

Millville Housing Authority
Operating Statement
Four Months Ending 01/31/2021
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	145,317.00	140,541.67	4,775.33	576,889.00	562,166.67	14,722.33	1,686,500.00
3120.00.001 Laundry and Vending	4,060.88	1,108.33	2,952.55	8,052.90	4,433.33	3,619.57	13,300.00
3120.00.003 Damages				100.00		100.00	
3120.00.007 Tenant Owned / Excess Utilities	460.00	1,950.00	(1,490.00)	3,780.00	7,800.00	(4,020.00)	23,400.00
3120.00.008 Tenant Screening	(41.64)		(41.64)	(41.64)		(41.64)	
3125.00.100 Assisted Living- Self Pay		1,351.75	(1,351.75)		5,407.00	(5,407.00)	16,221.00
3401.00.000 HUD PHA Operating Grants/Subsidy	145,033.00	143,083.33	1,949.67	636,893.00	572,333.33	64,559.67	1,717,000.00
3421.00.000 Capital Fund Grants-Soft Costs	27,108.66	27,108.58	0.08	108,434.64	108,434.33	0.31	325,303.00
3610.00.000 Interest Income	7.77	458.33	(450.56)	56.94	1,833.33	(1,776.39)	5,500.00
3620.00.114 Computer/IT Support Income	179.00		179.00	617.00		617.00	
3620.99.710 Property Mgnt Fee Income	34,925.70	36,393.58	(1,467.88)	140,302.44	145,574.33	(5,271.89)	436,723.00
3620.99.720 Asset Mgnt Fee Income	4,910.00	2,206.67	2,703.33	19,640.00	8,826.67	10,813.33	26,480.00
3620.99.730 Bookkeeping Fee Income	5,032.50	4,893.92	138.58	21,060.30	19,575.67	1,484.63	58,727.00
3620.99.740 Prog Mgnt Fee Inc - JCP Antenna Rental 10%	398.98	413.42	(14.44)	1,595.92	1,653.67	(57.75)	4,961.00
3620.99.741 Prog Mgnt Fee Inc - JCP Office Space Rental 10%	139.25	90.00	49.25	557.00	360.00	197.00	1,080.00
3620.99.742 Prog Mgnt Fee Inc - RVW Office Space Rental 10%	25.50	25.50		102.00	102.00		306.00
3620.99.743 Prog Mgnt Fee Inc - MVP Office Space Rental 10%	506.00	823.75	(317.75)	2,024.00	3,295.00	(1,271.00)	9,885.00
3620.99.744 Prog Mgnt Fee Inc - Capital Fund 8%	7,745.33	7,745.33	(0.00)	30,981.32	30,981.33	(0.01)	92,944.00
3620.99.747 Prog Mgnt Fee Inc - Wildwood HA	7,214.08	3,502.00	3,712.08	28,856.32	14,008.00	14,848.32	42,024.00

3620.99.748 Prog Mgmt Fee Inc - S8 Admin 10%	1,516.10		1,516.10	6,022.40		6,022.40	
3620.99.749 Prog Mgmt Fee Inc - Salem HA	7,295.83	7,295.83	(0.00)	29,183.32	29,183.33	(0.01)	87,550.00
3620.99.770 Caring Licensing Fee	2,657.14	2,400.00	257.14	10,412.87	9,600.00	812.87	28,800.00
3620.99.772 Caring Adult Day Care		487.50	(487.50)		1,950.00	(1,950.00)	5,850.00
3650.00.000 Miscellaneous Other Income	2,889.94	833.33	2,056.61	6,629.37	3,333.33	3,296.04	10,000.00
3650.00.002 Misc Other Income-Buck St Office Rental	22,112.67	8,237.67	13,875.00	30,639.14	32,950.67	(2,311.53)	98,852.00
3650.00.004 Misc Other Income-Office Space Rental	2,364.28	900.00	1,464.28	9,457.12	3,600.00	5,857.12	10,800.00
3650.00.302 Misc Income- Antenna Rental	4,219.05	4,133.75	85.30	16,126.20	16,535.00	(408.80)	49,605.00
3700.00.000 CARES ACT REVENUE				5,345.76		5,345.76	
TOTAL INCOME	426,077.02	395,984.25	30,092.77	1,693,717.32	1,583,936.99	109,780.33	4,751,811.00
EXPENSES							
3800.00.000 CARES ACT EXPENSES				5,838.76		(5,838.76)	
3900.00.000 CARES EXPENSE - CONTRA				(5,345.76)		5,345.76	
4110.00.000 Administrative Salaries	56,235.46	47,639.08	(8,596.38)	217,346.74	190,556.33	(26,790.41)	571,669.00
4110.00.001 Administrative Overtime		1,254.17	1,254.17		5,016.67	5,016.67	15,050.00
4110.00.003 Compensated Absences	500.03	797.50	297.47	2,000.12	3,190.00	1,189.88	9,570.00
4110.00.004 Employee Benefit- Health/Dental/Eye	15,287.63	24,872.50	9,584.87	59,328.76	99,490.00	40,161.24	298,470.00
4130.00.003 Tenant Screening		258.33	258.33	1,243.23	1,033.33	(209.90)	3,100.00
4130.00.004 General Legal Expense	7,854.00	4,416.67	(3,437.33)	22,357.50	17,666.67	(4,690.83)	53,000.00
4140.00.000 Staff Training		1,666.67	1,666.67		6,666.67	6,666.67	20,000.00
4140.00.001 Staff Training - Travel Expenses		1,208.33	1,208.33		4,833.33	4,833.33	14,500.00
4150.00.000 Staff Travel	33.06	1,350.00	1,316.94	3,718.46	5,400.00	1,681.54	16,200.00
4170.00.000 Accounting Fees	6,750.00	5,833.33	(916.67)	22,825.00	23,333.33	508.33	70,000.00
4171.00.000 Auditing Fees	2,061.16	1,416.67	(644.49)	4,354.14	5,666.67	1,312.53	17,000.00
4174.00.000 Licenses/Fees/Permits		1,066.67	1,066.67		4,266.67	4,266.67	12,800.00
4180.00.000 Office Rent	900.00	900.00		2,700.00	3,600.00	900.00	10,800.00
4182.00.000 Consultants		3,942.42	3,942.42		15,769.67	15,769.67	47,309.00
4184.00.000 Professional Fees/Services	10,494.90	433.33	(10,061.57)	24,918.87	1,733.33	(23,185.54)	5,200.00

4190.00.001 Temporary Labor-Administrative		854.17	854.17	745.17	3,416.67	2,671.50	10,250.00
4190.00.002 Publications/Subscriptions		220.83	220.83	900.45	883.33	(17.12)	2,650.00
4190.00.004 Membership Dues and Fees	766.92	379.17	(387.75)	2,156.92	1,516.67	(640.25)	4,550.00
4190.00.006 Telephone	2,109.32	2,166.67	57.35	10,369.60	8,666.67	(1,702.93)	26,000.00
4190.00.008 Office Supplies	686.95	2,308.33	1,621.38	7,286.00	9,233.33	1,947.33	27,700.00
4190.00.010 Copier and Supplies	(203.42)	966.67	1,170.09	2,722.27	3,866.67	1,144.40	11,600.00
4190.00.012 Cell Phones/Pagers	1,001.99	1,600.00	598.01	5,250.74	6,400.00	1,149.26	19,200.00
4190.00.014 Payroll Services	822.83	608.33	(214.50)	1,896.26	2,433.33	537.07	7,300.00
4190.00.016 Postage/Express	909.33	963.33	54.00	9,045.35	3,853.33	(5,192.02)	11,560.00
4190.00.018 Legal Ads	791.32	545.83	(245.49)	5,631.98	2,183.33	(3,448.65)	6,550.00
4190.00.020 Printer Supplies				459.98		(459.98)	
4190.00.022 Internet	2,073.68	1,916.67	(157.01)	9,614.76	7,666.67	(1,948.09)	23,000.00
4190.00.024 Answering Service/Voicemail		433.33	433.33		1,733.33	1,733.33	5,200.00
4190.00.026 Other Misc Admin Expenses		866.67	866.67	52.50	3,466.67	3,414.17	10,400.00
4190.00.028 Employee Services		200.00	200.00	2,853.48	800.00	(2,053.48)	2,400.00
4190.00.038 Bank/Credit Card Fees		150.00	150.00	48.95	600.00	551.05	1,800.00
4190.00.042 Fuel - Administrative		100.00	100.00		400.00	400.00	1,200.00
4190.00.050 Cable TV	126.92		(126.92)	562.98		(562.98)	
4190.00.112 Computer Software	1,560.95	800.00	(760.95)	6,243.80	3,200.00	(3,043.80)	9,600.00
4190.00.114 Computer/IT Support Expense	3,675.00		(3,675.00)	3,675.00		(3,675.00)	
4190.00.115 Computer System Support	2,252.21	1,583.33	(668.88)	8,934.62	6,333.33	(2,601.29)	19,000.00
4190.99.710 Property Mgmt Fee Expense	34,925.70	36,393.50	1,467.80	140,302.44	145,574.00	5,271.56	436,722.00
4190.99.715 Capital Fund Admin. Fees to COCC	7,745.33	7,745.25	(0.08)	30,981.32	30,981.00	(0.32)	92,943.00
4190.99.720 Asset Mgmt Fee Expense	4,910.00	2,206.67	(2,703.33)	19,640.00	8,826.67	(10,813.33)	26,480.00
4190.99.730 Bookkeeping Fee Expense	3,517.50	3,550.17	32.67	14,025.00	14,200.67	175.67	42,602.00
4190.99.740 Prog Mgmt Fee Exp - JCP Antenna Rental 10%	398.98	413.42	14.44	1,595.92	1,653.67	57.75	4,961.00
4190.99.741 Prog Mgmt Fee Exp - JCP Office Space Rental 10%	139.25	90.00	(49.25)	557.00	360.00	(197.00)	1,080.00

4190.99.742 Prog Mgmt Fee Exp - RVW Office Space Rental 10%	25.50	25.50		102.00	102.00		306.00
4190.99.743 Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	823.75	317.75	2,024.00	3,295.00	1,271.00	9,885.00
4190.99.750 HCPM - Administrative Fee For Service Expense	2,142.00		(2,142.00)	5,712.00		(5,712.00)	
4220.00.002 Tenant Svcs - Materials	(60.00)		60.00	(220.00)		220.00	
4220.00.003 Tenant Svcs - Tenant Participation	419.00	33.33	(385.67)	419.00	133.33	(285.67)	400.00
4220.00.004 Tenant Svcs - HCFC Activities-		1,666.67	1,666.67		6,666.67	6,666.67	20,000.00
4220.00.028 Tenant Svcs - Moving Expenses				1,885.50		(1,885.50)	
4310.00.000 Water & Sewer	27,608.34	29,708.33	2,099.99	111,622.68	118,833.33	7,210.65	356,500.00
4320.00.000 Electricity	14,785.75	25,316.67	10,530.92	90,840.13	101,266.67	10,426.54	303,800.00
4330.00.000 Gas	22,720.72	24,433.33	1,712.61	91,222.93	97,733.33	6,510.40	293,200.00
4400.99.750 Fee For Service Expense		548.25	548.25		2,193.00	2,193.00	6,579.00
4400.99.765 Maintenance Fee For Service Expense	1,980.00	4,911.75	2,931.75	14,391.00	19,647.00	5,256.00	58,941.00
4410.00.000 Maintenance Salaries	21,864.03	18,792.92	(3,071.11)	86,961.07	75,171.67	(11,789.40)	225,515.00
4410.00.001 Maintenance Labor Overtime		2,250.00	2,250.00		9,000.00	9,000.00	27,000.00
4410.00.003 Compensated Absences-Maintenance		916.67	916.67		3,666.67	3,666.67	11,000.00
4410.00.004 Employee Benefit- Health/Dental/Eye	7,036.70	9,631.25	2,594.55	27,347.32	38,525.00	11,177.68	115,575.00
4411.00.000 Maintenance Uniforms		133.33	133.33	108.00	533.33	425.33	1,600.00
4413.00.000 Vehicle Gas, Oil, Repairs, Supplies	193.41	1,270.83	1,077.42	1,488.42	5,083.33	3,594.91	15,250.00
4414.00.000 Vehicle Title/Registration		33.33	33.33	16.45	133.33	116.88	400.00
4420.00.002 Materials- Electrical	3,560.18	1,416.67	(2,143.51)	3,892.45	5,666.67	1,774.22	17,000.00
4420.00.004 Materials- Plumbing	637.66	2,708.33	2,070.67	5,245.03	10,833.33	5,588.30	32,500.00
4420.00.006 Materials-Heating	2,017.16	1,875.00	(142.16)	2,336.71	7,500.00	5,163.29	22,500.00
4420.00.007 Materials- Flooring	2,887.47		(2,887.47)	5,157.16		(5,157.16)	
4420.00.008 Materials-Paint	37.96	1,458.33	1,420.37	4,678.83	5,833.33	1,154.50	17,500.00
4420.00.010 Materials- Janitorial/Cleaning	40.81	1,708.33	1,667.52	5,078.77	6,833.33	1,754.56	20,500.00
4420.00.014 Materials- Maintenance Supplies	80.46		(80.46)	4,398.07		(4,398.07)	

4420.00.016 Materials-Grounds	1,799.36		(1,799.36)	1,799.36		(1,799.36)	
4420.00.018 Materials-Miscellaneous	1,319.33	8,500.00	7,180.67	13,059.34	34,000.00	20,940.66	102,000.00
4420.00.022 Materials-Equipment Repairs				180.00		(180.00)	
4420.00.024 Materials-Appliance Parts				6,641.27		(6,641.27)	
4420.00.026 Materials-Safety Equipment	902.60		(902.60)	5,154.02		(5,154.02)	
4420.00.028 Materials-Hardware	24.97		(24.97)	24.97		(24.97)	
4420.00.030 Materials-Glass/Screens	62.50		(62.50)	1,332.50		(1,332.50)	
4420.00.032 Materials-Doors / Keys	208.16		(208.16)	974.32		(974.32)	
4420.00.034 Materials-Drywall/Plaster	112.97		(112.97)	112.97		(112.97)	
4420.00.038 Materials-Tools	717.93		(717.93)	717.93		(717.93)	
4430.00.002 Contract-Elevator Monitoring	9,430.00	10,208.33	778.33	37,720.00	40,833.33	3,113.33	122,500.00
4430.00.004 Contract-Trash Removal	10,111.42	8,583.33	(1,528.09)	21,855.29	34,333.33	12,478.04	103,000.00
4430.00.006 Contract-Extermination/Pest Control	200.00	1,958.33	1,758.33	2,098.46	7,833.33	5,734.87	23,500.00
4430.00.007 Contract-Extermination/Bed Bug		1,083.33	1,083.33	900.00	4,333.33	3,433.33	13,000.00
4430.00.008 Contract-Grounds	1,650.00	7,125.00	5,475.00	6,406.84	28,500.00	22,093.16	85,500.00
4430.00.012 Contract-Fire Alarm	910.00		(910.00)	10,856.24		(10,856.24)	
4430.00.014 Contract-Boilers				1,985.42		(1,985.42)	
4430.00.016 Contract-Window Washing		875.00	875.00		3,500.00	3,500.00	10,500.00
4430.00.020 Contract-HVAC	3,886.93		(3,886.93)	19,320.50		(19,320.50)	
4430.00.022 Contract-Janitorial/Cleaning	5,548.00	4,583.33	(964.67)	22,564.07	18,333.33	(4,230.74)	55,000.00
4430.00.024 Contract-Alarm System Monitoring	973.82		(973.82)	1,724.22		(1,724.22)	
4430.00.030 Contract-Electrical	5,115.00	1,083.33	(4,031.67)	5,115.00	4,333.33	(781.67)	13,000.00
4430.00.032 Contract-Plumbing	1,682.12	3,208.33	1,526.21	14,872.55	12,833.33	(2,039.22)	38,500.00
4430.00.034 Contract-Roofing		1,166.67	1,166.67		4,666.67	4,666.67	14,000.00
4430.00.036 Contract-Painting		2,050.00	2,050.00	9,615.00	8,200.00	(1,415.00)	24,600.00
4430.00.050 Contract Costs-Other Misc		4,175.00	4,175.00		16,700.00	16,700.00	50,100.00
4510.00.000 Insurance	29,857.47	21,166.67	(8,690.80)	87,688.05	84,666.67	(3,021.38)	254,000.00
4520.00.000 PILOT-Payments in Lieu of Taxes	7,079.99	6,300.83	(779.16)	27,059.98	25,203.33	(1,856.65)	75,610.00

4541.00.000 Employee Benefits-Pension	4,783.98		(4,783.98)	19,135.92		(19,135.92)	
4570.00.000 Bad Debt-Tenant Rents	12,610.00	3,506.67	(9,103.33)	12,610.00	14,026.67	1,416.67	42,080.00
4580.00.000 Security/Lease Enforcement Fee For Service		1,308.33	1,308.33		5,233.33	5,233.33	15,700.00
4580.00.001 Security/Lease Enforcement Overtime		125.00	125.00		500.00	500.00	1,500.00
4600.41.906 Telephone	85.59		(85.59)	85.59		(85.59)	
4600.42.010 Materials-Janitorial/Cleaning				1,066.49		(1,066.49)	
4600.43.006 Contract-Extermination/Pest Control	185.00		(185.00)	2,641.21		(2,641.21)	
4715.10.001 URP-PH-Tenant Utility Reimbursement-Public Housing	140.00	183.33	43.33	560.00	733.33	173.33	2,200.00
4855.00.000 Interest Expense - Energy Performance Contract	1,226.76	643.25	(583.51)	4,907.04	2,573.00	(2,334.04)	7,719.00
TOTAL EXPENSES	377,434.05	381,614.67	4,180.62	1,452,330.38	1,526,458.64	74,128.26	4,579,376.00
SURPLUS	48,642.97	14,369.58	34,273.39	241,386.94	57,478.35	183,908.59	172,435.00

**Remaining
Budget**

(1,109,611.00)

(5,247.10)

100.00

(19,620.00)

(41.64)

(16,221.00)

(1,080,107.00)

(216,868.36)

(5,443.06)

617.00

(296,420.56)

(6,840.00)

(37,666.70)

(3,365.08)

(523.00)

(204.00)

(7,861.00)

(61,962.68)

(13,167.68)

6,022.40

(58,366.68)

(18,387.13)

(5,850.00)

(3,370.63)

(68,212.86)

(1,342.88)

(33,478.80)

5,345.76

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(5,838.76)

5,345.76

354,322.26

15,050.00

7,569.88

239,141.24

1,856.77

30,642.50

20,000.00

14,500.00

12,481.54

47,175.00

12,645.86

12,800.00

8,100.00

47,309.00

(19,718.87)

9,504.83
1,749.55
2,393.08
15,630.40
20,414.00
8,877.73
13,949.26
5,403.74
2,514.65
918.02
(459.98)
13,385.24
5,200.00
10,347.50
(453.48)
1,751.05
1,200.00
(562.98)
3,356.20
(3,675.00)
10,065.38
296,419.56
61,961.68
6,840.00
28,577.00
3,365.08
523.00

204.00

7,861.00

(5,712.00)

220.00

(19.00)

20,000.00

(1,885.50)

244,877.32

212,959.87

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20,163.29

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(24.97)

(1,332.50)

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(112.97)

(717.93)

84,780.00

81,144.71

21,401.54

12,100.00

79,093.16

(10,856.24)

(1,985.42)

10,500.00

(19,320.50)

32,435.93

(1,724.22)

7,885.00

23,627.45

14,000.00

14,985.00

50,100.00

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1,500.00

(85.59)

(1,066.49)

(2,641.21)

1,640.00

2,811.96

3,127,045.62

68,951.94
