

HOUSING AUTHORITY OF THE CITY OF MILLVILLE
LOW RENT PUBLIC HOUSING PROGRAM (ALL AMPS AND COCC)
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
FOR THE FOUR MONTHS ENDED JANUARY 31, 2022

	Annual Budget	Budget to	Actual to	Variance Favorable /
	Jan 31 , 2022	Jan 31 , 2022	Jan 31 , 2022	(Unfav.)
INCOME				
Dwelling Rentals	\$ 1,746,800	\$ 582,267	\$ 606,239	\$ 23,972
Excess Utility Charges	37,785	12,595	5,520	(7,075)
PHA and Sect. 8 Bookkeeping Fees	58,290	19,430	19,581	151
Public Housing Mgt Fee	443,222	147,741	138,291	(9,450)
Capital Fund Administrative Fee	97,304	32,435	32,434	(1)
Sect. 8 Mgt. Fee / Overhead Reimb.	16,240	5,413	6,325	912
Asset Management Fees	12,000	4,000	19,640	15,640
Management Fees - Other PHAs	87,550	29,183	21,887	(7,296)
Operating Funds from CFP	340,564	113,521	172,764	59,242
PFS Operating Subsidy	1,852,967	617,656	658,442	40,786
Investment Income	1,500	500	49	(451)
CARES Act Revenue	-	-	-	-
Other Income	251,760	83,920	60,012	(23,908)
Total Income	<u>4,945,982</u>	<u>1,648,661</u>	<u>1,741,183</u>	<u>92,522</u>
EXPENSES				
Administrative Salaries	567,597	189,199	183,006	6,194
Benefits	284,870	94,957	72,125	22,831
Audit	14,000	4,667	3,584	1,083
Management Fees	540,526	180,175	196,318	(16,143)
Bookkeeping Fee	42,165	14,055	13,973	83
Collection Losses	43,671	14,557	53,779	(39,222)
Telecommunications	47,500	15,833	16,079	(246)
Supplies	40,400	13,467	8,425	5,041
Computer Support	41,300	13,767	21,554	(7,788)
Legal	44,000	14,667	17,021	(2,354)
Accounting	72,000	24,000	24,300	(300)
Staff Training & Travel	47,500	15,833	6,439	9,394
Administrative Other	199,667	66,556	34,384	32,172
Total Administrative	<u>1,985,196</u>	<u>661,732</u>	<u>650,987</u>	<u>10,745</u>
Resident Services Expense	<u>32,200</u>	<u>10,733</u>	<u>2,858</u>	<u>7,875</u>
Total Tenant Services	<u>32,200</u>	<u>10,733</u>	<u>2,858</u>	<u>7,875</u>
Gas	<u>307,100</u>	<u>102,367</u>	<u>72,683</u>	<u>29,684</u>
Electric	<u>325,300</u>	<u>108,433</u>	<u>114,216</u>	<u>(5,783)</u>
Water/Sewer	<u>369,700</u>	<u>123,233</u>	<u>111,028</u>	<u>12,205</u>
Total Utilities	<u>1,002,100</u>	<u>334,033</u>	<u>297,927</u>	<u>36,106</u>
Maintenance Salaries	<u>239,146</u>	<u>79,715</u>	<u>79,713</u>	<u>2</u>
Benefits	<u>109,429</u>	<u>36,476</u>	<u>40,688</u>	<u>(4,211)</u>
Materials	<u>230,289</u>	<u>76,763</u>	<u>58,817</u>	<u>17,946</u>
Uniforms	<u>1,600</u>	<u>533</u>	<u>683</u>	<u>(149)</u>
Exterminating Contract	<u>35,600</u>	<u>11,867</u>	<u>12,900</u>	<u>(1,033)</u>
Plumbing/Electrical Service	<u>64,800</u>	<u>21,600</u>	<u>31,436</u>	<u>(9,836)</u>
HVAC Service	<u>24,480</u>	<u>8,160</u>	<u>28,595</u>	<u>(20,435)</u>
Vehicles	<u>17,150</u>	<u>5,717</u>	<u>2,078</u>	<u>3,638</u>
Trash Removal	<u>65,700</u>	<u>21,900</u>	<u>40,598</u>	<u>(18,698)</u>
Elevator contract	<u>128,240</u>	<u>42,747</u>	<u>38,588</u>	<u>4,159</u>
Miscellaneous Contracts	<u>321,497</u>	<u>107,166</u>	<u>58,302</u>	<u>48,864</u>
Total Maintenance	<u>1,237,931</u>	<u>412,644</u>	<u>392,397</u>	<u>20,246</u>
Security / Lease Enforcement Services	<u>17,200</u>	<u>5,733</u>	<u>-</u>	<u>5,733</u>
Total Protective Services	<u>17,200</u>	<u>5,733</u>	<u>-</u>	<u>5,733</u>
Insurance	<u>247,000</u>	<u>82,333</u>	<u>82,505</u>	<u>(172)</u>
PILOT	<u>78,249</u>	<u>26,083</u>	<u>27,690</u>	<u>(1,607)</u>
Interest & Other General Expenses	<u>7,466</u>	<u>2,489</u>	<u>4,195</u>	<u>(1,707)</u>
Total General Expenses	<u>332,715</u>	<u>110,905</u>	<u>114,390</u>	<u>(3,485)</u>
Total expenses, excl. Asset Mgt	<u>4,607,342</u>	<u>1,535,781</u>	<u>1,458,560</u>	<u>77,221</u>
Asset Management Fees	<u>12,000</u>	<u>4,000</u>	<u>-</u>	<u>4,000</u>
Total Expenses	<u>4,619,342</u>	<u>1,539,781</u>	<u>1,458,560</u>	<u>81,221</u>
Increase / (Decrease) in Net Assets from Operations	\$ 326,640	\$ 108,880	\$ 282,624	\$ 173,744
Net Assets - Beginning of Period	<u>7,789,701</u>	<u>7,789,701</u>	<u>7,789,701</u>	
Net Assets - End of Period	<u>\$ 8,116,341</u>	<u>\$ 7,898,581</u>	<u>\$ 8,072,325</u>	