

MILLVILLE HOUSING AUTHORITY
Millville, New Jersey
STATEMENT OF NET POSITION
At July 31, 2018

ASSETS AND DEFERRED OUTFLOW OF RESOURCES

	<u>Public Housing</u>	<u>COCC</u>	<u>HCV Program</u>	<u>MHA Total</u>	<u>HCFC</u>
<u>CURRENT ASSETS</u>					
Cash and Cash Equivalents - Unrestricted	\$ 181,875	\$ 543,822	\$ 135,404	\$ 861,101	\$ 48,372
Cash - Restricted - CFP	213,758	-	3,362	217,120	-
Cash - Tenant Security Deposits	10,192	-	-	1,078,221	-
Total Cash	405,825	543,822	138,766	1,088,413	48,372
Tenant A/R (Net of Allowance)	27,783	-	-	27,783	-
Accounts Receivable - Misc	36,674	106,282	50	143,006	40,974
Interfund Receivable / Payable	6,939	83,340	-	90,279	-
Maintenance Inventory	95,801	-	-	95,801	-
Prepaid Expenses	130,707	57,785	6,738	195,230	2,497
Total Current Assets	703,729	791,229	145,554	1,640,512	91,843
<u>FIXED ASSETS</u>					
Land	517,188	-	-	517,188	-
Buildings and Improvements	33,837,686	24,015	-	33,861,701	401,828
Automotive Equipment	45,140	-	-	45,140	-
Furniture, Equipment and Machinery	4,692,588	111,806	7,374	4,811,768	57,757
Construction in Progress	245,818	-	-	245,818	-
Total Fixed Assets	39,338,420	135,821	7,374	39,481,615	459,585
Less: Accumulated Depreciation	(28,219,098)	(100,793)	(7,374)	(28,327,265)	(41,805)
Net Fixed Assets	11,119,322	35,028	-	11,154,350	417,780
Deferred Outflow of Resources	626,330	719,405	82,906	1,428,641	-
Total Assets	\$ 12,449,381	\$ 1,545,662	\$ 228,460	\$ 14,223,503	\$ 509,623

LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION

<u>CURRENT LIABILITIES</u>					
Accounts Payable and Accrued Expenses	\$ 98,186	\$ 18,084	\$ 1,928	\$ 118,198	\$ 105,496
Deferred Revenue	32,890	-	-	32,890	11,660
Accrued Wages & Payroll Taxes	10,008	29,878	2,615	42,501	9,788
Tenant Security Deposits	10,131	-	-	10,131	-
Interfund Payable	-	-	90,279	90,279	-
Current Portion of Long-Term Debt	150,000	-	-	150,000	-
Compensated Absences	3,778	8,400	1,276	13,454	125
PILOT	152,962	-	-	152,962	-
Accrued Interest Payable	41,608	-	-	41,608	-
Total Current Liabilities	499,563	56,362	96,098	652,023	127,069
<u>LONG TERM LIABILITIES</u>					
Long-Term CFFP Debt	1,375,000	-	-	1,375,000	-
Long-Term Debt - EPC	295,012	-	-	295,012	-
Lease Payable - Ford Van	24,657	-	-	24,657	-
OPEB	47,542	79,946	5,197	132,685	-
Compensated Absences	34,008	75,601	11,483	121,092	1,123
Pension Liability	1,933,319	2,325,037	262,630	4,520,986	-
Total Non-current Liabilities	3,709,538	2,480,584	279,310	6,469,432	1,123
Total Liabilities	4,209,101	2,536,946	375,408	7,121,455	128,192
Deferred Inflow of Resources	58,344	94,220	9,473	162,037	-
<u>NET POSITION</u>					
Net Investment in Capital Assets	9,274,653	35,028	-	9,309,681	417,780
Restricted	213,758	-	3,362	217,120	-
Unrestricted	(1,306,475)	(1,120,532)	(159,783)	(2,586,790)	(36,349)
Total Net Position	8,181,936	(1,085,504)	(156,421)	6,940,011	381,432
Total Liabilities and Net Position	\$ 12,449,381	\$ 1,545,662	\$ 228,460	\$ 14,223,503	\$ 509,623

MILLVILLE HOUSING AUTHORITY
PUBLIC HOUSING PROGRAM CONSOLIDATED STATEMENT OF OPERATING REVENUES AND EXPENDITURES (ALL AMPS)
For the Ten Months Ended July 31, 2018

	YEAR TO DATE					CURRENT MONTH			
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)
INCOME									
Dwelling Rentals	\$ 1,620,000	\$ 1,350,000	\$ 1,342,523	\$ (7,477)	-0.55%	\$ 135,000	\$ 141,251	\$ 6,251	4.63%
Excess Utilities	28,200	23,500	15,320	(8,180)	-34.81%	2,350	9,780	7,430	316.17%
PFS Operating Subsidy	1,473,391	1,227,826	1,372,085	144,259	11.75%	122,783	142,466	19,683	16.03%
Investment Income	-	-	20	20	0.00%	-	-	-	0.00%
Transfer from Capital Fund	103,557	86,298	65,586	(20,712)	0.00%	8,630	8,623	(7)	0.00%
Other Income/Fees	170,580	142,150	143,530	1,380	0.97%	14,215	2,313	(11,902)	-83.73%
Total Income	3,395,728	2,829,773	2,939,064	109,291	3.86%	282,977	304,433	21,456	7.58%
EXPENSES									
Administrative Salaries	237,467	197,889	175,398	22,491	11.37%	19,789	18,946	843	4.26%
Administrative Benefits	71,109	59,258	53,953	5,305	8.95%	5,926	285	5,641	95.19%
Legal	81,050	67,542	35,398	32,144	47.59%	6,754	6,865	(111)	-1.64%
Management Fees	398,548	332,123	332,728	(605)	-0.18%	33,212	32,510	702	2.11%
Bookkeeping Fees	43,110	35,925	35,169	756	2.10%	3,593	3,479	114	3.16%
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%
Staff & Commissioner Training	24,100	20,083	7,489	12,594	62.71%	2,008	688	1,320	65.74%
Audit	26,700	22,250	8,354	13,896	62.45%	2,225	2,532	(307)	-13.80%
Administrative Other:									
Computer Operations	89,100	74,250	108,291	(34,041)	-45.85%	7,425	10,725	(3,300)	-44.44%
Telephone	41,400	34,500	25,791	8,709	25.24%	3,450	434	3,016	87.42%
Dues, Publications, Adv. & Supplies	24,400	20,333	16,247	4,086	20.10%	2,033	2,538	(505)	-24.82%
Other	186,660	155,550	87,199	68,351	43.94%	15,555	14,364	1,191	7.66%
Total Administrative	1,223,644	1,019,703	886,017	133,686	13.11%	101,970	93,366	8,604	8.44%
Resident services Contracts	20,350	16,958	23,580	(6,622)	-39.05%	1,696	2,990	(1,294)	-76.31%
Total Resident Services	20,350	16,958	23,580	(6,622)	-39.05%	1,696	2,990	(1,294)	-76.31%
Gas	187,600	156,333	176,468	(20,135)	-12.88%	15,633	10,045	5,588	35.75%
Electric	298,700	248,917	247,406	1,511	0.61%	24,892	28,751	(3,859)	-15.50%
Water & Sewer	315,500	262,917	261,514	1,403	0.53%	26,292	36,450	(10,158)	-38.64%
Total Utilities	801,800	668,167	685,388	(17,221)	-2.58%	66,817	75,246	(8,429)	-12.62%
Maintenance Salaries	189,365	157,804	186,990	(29,186)	-18.49%	15,780	27,813	(12,033)	-76.25%
Benefits	98,358	81,965	82,472	(507)	-0.62%	8,197	2,071	6,126	74.73%
Overtime	29,000	24,167	18,610	5,557	22.99%	2,417	1	2,416	99.96%
Materials	212,350	176,958	177,281	(323)	-0.18%	17,696	13,753	3,943	22.28%
Uniforms	1,600	1,333	1,292	41	3.10%	133	-	133	100.00%
Exterminating Contract	30,000	25,000	21,159	3,841	15.36%	2,500	2,188	312	12.48%
Trash Removal	55,000	45,833	37,916	7,917	17.27%	4,583	4,814	(231)	-5.03%
Plumbing/Electrical Service	93,000	77,500	55,922	21,578	27.84%	7,750	6,573	1,177	15.19%
Painting / Unit Turnaround	24,600	20,500	2,350	18,150	88.54%	2,050	-	2,050	100.00%
Vehicles	27,150	22,625	9,308	13,317	58.86%	2,263	248	2,015	89.04%
Elevator contract	97,000	80,833	96,794	(15,961)	-19.75%	8,083	4,028	4,055	50.17%
Miscellaneous Contracts	174,000	145,000	258,132	(113,132)	-78.02%	14,500	33,730	(19,230)	-132.62%
	\$ 1,031,423	\$ 859,519	\$ 948,226	\$ (88,707)	-10.32%	\$ 85,952	\$ 95,219	\$ (9,267)	-10.78%
Security/Lease Enforcement Salaries	\$ -	\$ -	\$ 79,077	\$ (79,077)	\$ -	\$ -	\$ 3,267	\$ (3,267)	0.00%
Total Security/Lease Enforcement	\$ -	\$ -	\$ 79,077	\$ (79,077)	\$ -	\$ -	\$ 3,267	\$ (3,267)	\$ -
Insurance	180,600	150,500	144,948	5,552	3.69%	15,050	10,591	4,459	29.63%
PILOT	93,400	77,833	64,713	13,120	16.86%	7,783	5,018	2,765	35.53%
Other	20,000	16,667	15,242	1,425	0.00%	1,667	1,349	318	0.00%
Total General Expenses	\$ 294,000	\$ 245,000	\$ 224,903	\$ 20,097	8.20%	\$ 24,500	\$ 16,958	\$ 7,542	30.78%
Total Expenses, Excl. Asset Mgt	\$ 3,371,217	\$ 2,809,348	\$ 2,847,191	\$ (37,843)	\$ (0)	\$ 280,935	\$ 287,046	\$ (6,111)	-2.18%
Asset Management	59,040	49,200	47,120	2,080	4.23%	4,920	4,910	10	0.20%
Total Expenses	\$ 3,430,257	\$ 2,858,548	\$ 2,894,311	\$ (35,763)	\$ 0	\$ 285,855	\$ 291,956	\$ (6,101)	-2.13%
Cash Flow from Operations	\$ (34,529)	\$ (28,774)	\$ 44,753	\$ 73,527		\$ (2,877)	\$ 12,477	\$ 15,354	

MILLVILLE HOUSING AUTHORITY
AMP 1 - HOLLY BERRY COURT
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Ten Months Ended July 31, 2018

	YEAR TO DATE					CURRENT MONTH				YTD PUM Budget	YTD PUM Actual	YTD PUM Fav. / (Unfav.)
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)			
INCOME												
Dwelling Rentals	\$211,000	\$ 175,833	\$ 176,574	\$ 741	0.42%	\$17,583	\$ 23,555	\$ 5,972	33.96%	\$ 418.65	\$ 420.41	\$ 1.76
Excess Utilities	6,000	5,000	4,940	(60)	0.00%	500	2,100	1,600	320.00%	11.90	11.76	(0.14)
PFS Operating Subsidy	229,885	191,571	208,882	17,311	9.04%	19,157	21,761	2,604	13.59%	456.12	497.34	41.22
Investment Income	-	-	5	5	0.00%	-	-	-	0.00%	-	0.01	0.01
Transfer from Capital Fund	10,230	8,525	8,567	42	0.49%	853	850	(3)	-0.29%	20.30	20.40	0.10
Other Income	100	83	5,685	5,602	6722.00%	8	1	(7)	-88.00%	0.20	13.54	13.34
Total Income+B76	457,215	381,013	404,653	23,641	6.20%	38,101	48,267	10,166	26.68%	907.17	963.46	56.29
EXPENSES												
Administrative Salaries	15,970	13,308	11,547	1,761	13.23%	1,331	1,896	(565)	-42.47%	31.69	27.49	4.19
Benefits	2,968	2,473	3,404	(931)	-37.63%	247	227	20	8.22%	5.89	8.10	(2.22)
Audit	2,900	2,417	509	1,908	78.94%	242	(66)	308	127.31%	5.75	1.21	4.54
Management Fee	36,887	30,739	31,491	(752)	-2.45%	3,074	3,211	(137)	-4.46%	73.19	74.98	(1.79)
Bookkeeping Fee	4,050	3,375	3,458	(83)	-2.46%	338	353	(16)	-4.59%	8.04	8.23	(0.20)
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	3,900	3,250	3,486	(236)	-7.26%	325	338	(13)	-4.00%	7.74	8.30	(0.56)
Computer Support	11,450	9,542	16,907	(7,365)	-77.19%	954	2,740	(1,786)	-187.16%	22.72	40.25	(17.54)
Legal	14,500	12,083	12,109	(26)	-0.21%	1,208	4,409	(3,201)	-264.88%	28.77	28.83	(0.06)
Staff Training & Travel	2,500	2,083	2,453	(370)	-17.74%	208	495	(287)	-137.60%	4.96	5.84	(0.88)
Dues, Publications, Adv. & Supplies	7,600	6,333	6,463	(130)	-2.05%	633	312	321	50.74%	15.08	15.39	(0.31)
Administrative Other	10,400	8,667	8,245	422	4.87%	867	(3,173)	4,040	466.12%	20.63	19.63	1.00
Total Administrative	113,125	94,271	100,072	(5,801)	-6.15%	9,427	10,742	(1,315)	-13.95%	224.45	238.27	(13.81)
Resident Services Contracts	1,050	875	889	(14)	-1.60%	88	170	(83)	-94.29%	2.08	2.12	(0.03)
Total Tenant Services	1,050	875	889	(14)	-1.60%	88	170	(83)	-94.29%	2.08	2.12	(0.03)
Gas	37,600	31,333	34,485	(3,152)	-10.06%	3,133	3,174	(41)	-1.30%	74.60	82.11	(7.50)
Electric	67,300	56,083	47,985	8,098	14.44%	5,608	5,784	(176)	-3.13%	133.53	114.25	19.28
Water & Sewer	32,000	26,667	26,800	(133)	-0.50%	2,667	2,500	167	6.25%	63.49	63.81	(0.32)
Total Utilities	136,900	114,083	109,270	4,813	4.22%	11,408	11,458	(50)	-0.44%	271.63	260.17	11.46
Maintenance Salaries	14,198	11,832	12,888	(1,056)	-8.93%	1,183	1,983	(800)	-67.60%	28.17	30.69	(2.52)
Benefits	10,976	9,147	7,964	1,183	12.93%	915	1,109	(194)	-21.25%	21.78	18.96	2.82
Overtime	2,500	2,083	1,838	245	11.78%	208	-	208	100.00%	4.96	4.38	0.58
Materials	26,250	21,875	47,307	(25,432)	-116.26%	2,188	3,402	(1,215)	-55.52%	52.08	112.64	(60.55)
Uniforms	200	167	352	(185)	-111.20%	17	-	17	100.00%	0.40	0.84	(0.44)
Exterminating Contract	3,500	2,917	3,505	(588)	-20.17%	292	500	(208)	-71.43%	6.94	8.35	(1.40)
Trash Removal	15,000	12,500	9,789	2,711	-100.00%	1,250	1,206	44	-100.00%	29.76	23.31	6.45
Plumbing/Electrical Service	7,000	5,833	2,874	2,959	50.73%	583	137	446	76.51%	13.89	6.84	7.05
Painting / Unit Turnaround	1,000	833	850	(17)	-2.00%	83	-	83	100.00%	1.98	2.02	(0.04)
Vehicles	3,050	2,542	5,132	(2,590)	-101.91%	254	176	78	30.75%	6.05	12.22	(6.17)
Miscellaneous Contracts	70,500	58,750	48,484	10,266	17.47%	5,875	12,811	(6,936)	-118.06%	139.88	115.44	24.44
	154,174	128,478	140,983	(12,505)	-9.73%	12,848	21,324	(8,476)	-65.97%	305.90	335.67	(29.77)
Insurance	21,300	17,750	16,050	1,700	9.58%	1,775	-	1,775	100.00%	42.26	38.21	4.05
PILOT	5,000	4,167	5,730	(1,563)	-37.52%	417	(175)	592	142.00%	9.92	13.64	(3.72)
Interest Expense	2,000	1,667	1,502	165	9.88%	167	134	33	19.60%	3.97	3.58	0.39
Total General Expenses	28,300	23,583	23,282	301	1.28%	2,358	(41)	2,399	101.74%	56.15	55.43	0.72
Total expenses, excl. Asset Mgt	433,549	361,291	374,496	(13,205)	-3.65%	36,129	43,653	(7,524)	-20.83%	860.22	891.66	(31.44)
Asset Management	5,880	4,900	4,900	-	0.00%	490	490	-	0.00%	11.67	11.67	-
Total Expenses	439,429	366,191	379,396	(13,205)	-3.61%	36,619	44,143	(7,524)	-20.55%	871.88	903.32	(31.44)
Cash Flow from Operations	\$ 17,786	\$ 14,822	\$ 25,257	\$ 10,435		\$ 1,482	\$ 4,124	\$ 2,642		17.64	60.14	24.85

MILLVILLE HOUSING AUTHORITY
AMP 2 - CEDARVIEW COURT AND FERGUSON COURT
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Ten Months Ended July 31, 2018

	YEAR TO DATE					CURRENT MONTH				YTD PUM Budget	YTD PUM Actual	YTD PUM Fav. / (Unfav.)
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance 800	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)			
INCOME												
Dwelling Rentals	\$403,000	\$335,833.33	\$329,317	\$ (6,516)	-1.94%	\$33,583	\$ 32,515	\$ (1,068)	-3.18%	\$335.83	\$329.32	\$ (6.52)
Excess Utilities	6,000	5,000	3,940	(1,060)	0.00%	500	1,940	1,440	288.00%	5.00	3.94	(1.06)
PFS Operating Subsidy	217,888	181,573	219,582	38,009	20.93%	18,157	21,846	3,689	20.32%	181.57	219.58	38.01
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	20,878	17,398	12,286	(5,112)	0.00%	1,740	1,740	0	0.00%	17.40	12.29	(5.11)
Other Income	4,000	3,333	2,931	(402)	-12.07%	333	435	102	30.50%	3.33	2.93	(0.40)
Total Income	651,766	543,138	568,056	24,918	4.59%	54,314	58,476	4,162	7.66%	543.14	568.06	24.92
EXPENSES												
Administrative Salaries	46,866	39,055	39,850	(795)	-2.04%	3,906	6,828	(2,923)	-74.83%	39.06	39.85	(0.80)
Benefits	17,895	14,913	8,006	6,907	46.31%	1,491	2,585	(1,094)	-73.34%	14.91	8.01	6.91
Audit	5,800	4,833	1,581	3,252	67.29%	483	407	76	15.79%	4.83	1.58	3.25
Management Fee	79,512	66,260	67,490	(1,230)	-1.86%	6,626	6,762	(136)	-2.05%	66.26	67.49	(1.23)
Bookkeeping Fee	8,730	7,275	7,410	(135)	-1.86%	728	742	(15)	-1.99%	7.28	7.41	(0.14)
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	10,700	8,917	4,811	4,106	46.04%	892	440	452	50.65%	8.92	4.81	4.11
Computer Support	19,900	16,583	29,193	(12,610)	-76.04%	1,658	2,528	(870)	-52.44%	16.58	29.19	(12.61)
Legal	34,100	28,417	2,002	26,415	92.95%	2,842	169	2,673	94.05%	28.42	2.00	26.41
Staff Training & Travel	4,500	3,750	1,283	2,467	65.79%	375	-	375	100.00%	3.75	1.28	2.47
Dues, Publications, Adv. & Supplies	4,700	3,917	2,048	1,869	47.71%	392	70	322	82.13%	4.70	2.05	2.65
Administrative Other	3,460	2,883	9,437	(6,554)	-227.29%	288	395	(107)	-36.99%	2.88	9.44	(6.55)
Total Administrative	236,163	196,803	173,111	23,692	12.04%	19,680	20,926	(1,246)	-6.33%	196.80	173.11	21.82
Resident Services Contracts	2,100	1,750	2,029	(279)	-15.94%	175	358	(183)	-104.57%	1.75	2.03	(0.28)
Total Tenant Services	2,100	1,750	2,029	(279)	-15.94%	175	358	(183)	-104.57%	1.75	2.03	(0.28)
Gas	49,700	41,417	54,672	(13,255)	-32.00%	4,142	3,069	1,073	25.90%	41.42	54.67	(13.26)
Electric	51,500	42,917	42,418	499	1.16%	4,292	4,289	3	0.06%	42.92	42.42	0.50
Water & Sewer	60,000	50,000	47,450	2,550	5.10%	5,000	5,950	(950)	-19.00%	50.00	47.45	2.55
Total Utilities	161,200	134,333	144,540	(10,207)	-7.60%	13,433	13,308	125	0.93%	134.33	144.54	(10.21)
Maintenance Salaries	55,650	46,375	40,132	6,243	13.46%	4,638	6,138	(1,501)	-32.36%	46.38	40.13	6.24
Benefits	31,675	26,396	18,032	8,364	31.69%	2,640	(1,245)	3,885	147.17%	26.40	18.03	8.36
Overtime	7,000	5,833	3,752	2,081	35.68%	583	-	583	100.00%	5.83	3.75	2.08
Materials	27,800	23,167	26,926	(3,759)	-16.23%	2,317	223	2,094	90.37%	23.17	26.93	(3.76)
Uniforms	400	333	137	196	58.90%	33	-	33	100.00%	0.33	0.14	0.20
Exterminating Contract	7,000	5,833	4,550	1,283	22.00%	583	600	(17)	-2.86%	5.83	4.55	1.28
Trash Removal	20,000	16,667	13,994	2,673	-100.00%	1,667	1,927	(260)	-100.00%	16.67	13.99	2.67
Plumbing/Electrical Service	8,000	6,667	20,119	(13,452)	-201.79%	667	4,745	(4,078)	-611.75%	6.67	20.12	(13.45)
Painting / Unit Turnaround	2,000	1,667	750	917	55.00%	167	-	167	100.00%	1.67	0.75	0.92
Vehicles	5,600	4,667	1,005	3,662	78.46%	467	1	466	99.79%	4.67	1.01	3.66
Miscellaneous Contracts	39,700	33,083	61,043	(27,960)	-84.51%	3,308	1,493	1,815	54.87%	33.08	61.04	(27.96)
	204,825	170,688	190,440	(19,753)	-11.57%	17,069	13,882	3,187	18.67%	170.69	190.44	(19.75)
Security Labor	-	-	7,138	(7,138)	0.00%	-	1,280	(1,280)	0.00%	-	7.14	(7.14)
Total Protective Services	-	-	7,138	(7,138)	0.00%	-	1,280	(1,280)	0.00%	-	7.14	(7.14)
Insurance	31,200	26,000	32,792	(6,792)	-26.12%	2,600	10,591	(7,991)	-307.35%	26.00	32.79	(6.79)
PILOT	26,800	22,333	18,477	3,856	17.27%	2,233	1,720	513	22.99%	22.33	18.48	3.86
Other	6,000	5,000	3,066	1,934	38.68%	500	274	226	45.20%	607.00	3.07	603.93
Total General Expenses	64,000	53,333	54,335	(1,002)	-1.88%	5,333	12,585	(7,252)	-135.97%	53.33	54.34	601.00
Total expenses, excl. Asset Mgt	668,288	556,907	571,593	(14,686)	-2.64%	55,691	62,339	(6,648)	-11.94%	556.91	571.59	585.45
Asset Management	12,000	10,000	10,000	-	0.00%	1,000	1,000	-	0.00%	10.00	10.00	-
Total Expenses	680,288	566,907	581,593	(14,686)	-2.59%	56,691	63,339	(6,648)	-11.73%	566.91	581.59	585.45
Cash Flow from Operations	\$ (28,522)	\$ (23,768)	\$ (13,537)	\$ 10,231		\$ (2,377)	\$ (4,863)	\$ (2,486)		(23.77)	(13.54)	610.36

MILLVILLE HOUSING AUTHORITY
AMP 3 - RIVERVIEW WEST
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Ten Months Ended July 31, 2018

	YEAR TO DATE					CURRENT MONTH				YTD PUM Budget	YTD PUM Actual	YTD PUM Fav. / (Unfav.)
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)			
INCOME												
Dwelling Rentals	\$346,000	\$ 288,333	\$ 291,702	\$ 3,369	1.17%	\$28,833	\$ 29,756	\$ 923	3.20%	\$ 320	\$ 324	\$ 4
Excess Utilities	11,400	9,500	6,440	(3,060)	0.00%	950	5,740	4,790	504.21%	10.56	7.16	(3.40)
PFS Operating Subsidy	283,499	236,249	256,592	20,343	8.61%	23,625	26,761	3,136	13.27%	262.50	285.10	22.60
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	20,878	17,398	12,285	(5,113)	-29.39%	1,740	1,740	0	0.01%	19.33	13.65	(5.68)
Other Income	7,860	6,550	5,568	(982)	-14.99%	655	(2,708)	(3,363)	-513.44%	7.28	6.19	(1.09)
Total Income	669,637	558,031	572,587	14,556	2.61%	55,803	61,289	5,486	9.83%	620.03	636.21	16.17
EXPENSES												
Administrative Salaries	45,327	37,773	34,304	3,469	9.18%	3,777	2,767	1,010	26.75%	41.97	38.12	3.85
Benefits	19,091	15,909	15,359	550	3.46%	1,591	(4,238)	5,829	366.39%	17.68	17.07	0.61
Audit	5,000	4,167	1,580	2,587	62.08%	417	406	11	2.56%	4.63	1.76	2.87
Management Fee	79,512	66,260	67,694	(1,434)	-2.16%	6,626	6,259	367	5.54%	73.62	75.22	(1.59)
Bookkeeping Fee	8,730	7,275	7,215	60	0.82%	728	712	16	2.13%	8.08	8.02	0.07
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	3,200	2,667	4,733	(2,066)	-77.49%	267	489	(222)	-83.38%	2.96	5.26	(2.30)
* Computer Support	14,500	12,083	14,477	(2,394)	-19.81%	1,208	1,358	(150)	-12.39%	13.43	16.09	(2.66)
Legal	9,500	7,917	3,598	4,319	54.55%	792	167	625	78.91%	8.80	4.00	4.80
Staff Training & Travel	4,300	3,583	757	2,826	78.87%	358	-	358	100.00%	3.98	0.84	3.14
Dues, Publications, Adv. & Supplies	3,050	2,542	1,652	890	35.00%	254	258	(4)	-1.51%	2.82	1.84	0.99
Administrative Other	41,000	34,167	19,696	14,471	42.35%	3,417	5,482	(2,065)	-60.45%	37.96	21.88	16.08
Total Administrative	233,210	194,342	171,065	23,277	11.98%	19,434	13,660	5,774	29.71%	215.94	190.07	25.86
Resident Services Contracts	6,050	5,042	6,165	(1,123)	-22.28%	504	733	(229)	-45.39%	5.60	6.85	(1.25)
Total Tenant Services	6,050	5,042	6,165	(1,123)	-22.28%	504	733	(229)	-45.39%	5.60	6.85	(1.25)
Gas	34,600	28,833	40,651	(11,818)	-40.99%	2,883	1,003	1,880	65.21%	32.04	45.17	(13.13)
Electric	62,000	51,667	44,001	7,666	14.84%	5,167	6,048	(881)	-17.06%	57.41	48.89	8.52
Water & Sewer	64,000	53,333	53,400	(67)	-0.13%	5,333	8,500	(3,167)	-59.38%	59.26	59.33	(0.07)
Total Utilities	160,600	133,833	138,052	(4,219)	-3.15%	13,383	15,551	(2,168)	-16.20%	148.70	153.39	(4.69)
Maintenance Salaries	28,479	23,733	28,944	(5,212)	-21.96%	2,373	3,055	(682)	-28.73%	26.37	32.16	(5.79)
Benefits	12,294	10,245	10,071	174	1.70%	1,025	5,592	(4,568)	-445.83%	11.38	11.19	0.19
Overtime	5,000	4,167	3,752	415	9.95%	417	-	417	100.00%	4.63	4.17	0.46
Materials	35,900	29,917	18,180	11,737	39.23%	2,992	966	2,026	67.71%	33.24	20.20	13.04
Uniforms	200	167	44	123	73.60%	17	-	17	100.00%	0.19	0.05	0.14
Exterminating Contract	5,500	4,583	3,190	1,393	30.40%	458	250	208	45.45%	5.09	3.54	1.55
Trash Removal	6,000	5,000	4,058	942	-100.00%	500	486	14	-100.00%	5.56	4.51	1.05
Plumbing/Electrical Service	18,000	15,000	12,952	2,048	13.65%	1,500	732	768	51.20%	16.67	14.39	2.28
Painting / Unit Turnaround	5,100	4,250	-	4,250	100.00%	425	-	425	100.00%	4.72	-	4.72
Vehicles	4,050	3,375	900	2,475	73.33%	338	35	303	89.63%	3.75	1.00	2.75
Elevator contract	27,000	22,500	28,756	(6,256)	0.00%	2,250	353	1,897	84.31%	25.00	31.95	(6.95)
Miscellaneous Contracts	19,900	16,583	25,946	(9,363)	-56.46%	1,658	6,504	(4,846)	-292.20%	18.43	28.83	(10.40)
	167,423	139,519	136,793	2,726	1.95%	13,952	17,973	(4,021)	-28.82%	155.02	151.99	3.03
Security Labor	-	-	20,048	(20,048)	0.00%	-	(746)	746	0.00%	-	22.28	(22.28)
Total Protective Services	-	-	20,048	(20,048)	0.00%	-	(746)	746	0.00%	-	22.28	(22.28)
Insurance	38,500	32,083	28,537	3,546	11.05%	3,208	-	3,208	100.00%	35.65	31.71	3.94
PILOT	18,600	15,500	15,365	135	0.87%	1,550	1,421	129	8.32%	17.22	17.07	0.15
Other	4,000	3,333	3,066	267	8.02%	333	273	60	18.10%	3.70	3.41	0.30
Total General Expenses	61,100	50,917	46,968	3,949	7.76%	5,092	1,694	3,398	66.73%	56.57	52.19	4.39
Total expenses, excl. Asset Mgt	628,383	523,653	519,091	4,562	0.87%	52,365	48,865	3,500	6.68%	581.84	576.77	5.07
Asset Management	12,000	10,000	7,920	2,080	20.80%	1,000	990	10	1.00%	11.11	8.80	2.31
Total Expenses	640,383	533,653	527,011	6,642	1.24%	53,365	49,855	3,510	6.58%	592.95	585.57	7.38
Cash Flow from Operations	\$ 29,254	\$ 24,378	\$ 45,576	\$ 21,198		\$ 2,438	\$ 11,434	\$ 8,996		27.09	50.64	23.55

MILLVILLE HOUSING AUTHORITY
AMP 4 - RIVERVIEW EAST
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Ten Months Ended July 31, 2018

	YEAR TO DATE					CURRENT MONTH				YTD PUM Budget	YTD PUM Actual	YTD PUM Fav. / (Unfav.)
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)			
INCOME												
Dwelling Rentals	\$332,000	\$ 276,667	\$273,402	\$ (3,265)	-1.18%	\$27,667	\$ 27,237	\$ (430)	-1.55%	\$337.40	\$ 333.42	\$ (3.98)
Excess Utilities	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
PFS Operating Subsidy	314,265	261,888	277,801	15,914	6.08%	26,189	28,628	2,439	9.31%	319.38	338.78	19.41
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	22,966	19,138	13,015	(6,123)	-32.00%	1,914	1,915	1	0.06%	23.34	15.87	(7.47)
Other Income	5,800	4,833	3,131	(1,702)	-35.22%	483	75	(408)	-84.48%	5.89	3.82	(2.08)
Total Income	675,031	562,526	567,349	4,823	0.86%	56,253	57,855	1,602	2.85%	686.01	691.89	5.88
EXPENSES												
Administrative Salaries	33,527	27,939	43,926	(15,987)	-57.22%	2,794	4,140	(1,346)	-48.18%	34.07	53.57	(19.50)
Benefits	19,309	16,091	15,571	520	3.23%	1,609	1,000	609	37.85%	19.62	18.99	0.63
Audit	5,000	4,167	1,888	2,279	54.69%	417	597	(180)	-43.28%	5.08	2.30	2.78
Management Fee	89,349	74,458	72,067	2,391	3.21%	7,446	7,104	342	4.59%	90.80	87.89	2.92
Bookkeeping Fee	9,810	8,175	7,913	262	3.20%	818	780	38	4.59%	9.97	9.65	0.32
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	8,400	7,000	4,784	2,216	31.66%	700	479	221	31.57%	8.54	5.83	2.70
Computer Support	14,500	12,083	14,012	(1,929)	-15.96%	1,208	1,364	(156)	-12.88%	14.74	17.09	(2.35)
Legal	5,500	4,583	8,761	(4,178)	-91.15%	458	628	(170)	-37.02%	5.59	10.68	(5.09)
Staff Training & Travel	4,200	3,500	1,031	2,469	70.54%	350	-	350	100.00%	4.27	1.26	3.01
Dues, Publications, Adv. & Supplies	3,850	3,208	2,920	288	8.99%	321	1,421	(1,100)	-342.91%	3.91	3.56	0.35
Administrative Other	56,900	47,417	16,497	30,920	65.21%	4,742	(340)	5,082	107.17%	57.83	20.12	37.71
Total Administrative	250,345	208,621	189,370	19,251	9.23%	20,862	17,173	3,689	17.68%	254.42	230.94	23.48
Resident Services Contracts	6,050	5,042	9,312	(4,270)	-84.70%	504	755	(251)	-49.75%	6.15	1,605.00	(1,598.85)
Total Tenant Services	6,050	5,042	9,312	(4,270)	-84.70%	504	755	(251)	-49.75%	6.15	11.36	(1,598.85)
Gas	26,900	22,417	15,758	6,659	29.70%	2,242	1,205	1,037	46.25%	27.34	19.22	8.12
Electric	27,200	22,667	20,932	1,735	7.65%	2,267	3,011	(744)	-32.84%	27.64	25.53	2.12
Water & Sewer	71,000	59,167	59,616	(449)	-0.76%	5,917	7,500	(1,583)	-26.76%	72.15	72.70	(0.55)
Total Utilities	125,100	104,250	96,306	7,944	7.62%	10,425	11,716	(1,291)	-12.38%	127.13	117.45	9.69
Maintenance Salaries	23,954	19,962	25,249	(5,287)	-26.49%	1,996	3,376	(1,380)	-69.12%	24.34	30.79	(6.45)
Benefits	13,538	11,282	8,437	2,845	25.21%	1,128	(7,961)	9,089	805.66%	13.76	10.29	3.47
Overtime	4,500	3,750	4,127	(377)	-10.05%	375	-	375	100.00%	4.57	5.03	(0.46)
Materials	42,100	35,083	33,981	1,102	3.14%	3,508	8,304	(4,796)	-136.69%	42.78	41.44	1.34
Uniforms	200	167	159	8	4.60%	17	-	17	100.00%	0.20	0.19	0.01
Exterminating Contract	5,500	4,583	3,465	1,118	24.40%	458	285	173	37.82%	5.59	4.23	1.36
Trash Removal	5,000	4,167	4,555	(388)	-100.00%	417	515	(98)	-100.00%	5.08	5.55	(0.47)
Plumbing/Electrical Service	33,000	27,500	8,441	19,059	69.31%	2,750	959	1,791	65.13%	33.54	10.29	23.24
Painting / Unit Turnaround	4,500	3,750	-	3,750	100.00%	375	-	375	100.00%	4.57	-	4.57
Vehicles	4,550	3,792	736	3,056	80.59%	379	36	343	90.51%	4.62	0.90	3.73
Elevator contract	33,000	27,500	26,256	1,244	0.00%	2,750	(2,147)	4,897	178.07%	33.54	32.02	1.52
Miscellaneous Contracts	15,800	13,167	24,134	(10,967)	-83.30%	1,317	4,858	(3,541)	-268.96%	16.06	29.43	(13.37)
	185,642	154,702	139,540	15,162	9.80%	15,470	8,225	7,245	46.83%	188.66	170.17	18.49
Security Labor	-	-	46,885	(46,885)	0.00%	-	1,886	(1,886)	0.00%	-	57.18	(57.18)
Total Protective Services	-	-	46,885	(46,885)	0.00%	-	1,886	(1,886)	0.00%	-	57.18	(57.18)
Insurance	39,000	32,500	29,400	3,100	9.54%	3,250	-	3,250	100.00%	39.63	35.85	3.78
PILOT	19,900	16,583	17,710	(1,127)	-6.79%	1,658	1,553	105	6.35%	20.22	21.60	(1.37)
Other - Interest	4,400	3,667	4,849	(1,182)	-32.25%	367	422	(55)	-15.09%	4.47	5.91	(1.44)
Total General Expenses	63,300	52,750	51,959	791	1.50%	5,275	1,975	3,300	62.56%	64.33	63.36	0.96
Total expenses, excl. Asset Mgt	630,437	525,364	533,372	(8,008)	-1.52%	52,536	41,730	10,806	20.57%	640.69	650.45	(1,603.41)
Asset Management	13,200	11,000	11,000	-	0.00%	1,100	1,100	-	0.00%	13.41	13.41	-
Total Expenses	643,637	536,364	544,372	(8,008)	-1.49%	53,636	42,830	10,806	20.15%	654.10	663.87	(1,603.41)
Cash Flow from Operations	\$ 31,394	\$ 26,162	\$ 22,977	\$ (3,185)		\$ 2,616	\$ 15,025	\$ 12,409		31.90	28.02	(1,597.53)

MILLVILLE HOUSING AUTHORITY
AMP 5 - JAYCEE PLAZA
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Ten Months Ended July 31, 2018

	YEAR TO DATE					CURRENT MONTH				YTD PUM Budget	YTD PUM Actual	YTD PUM Fav. / (Unfav.)
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)			
INCOME												
Dwelling Rentals	\$221,000	\$ 184,167	\$181,646	\$ (2,521)	-1.37%	\$18,417	\$ 18,082	\$ (335)	-1.82%	\$204.63	\$201.83	\$ (2.80)
Excess Utilities	4,800	4,000	-	(4,000)	0.00%	400	-	(400)	-100.00%	4.44	-	(4.44)
PFS Operating Subsidy	261,220	217,683	247,331	29,648	13.62%	21,768	26,170	4,402	20.22%	241.87	274.81	32.94
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	18,791	15,659	11,461	(4,198)	-26.81%	1,566	1,560	(6)	-0.38%	17.40	12.73	(4.66)
Other Income	63,200	52,667	56,896	4,229	8.03%	5,267	3,335	(1,932)	-36.68%	58.52	63.22	4.70
Total Income	569,011	474,176	497,334	23,158	4.88%	47,418	49,147	1,729	3.65%	526.86	552.59	25.73
EXPENSES												
Administrative Salaries	85,894	71,578	35,299	36,279	50.68%	7,158	2,167	4,991	69.73%	79.53	39.22	40.31
Benefits	6,571	5,476	5,992	(516)	-9.43%	548	(963)	1,511	275.86%	6.08	6.66	(0.57)
Audit	4,800	4,000	1,772	2,228	55.70%	400	716	(316)	-79.00%	4.44	1.97	2.48
Management Fee	78,861	65,718	64,881	837	1.27%	6,572	6,277	295	4.49%	73.02	72.09	0.93
Bookkeeping Fee	8,010	6,675	6,533	142	2.13%	668	630	38	5.62%	7.42	7.26	0.16
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	6,400	5,333	5,049	284	5.33%	533	(1,521)	2,054	385.19%	5.93	5.61	0.32
Computer Support	12,600	10,500	15,849	(5,349)	-50.94%	1,050	1,302	(252)	-24.00%	11.67	17.61	(5.94)
Legal	6,200	5,167	4,166	1,001	19.37%	517	220	297	57.42%	5.74	4.63	1.11
Staff Training & Travel	4,200	3,500	879	2,621	74.89%	350	107	243	69.43%	3.89	0.98	2.91
Dues, Publications, Adv. & Supplies	3,000	2,500	1,812	688	27.52%	250	281	(31)	-12.40%	2.78	2.01	0.76
Administrative Other	58,700	48,917	16,945	31,972	65.36%	4,892	8,334	(3,442)	-70.37%	54.35	18.83	35.52
Total Administrative	275,236	229,363	159,177	70,186	30.60%	22,936	17,550	5,386	23.48%	254.85	176.86	77.98
Resident Services Contracts	3,850	3,208	3,655	(447)	-13.92%	321	454	(133)	-41.51%	3.56	4.06	(0.50)
Total Tenant Services	3,850	3,208	3,655	(447)	-13.92%	321	454	(133)	-41.51%	3.56	4.06	(0.50)
Gas	800	667	795	(128)	-19.25%	67	-	67	100.00%	0.74	0.88	(0.14)
Electric	55,200	46,000	61,299	(15,299)	-33.26%	4,600	6,480	(1,880)	-40.87%	51.11	68.11	(17.00)
Water & Sewer	57,500	47,917	48,332	(415)	-0.87%	4,792	4,500	292	6.09%	53.24	53.70	(0.46)
Total Utilities	113,500	94,583	110,426	(15,843)	-16.75%	9,458	10,980	(1,522)	-16.09%	105.09	122.70	(17.60)
Maintenance Salaries	37,042	30,868	43,334	(12,466)	-40.38%	3,087	5,123	(2,036)	-65.96%	34.30	48.15	(13.85)
Benefits	16,999	14,166	25,497	(11,331)	-79.99%	1,417	2,563	(1,146)	-80.93%	15.74	28.33	(12.59)
Overtime	6,000	5,000	3,377	1,623	32.46%	500	-	500	100.00%	5.56	3.75	1.80
Materials	32,300	26,917	31,034	(4,117)	-15.30%	2,692	413	2,279	84.66%	29.91	34.48	(4.57)
Uniforms	200	167	509	(342)	-205.40%	17	-	17	100.00%	0.19	0.57	(0.38)
Exterminating Contract	5,000	4,167	2,899	1,268	30.42%	417	253	164	39.28%	4.63	3.22	1.41
Trash Removal	5,000	4,167	3,027	1,140	-100.00%	417	373	44	-100.00%	4.63	3.36	1.27
Plumbing/Electrical Service	6,000	5,000	7,101	(2,101)	-42.02%	500	-	500	100.00%	5.56	7.89	(2.33)
Painting / Unit Turnaround	5,500	4,583	500	4,083	89.09%	458	-	458	100.00%	5.09	0.56	4.54
Vehicles	4,050	3,375	909	2,466	73.07%	338	-	338	100.00%	3.75	1.01	2.74
Elevator contract	27,000	22,500	29,678	(7,178)	0.00%	2,250	3,938	(1,688)	-75.02%	25.00	32.98	(7.98)
Miscellaneous Contracts	15,500	12,917	36,764	(23,847)	-184.62%	1,292	2,493	(1,201)	-93.01%	14.35	40.85	(26.50)
	160,591	133,826	184,629	(50,803)	-37.96%	13,383	15,156	(1,773)	-13.25%	148.70	205.14	(56.45)
Insurance	35,000	29,167	26,433	2,734	9.37%	2,917	-	2,917	100.00%	32.41	29.37	3.04
PILOT	16,800	14,000	7,122	6,878	49.13%	1,400	711	689	49.21%	15.56	7.91	7.64
Other-Interest	3,600	3,000	2,759	241	8.03%	300	246	54	18.00%	3.33	3.07	0.27
Total General Expenses	55,400	46,167	36,314	9,853	21.34%	4,617	957	3,660	79.27%	51.30	40.35	10.95
Total expenses, excl. Asset Mgt	608,577	507,148	494,201	12,947	2.55%	50,715	45,097	5,618	11.08%	563.50	549.11	14.39
Asset Management	10,800	9,000	9,000	-	0.00%	900	900	-	0.00%	10.00	10.00	-
Total Expenses	619,377	516,148	503,201	12,947	2.51%	51,615	45,997	5,618	10.88%	573.50	559.11	14.39
Cash Flow from Operations	\$ (50,366)	\$ (41,972)	\$ (5,867)	\$ 36,105		\$ (4,197)	\$ 3,150	\$ 7,347		(77.73)	(10.86)	40.12

MILLVILLE HOUSING AUTHORITY
AMP 6 - MAURICEVIEW PLAZA & SCATTERED SITES
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Ten Months Ended July 31, 2018

	YEAR TO DATE					CURRENT MONTH				YTD PUM Budget	YTD PUM Actual	YTD PUM Fav. / (Unfav.)
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)			
INCOME												
Dwelling Rentals	\$ 107,000	\$ 89,166.67	\$ 89,882	\$ 715	0.80%	\$ 8,917	\$ 10,106	\$ 1,189	13.34%	\$ 207	\$ 209	\$ 2
Excess Utilities	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
PFS Operating Subsidy	166,634	138,862	161,897	23,035	16.59%	13,886	17,300	3,414	24.58%	322.93	376.50	53.57
Transfer from Capital Fund	9,814	8,178	7,972	(206)	-2.52%	818	818	0	0.02%	19.02	18.54	(0.48)
Other Income	89,620	74,683	69,319	(5,364)	-7.18%	7,468	1,175	(6,293)	-84.27%	173.68	161.21	(12.48)
Total Income	373,068	310,890	329,070	18,180	5.85%	31,089	29,399	(1,690)	-5.44%	723.00	765.28	42.28
EXPENSES												
Administrative Salaries	9,883	8,236	10,472	(2,236)	-27.15%	824	1,148	(324)	-39.39%	19.15	24.35	(5.20)
Benefits	5,275	4,396	5,621	(1,225)	-27.87%	440	1,674	(1,234)	-280.82%	10.22	13.07	(2.85)
Audit	3,200	2,667	1,024	1,643	61.60%	267	472	(205)	-77.00%	6.20	2.38	3.82
Management Fee	34,427	28,689	29,105	(416)	-1.45%	2,869	2,897	(28)	-0.98%	66.72	67.69	(0.97)
Bookkeeping Fee	3,780	3,150	2,640	510	16.19%	315	262	53	16.83%	7.33	6.14	1.19
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	8,800	7,333	2,928	4,405	60.07%	733	209	524	71.50%	17.05	6.81	10.24
Computer Support	16,150	13,458	17,853	(4,395)	-32.65%	1,346	1,433	(87)	-6.48%	31.30	41.52	(10.22)
Legal	11,250	9,375	4,762	4,613	49.21%	938	1,272	(335)	-35.68%	21.80	11.07	10.73
Staff Training & Travel	4,400	3,667	1,086	2,581	70.38%	367	86	281	76.55%	8.53	2.53	6.00
Dues, Publications, Adv. & Supplies	2,200	1,833	1,352	481	26.25%	183	196	(13)	-6.91%	4.26	3.14	1.12
Administrative Other	16,200	13,500	16,379	(2,879)	-21.33%	1,350	3,666	(2,316)	-171.56%	31.40	38.09	(6.70)
Total Administrative	115,565	96,304	93,222	3,082	3.20%	9,630	13,315	(3,685)	-38.26%	223.96	216.80	7.17
Resident Services Contracts	1,250	1,042	1,530	(488)	-46.88%	104	520	(416)	-399.20%	2.42	3.56	(1.14)
Total Tenant Services	1,250	1,042	1,530	(488)	-46.88%	104	520	(416)	-399.20%	2.42	3.56	(1.14)
Gas	38,000	31,667	30,107	1,560	4.93%	3,167	1,594	1,573	49.66%	73.64	70.02	3.63
Electric	35,500	29,583	30,771	(1,188)	-4.01%	2,958	3,139	(181)	-6.11%	68.80	71.56	(2.76)
Water & Sewer	31,000	25,833	25,916	(83)	-0.32%	2,583	7,500	(4,917)	-190.32%	60.08	60.27	(0.19)
Total Utilities	104,500	87,083	86,794	289	0.33%	8,708	12,233	(3,525)	-40.47%	202.52	201.85	0.67
Maintenance Salaries	30,042	25,035	36,443	(11,408)	-45.57%	2,504	8,138	(5,635)	-225.06%	58.22	84.75	(26.53)
Benefits	12,876	10,730	12,471	(1,741)	-16.23%	1,073	2,013	(940)	-87.60%	24.95	29.00	(4.05)
Overtime	4,000	3,333	1,764	1,569	47.08%	333	1	332	99.70%	7.75	4.10	3.65
Materials	48,000	40,000	19,853	20,147	50.37%	4,000	445	3,555	88.88%	93.02	46.17	46.85
Uniforms	400	333	91	242	72.70%	33	-	33	100.00%	0.78	0.21	0.56
Exterminating Contract	3,500	2,917	3,550	(633)	-21.71%	292	300	(8)	-2.86%	6.78	8.26	(1.47)
Trash Removal	4,000	3,333	2,493	840	100.00%	333	307	26	100.00%	7.75	5.80	1.95
Plumbing/Electrical Service	21,000	17,500	4,435	13,065	74.66%	1,750	-	1,750	100.00%	40.70	10.31	30.38
Painting / Unit Turnaround	6,500	5,417	250	5,167	95.38%	542	-	542	100.00%	12.60	0.58	12.02
Vehicles	5,850	4,875	626	4,249	87.16%	488	-	488	100.00%	11.34	1.46	9.88
Elevator contract	10,000	8,333	12,104	(3,771)	0.00%	833	1,884	(1,051)	-126.08%	19.38	28.15	(8.77)
Miscellaneous Contracts	12,600	10,500	61,761	(51,261)	-488.20%	1,050	5,571	(4,521)	-430.57%	24.42	143.63	(119.21)
	158,768	132,307	155,841	(23,534)	-17.79%	13,231	18,659	(5,428)	-41.03%	307.69	362.42	(54.73)
Security Labor	-	-	5,006	(5,006)	0.00%	-	847	(847)	0.00%	-	11.64	(11.64)
Total Protective Services	-	-	5,006	(5,006)	0.00%	-	847	(847)	0.00%	-	11.64	(11.64)
Insurance	15,600	13,000	11,736	1,264	9.72%	1,300	-	1,300	100.00%	30.23	27.29	2.94
PILOT	6,300	5,250	309	4,941	94.11%	525	(212)	737	140.38%	12.21	0.72	11.49
Other	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Total General Expenses	21,900	18,250	12,045	6,205	34.00%	1,825	(212)	2,037	111.62%	42.44	28.01	14.43
Total expenses, excl. Asset Mgt	401,983	334,986	354,438	(19,452)	-5.81%	33,499	45,362	(11,863)	-35.41%	779.04	824.27	(45.24)
Asset Management	5,160	4,300	4,300	-	0.00%	430	430	-	0.00%	10.00	10.00	-
Total Expenses	407,143	339,286	358,738	(19,452)	-5.73%	33,929	45,792	(11,863)	-34.97%	789.04	834.27	(45.24)
Cash Flow from Operations	\$ (34,075)	\$ (28,396)	\$ (29,668)	\$ (1,272)		\$ (2,840)	\$ (16,393)	\$ (13,553)		(66.04)	(69.00)	(2.96)

**MILLVILLE HOUSING AUTHORITY
CENTRAL OFFICE COST CENTER
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Ten Months Ended July 31, 2018**

	YEAR TO DATE					CURRENT MONTH			
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)
INCOME									
Management Fees	\$697,630	\$ 581,358	\$ 559,646	\$ (21,712)	-3.73%	\$58,136	\$ 61,551	\$ 3,415	5.87%
Bookkeeping Fees	60,120	50,100	49,943	(157)	-0.31%	5,010	4,943	(67)	-1.34%
Public Housing Asset Mgt Fees	59,040	49,200	48,800	(400)	-0.81%	4,920	4,910	(10)	-0.20%
Investment Income	2,000	1,667	1,897	230	13.82%	167	133	(34)	-20.20%
Front Line Service Fees	78,000	65,000	71,750	6,750	10.38%	6,500	7,000	500	7.69%
Other Fees	100,200	83,500	72,052	(11,448)	-13.71%	8,350	17,709	9,359	112.08%
Total Income	996,990	830,825	804,088	(26,737)	-3.22%	83,083	96,246	13,164	15.84%
EXPENSES									
Administrative Salaries	584,568	487,140	426,154	60,986	12.52%	48,714	47,339	1,375	2.82%
Administrative Benefits	215,868	179,890	158,924	20,966	11.65%	17,989	16,576	1,413	7.85%
Legal	24,000	20,000	20,716	(716)	-3.58%	2,000	998	1,002	50.10%
Staff & Commissioner Training	9,000	7,500	2,401	5,099	67.99%	750	816	(66)	-8.80%
Travel / Meetings	25,000	20,833	16,754	4,079	19.58%	2,083	465	1,618	77.68%
Accounting	-	-	54,800	(54,800)	0.00%	-	4,850	(4,850)	0.00%
Audit	12,000	10,000	6,800	3,200	32.00%	1,000	400	600	60.00%
Administrative Other:									
Computer Operations	13,400	11,167	17,299	(6,132)	-54.92%	1,117	1,281	(164)	-14.72%
Telephone	10,000	8,333	8,968	(635)	-7.62%	833	589	244	29.32%
Office Equipment	-	-	-	-	0.00%	-	-	-	0.00%
Dues, Publications, Adv. & Supplies	16,700	13,917	8,964	4,953	0.00%	1,392	1,369	23	-100.00%
Other	41,000	34,167	32,726	1,441	4.22%	3,417	3,899	(482)	-14.12%
Total Administrative	951,536	792,947	754,506	38,441	4.85%	79,295	78,582	713	0.90%
Electric	1,200	1,000	-	1,000	100.00%	100	-	100	100.00%
Water & Sewer	600	500	-	500	100.00%	50	-	50	100.00%
Total Utilities	1,800	1,500	-	1,500	100.00%	150	-	150	100.00%
Insurance	38,000	31,667	33,529	(1,862)	-5.88%	3,167	5,000	(1,833)	-57.89%
Other	-	-	-	-	0.00%	-	-	-	0.00%
Total General Expenses	38,000	31,667	33,529	(1,862)	-5.88%	3,167	5,000	(1,833)	-57.89%
Total Expenses	991,336	826,113	788,035	38,078	4.61%	82,611	83,582	(971)	-1.17%
Cash Flow from Operations	\$ 5,654	\$ 4,712	\$ 16,053	\$ 11,341		\$ 471	\$ 12,664	\$ 12,193	

MILLVILLE HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Ten Months Ended July 31, 2018

	YEAR TO DATE					CURRENT MONTH			
	Annual Budget	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)	Budget	Actual	Variance Fav. / (Unfav.)	% Variance Fav. / (Unfav.)
INCOME									
HAP Subsidy	\$1,350,000	\$1,125,000	\$1,152,145	\$ 27,145	2.41%	\$112,500	\$ 122,039	\$ 9,539	8.48%
Admin Fee Subsidy	140,000	116,667	111,630	(5,037)	-4.32%	11,667	10,955	(712)	-6.10%
Investment Income	-	-	15	15	0.00%	-	2	2	0.00%
Fraud Revenue	2,000	1,667	3,900	2,233	134.00%	167	-	(167)	-100.00%
Other Income	20,800	17,333	16,246	(1,087)	-6.27%	1,733	896	(837)	-48.31%
Total Income	1,512,800	1,260,667	1,283,936	23,269	1.85%	126,067	133,892	7,825	6.21%
EXPENSES									
Administrative Salaries	93,126	77,605	61,546	16,059	20.69%	7,761	5,331	2,430	31.31%
Benefits	19,780	16,483	24,844	(8,361)	-50.72%	1,648	4,016	(2,368)	-143.64%
Audit	2,500	2,083	1,800	283	13.60%	208	180	28	13.60%
Management Fee	-	-	12,885	(12,885)	0.00%	-	2,624	(2,624)	0.00%
Bookkeeping Fee	16,000	13,333	12,735	598	4.49%	1,333	2,557	(1,224)	-91.78%
Telecommunications	2,100	1,750	923	827	47.26%	175	115	60	34.29%
Computer Support	7,900	6,583	8,553	(1,970)	-29.92%	658	621	37	5.67%
Legal	2,400	2,000	800	1,200	60.00%	200	260	(60)	-30.00%
Staff Training & Travel	3,000	2,500	626	1,874	74.96%	250	63	187	74.80%
Dues, Publications, Adv. & Supplies	1,600	1,333	1,050	283	21.25%	133	-	133	100.00%
Administrative Other	14,800	12,333	6,039	6,294	51.04%	1,233	211	1,022	82.89%
Total Administrative	163,206	136,005	131,801	4,204	3.09%	13,601	15,978	(2,378)	-17.48%
Vehicles	1,860	1,550	555	995	64.19%	155	47	108	69.68%
	1,860	1,550	555	995	64.19%	155	47	108	69.68%
Insurance	11,500	9,583	9,763	(180)	-1.87%	958	972	(14)	-1.43%
Total General Expenses	11,500	9,583	9,763	(180)	-1.87%	958	972	(14)	-1.43%
Total Expenses	176,566	147,138	142,119	5,019	3.41%	14,714	16,997	(2,283)	-15.52%
Housing Assistant Payments	1,351,000	1,125,833	1,192,175	(66,342)	-5.89%	112,583	120,089	(7,506)	-6.67%
Total Expenses	1,527,566	1,272,972	1,334,294	(61,322)	-	127,297	137,086	(9,789)	-
Income from Operations	\$ (14,766)	\$ (12,305)	\$ (50,358)	\$ (38,053)		\$ (1,231)	\$ (3,194)	\$ (1,964)	
Incr. (Decr.) in Restricted Net Assets	-	-	(38,080)			-	1,950	16,961	
Incr. (Decr.) in Unrestricted Net Asset:	(14,766)	(12,305)	(12,278)			(1,231)	(5,144)	(18,925)	