	17,356.08	83,000.00
4430.00.034 Contract-Roofing	1,500.00	1,166.67	(333.33)	6,685.00	12,833.33	6,148.33	14,000.00
4430.00.036 Contract-Painting	11,365.00	2,050.00	(9,315.00)	41,260.00	22,550.00	(18,710.00)	24,600.00
4430.00.050 Contract Costs-Other Misc		5,383.33	5,383.33	1,546.19	59,216.67	57,670.48	64,600.00
4510.00.000 Insurance	20,626.26	20,141.67	(484.59)	226,888.86	221,558.33	(5,330.53)	241,700.00
4520.00.000 PILOT-Payments in Lieu of Taxes	7,079.99	6,333.33	(746.66)	69,539.92	69,666.67	126.75	76,000.00
4541.00.000 Employee Benefits-Pension	4,783.98	4,833.33	49.35	52,623.78	53,166.67	542.89	58,000.00
4570.00.000 Bad Debt-Tenant Rents		1,368.33	1,368.33	20,675.00	15,051.67	(5,623.33)	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		15,766.67	15,766.67	17,200.00

4600.41.740 Licenses/Fees/Permits				252.00		(252.00)	
4600.41.906 Telephone	132.72		(132.72)	132.72		(132.72)	
4600.42.010 Materials- Janitorial/Cleaning				134.37		(134.37)	
4715.10.001 URP-PH-Tenant Utility Reimbursement-Public Housing	140.00	208.33	68.33	1,601.00	2,291.67	690.67	2,500.00
4854.00.001 Truck Lease - Ford		1,333.33	1,333.33		14,666.67	14,666.67	16,000.00
4854.05.003 Interest Expense - Ford Van		1,400.00	1,400.00	95.50	15,400.00	15,304.50	16,800.00
4855.00.000 Interest Expense - Energy Performance Contract	1,226.76	1,181.67	(45.09)	13,494.36	12,998.33	(496.03)	14,180.00
TOTAL EXPENSES	427,060.07	384,927.83	(42,132.24)	4,128,340.33	4,234,206.20	105,865.87	4,619,134.00
SURPLUS	33,134.69	12,719.00	20,415.69	384,327.67	139,908.98	244,418.69	152,628.00

**Remaining
Budget**

(144,704.00)

(5,854.24)

(1,075.67)

7,465.00

(225,797.00)

(33,925.70)

(11,918.88)

(496.00)

(55,884.27)

(5,030.00)

(3,520.50)

(489.22)

451.75

(25.50)

(3,934.00)

(9,692.94)

(4,693.14)

16,704.30

(6,112.60)

2,626.94

(6,050.00)

(17,296.24)

(8,490.83)

33,371.36

6,374.49

218,902.89

(259,094.00)

(218,902.89)

218,902.89

39,955.18

5,000.00

499.67

78,359.70

2,159.71

(2,136.00)

12,077.75

17,485.90

13,739.07

8,851.34

2,989.36

4,432.16

8,792.00

5,400.00

(6,290.00)

1,312.05

928.52

2,230.04

(928.33)

(5,734.08)

3,064.54

9,276.21

2,636.59

(4,037.41)

3,705.74

(733.61)

3,059.56

3,284.58

9,834.43

324.02

1,790.05

1,200.00

(238.06)

14,219.95

(7,792.25)

6,082.35

(37,574.05)

55,883.27

8,966.02

5,030.00

4,650.50

489.22

(451.75)

25.50

3,362.00

11,335.00

(101.22)

540.00

(1,836.75)

8,769.02

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(1,432.15)

(50.15)

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(408.14)

6,527.83

(202.86)

(4,221.00)

(52,480.50)

29,000.00

2,400.00

30,441.91

614.94

(2,175.18)

112.00

9,944.39

19,938.77

19,181.56

(2,224.79)

6,340.22

11,292.53

(828.39)

(999.52)

(4,120.19)

21,875.89

(5,120.39)

(15,796.40)

(17,005.63)

(516.24)

(108.00)

(7,176.97)

(794.85)

(3,155.15)

38,312.33

(8,046.00)

3,382.82

11,293.08

7,300.00

(750.54)

(8,450.00)

(105.00)

(20,464.98)

(33,014.20)

10,500.00

(1,867.85)

(11,323.18)

(1,938.65)

(1,002.35)

(867.84)

(31,877.11)

24,272.75

7,315.00

(16,660.00)

63,053.81

14,811.14

6,460.08

5,376.22

(4,255.00)

(849.00)

17,200.00

(252.00)

(132.72)

(134.37)

899.00

16,000.00

16,704.50

685.64

490,793.67

231,699.67
