

MILLVILLE HOUSING AUTHORITY
Millville, New Jersey
STATEMENT OF NET POSITION
At September 30, 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	\$ 612,719	\$ 296,476	\$ 60,609	\$ 969,804	\$ 52,252
Cash - Restricted - CFP	4,340	-	9,346	13,686	-
Cash - Tenant Security Deposits	10,143	-	-	983,490	-
Total Cash	627,202	296,476	69,955	993,633	52,252
Tenant A/R (Net of Allowance)	6,377			6,377	-
Accounts Receivable - Misc	47,458	130,519		177,977	27,250
Interfund Receivable / Payable	1,500		50	1,550	-
Maintenance Inventory	75,498			75,498	-
Prepaid Expenses	50,719	11,447	3,124	65,290	5,390
Total Current Assets	808,754	438,442	73,129	1,320,325	84,892
<u>FIXED ASSETS</u>					
Land	517,188			517,188	-
Buildings and Improvements	32,975,504			32,975,504	401,828
Furn. & Equipt. - Dwelling	3,431,937			3,431,937	-
Furn. & Equipt. - Administration	2,276,888	135,822	7,374	2,420,084	79,415
Construction in Progress	210,759	-	-	210,759	-
Total Fixed Assets	39,412,276	135,822	7,374	39,555,472	481,243
Less: Accumulated Depreciation	(29,215,455)	(109,288)	(7,374)	(29,332,117)	(76,816)
Net Fixed Assets	10,196,821	26,534	-	10,223,355	404,427
Deferred Outflow of Resources	488,108	558,682	60,405	1,107,195	-
Total Assets	\$ 11,493,683	\$ 1,023,658	\$ 133,534	\$ 12,650,875	\$ 489,319

LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION

<u>CURRENT LIABILITIES</u>					
Accounts Payable and Accrued Expenses	\$ 154,185	\$ 54	\$ 3,906	\$ 158,145	\$ 117,081
Deferred Revenue	8,249			8,249	4,464
Accrued Wages & Payroll Taxes	14,443	28,975	2,952	46,370	11,287
Tenant Security Deposits	10,117			10,117	-
Interfund Payable			10,835	10,835	-
Current Portion of Long-Term Debt	203,457			203,457	-
Compensated Absences	3,648	8,038	1,252	12,938	60
PILOT	75,739			75,739	-
Accrued Interest Payable	36,130	-	-	36,130	-
Total Current Liabilities	505,968	37,067	18,945	561,980	132,892
<u>LONG TERM LIABILITIES</u>					
Long-Term CFFP Debt	1,283,720			1,283,720	-
OPEB	1,429,253	109,183	7,098	1,545,534	
Compensated Absences	32,829	72,344	11,266	116,439	545
Pension Liability	203,059	1,899,528	203,059	2,305,646	-
Total Non-current Liabilities	2,948,861	2,081,055	221,423	5,251,339	545
Total Liabilities	3,454,829	2,118,122	240,368	5,813,319	133,437
Deferred Inflow of Resources	356,430	440,831	57,999	855,260	-
<u>NET POSITION</u>					
Net Investment in Capital Assets	8,709,644	26,534	-	8,736,178	404,427
Restricted	4,340	-	9,346	13,686	-
Unrestricted	(1,031,560)	(1,561,829)	(174,179)	(2,767,568)	(42,682)
Total Net Position	7,682,424	(1,535,295)	(164,833)	5,982,296	361,745
Total Liabilities and Net Position	\$ 11,493,683	\$ 1,023,658	\$ 133,534	\$ 12,650,875	\$ 495,182

MILLVILLE HOUSING AUTHORITY
PUBLIC HOUSING PROGRAM CONSOLIDATED STATEMENT OF OPERATING REVENUES AND EXPENDITURES (ALL AMPS)
For the Twelve Months Ended September 30, 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	\$ 1,620,000	\$ 1,594,866	\$ (25,134)	-1.55%	\$ 135,000	\$ 114,200	\$ (20,800)	-15.41%
Excess Utilities	28,200	28,200	29,029	829	2.94%	2,350	6,409	4,059	172.72%
PFS Operating Subsidy	1,473,391	1,473,391	1,658,217	184,826	12.54%	122,783	145,389	22,606	18.41%
Investment Income	-	-	1,584	1,602	0.00%	-	-	-	0.00%
Transfer from Capital Fund	103,557	103,557	208,270	104,713	0.00%	8,630	130,931	122,301	0.00%
Other Income/Fees	170,580	170,580	187,641	17,061	10.00%	14,215	23,682	9,467	66.60%
Total Income	3,395,728	3,395,728	3,679,607	283,897	8.36%	282,977	420,611	137,633	48.64%
EXPENSES									
Administrative Salaries	237,467	237,467	214,255	23,212	9.77%	19,789	26,436	(6,647)	-33.59%
Administrative Benefits	71,109	71,109	78,216	(7,107)	-9.99%	5,926	18,418	(12,492)	-210.81%
Legal	81,050	81,050	42,828	38,222	47.16%	6,754	4,650	2,104	31.15%
Management Fees	398,548	398,548	438,107	(39,559)	-9.93%	33,212	72,708	(39,496)	-118.92%
Bookkeeping Fees	43,110	43,110	42,114	996	2.31%	3,593	3,472	121	3.35%
Staff & Commissioner Training	24,100	24,100	9,106	14,994	62.22%	2,008	1,134	874	43.53%
Accounting	-	-	-	-	0.00%	-	-	-	0.00%
Audit	26,700	26,700	15,777	10,923	40.91%	2,225	3,000	(775)	-34.83%
Administrative Other:									
Computer Operations	89,100	89,100	117,781	(28,681)	-32.19%	7,425	2,601	4,824	64.97%
Telephone	41,400	41,400	32,618	8,782	21.21%	3,450	4,311	(861)	-24.96%
Office Equipment	-	-	-	-	0.00%	-	-	-	0.00%
Dues, Publications, Adv. & Supplies	24,400	24,400	21,667	2,733	11.20%	2,033	1,689	345	16.95%
Other	186,660	186,660	102,079	84,581	45.31%	15,555	(9,489)	25,044	161.01%
Total Administrative	1,223,644	1,223,644	1,114,548	109,096	8.92%	101,970	128,929	(26,959)	-26.44%
Resident services Contracts	20,350	20,350	27,652	(7,302)	-35.88%	1,696	1,847	(151)	-8.93%
Total Resident Services	20,350	20,350	27,652	(7,302)	-35.88%	1,696	1,847	(151)	-8.93%
Gas	187,600	187,600	220,494	(32,894)	-17.53%	15,633	25,227	(9,594)	-61.37%
Electric	298,700	298,700	322,210	(23,510)	-7.87%	24,892	47,032	(22,140)	-88.95%
Water & Sewer	315,500	315,500	325,592	(10,092)	-3.20%	26,292	40,528	(14,236)	-54.15%
Total Utilities	801,800	801,800	868,296	(66,496)	-8.29%	66,817	112,787	(45,970)	-68.80%
Maintenance Salaries	189,365	189,365	228,352	(38,987)	-20.59%	15,780	18,228	(2,448)	-15.51%
Benefits	98,358	98,358	77,540	20,818	21.17%	8,197	(21,342)	29,538	360.38%
Overtime	29,000	29,000	18,611	10,389	35.82%	2,417	-	2,417	100.00%
Bad Debts	-	-	8,698	-	0.00%	-	-	-	0.00%
Materials	212,350	212,350	231,347	(18,997)	-8.95%	17,696	48,452	(30,756)	-173.80%
Uniforms	1,600	1,600	1,342	258	16.13%	133	50	83	62.50%
Exterminating Contract	30,000	30,000	27,612	2,388	7.96%	2,500	4,278	(1,778)	-71.12%
Trash Removal	55,000	55,000	56,887	(1,887)	-3.43%	4,583	17,373	(12,790)	-279.05%
Plumbing/Electrical Service	93,000	93,000	70,841	22,159	23.83%	7,750	11,108	(3,358)	-43.33%
Painting / Unit Turnaround	24,600	24,600	15,827	8,773	35.66%	2,050	10,202	(8,152)	-397.66%
Vehicles	27,150	27,150	12,826	14,324	52.76%	2,263	2,777	(514)	-22.73%
Elevator contract	97,000	97,000	109,084	(12,084)	-12.46%	8,083	7,168	916	11.33%
Miscellaneous Contracts	174,000	174,000	296,636	(122,636)	-70.48%	14,500	17,321	(2,821)	-19.46%
	\$ 1,031,423	\$ 1,031,423	\$ 1,155,603	\$ (115,482)	-11.20%	\$ 85,952	\$ 115,616	\$ (29,664)	-34.51%
Security/Lease Enforcement Salaries	\$ -	\$ -	\$ 77,149	\$ (77,149)	\$ -	\$ -	\$ (3,728)	\$ 3,728	0.00%
Total Security/Lease Enforcement	\$ -	\$ -	\$ 77,149	\$ (77,149)	\$ -	\$ -	\$ (3,728)	\$ 3,728	\$ -
Insurance	180,600	180,600	180,847	(247)	-0.14%	15,050	20,489	(5,439)	-36.14%
PILOT	93,400	93,400	75,739	17,661	18.91%	7,783	1,157	6,626	85.13%
Other	20,000	20,000	87,091	(67,091)	0.00%	1,667	70,506	(68,839)	0.00%
Total General Expenses	\$ 294,000	\$ 294,000	\$ 343,677	\$ (49,677)	-16.90%	\$ 24,500	\$ 92,152	\$ (67,652)	-276.13%
Total Expenses, Excl. Asset Mgt	\$ 3,371,217	\$ 3,371,217	\$ 3,586,925	\$ (207,010)	\$ (0)	\$ 280,935	\$ 447,603	\$ (166,668)	-59.33%
Asset Management	59,040	59,040	58,920	120	0.20%	4,920	6,890	(1,970)	-40.04%
Total Expenses	\$ 3,430,257	\$ 3,430,257	\$ 3,645,845	\$ (206,890)	\$ (0)	\$ 285,855	\$ 454,493	\$ (168,638)	-58.99%
Cash Flow from Operations	\$ (34,529)	\$ (34,529)	\$ 33,762	\$ 77,007		\$ (2,877)	\$ (33,882)	\$ (31,005)	

MILLVILLE HOUSING AUTHORITY
AMP 1 - HOLLY BERRY COURT
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Twelve Months Ended September 30, 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	\$ 211,000	\$ 211,361	\$ 361	0.17%	\$17,583	\$ 15,241	\$ (2,342)	-13.32%	\$ 456.71	\$ 457.49	\$ 0.78
Excess Utilities	6,000	6,000	8,988	2,988	0.00%	500	2,008	1,508	301.60%	12.99	19.45	6.47
PFS Operating Subsidy	229,885	229,885	252,584	22,699	9.87%	19,157	22,205	3,048	15.91%	497.59	546.72	49.13
Investment Income	-	-	38	38	0.00%	-	32	32	0.00%	-	0.08	0.08
Transfer from Capital Fund	10,230	10,230	23,899	13,669	133.62%	853	14,140	13,288	1558.65%	22.14	51.73	29.59
Other Income	100	100	5,776	5,676	5676.00%	8	-	(8)	-100.00%	0.22	12.50	12.29
Total Income	457,215	457,215	502,646	45,431	9.94%	38,101	53,626	15,525	40.75%	989.64	1,087.98	98.34
EXPENSES												
Administrative Salaries	15,970	15,970	14,132	1,838	11.51%	1,331	1,302	29	2.17%	34.57	30.59	3.98
Benefits	2,968	2,968	6,618	(3,650)	-122.98%	247	3,004	(2,757)	-1114.56%	6.42	14.32	(7.90)
Audit	2,900	2,900	1,509	1,391	47.97%	242	-	242	100.00%	6.28	3.27	3.01
Management Fee	36,887	36,887	47,003	(10,116)	-27.42%	3,074	12,302	(9,228)	-300.21%	79.84	101.74	(21.90)
Bookkeeping Fee	4,050	4,050	4,162	(112)	-2.77%	338	352	(15)	-4.30%	8.77	9.01	(0.24)
Bad Debts	-	-	2,342	(2,342)	0.00%	-	2,342	(2,342)	0.00%	-	5.07	(5.07)
Telecommunications	3,900	3,900	4,351	(451)	-11.56%	325	534	(209)	-64.31%	8.44	9.42	(0.98)
Computer Support	11,450	11,450	18,409	(6,959)	-60.78%	954	367	587	61.54%	24.78	39.85	(15.06)
Legal	14,500	14,500	16,414	(1,914)	-13.20%	1,208	3,225	(2,017)	-166.90%	31.39	35.53	(4.14)
Staff Training & Travel	2,500	2,500	2,669	(169)	-6.76%	208	92	116	55.84%	5.41	5.78	(0.37)
Dues, Publications, Adv. & Supplies	7,600	7,600	8,669	(1,069)	-14.07%	633	71	562	88.79%	16.45	18.76	(2.31)
Administrative Other	10,400	10,400	12,143	(1,743)	-16.76%	867	2,229	(1,362)	-157.19%	22.51	26.28	(3.77)
Total Administrative	113,125	113,125	138,421	(25,296)	-22.36%	9,427	25,820	(16,393)	-173.89%	244.86	299.61	(54.75)
Resident Services Contracts	1,050	1,050	1,085	(35)	-3.33%	88	110	(23)	-25.71%	2.27	2.35	(0.08)
Total Tenant Services	1,050	1,050	1,085	(35)	-3.33%	88	110	(23)	-25.71%	2.27	2.35	(0.08)
Gas	37,600	37,600	46,656	(9,056)	-24.09%	3,133	1,026	2,107	67.26%	81.39	100.99	(19.60)
Electric	67,300	67,300	62,474	4,826	7.17%	5,608	7,666	(2,058)	-36.69%	145.67	135.23	10.45
Water & Sewer	32,000	32,000	35,418	(3,418)	-10.68%	2,667	6,618	(3,951)	-148.18%	69.26	76.66	(7.40)
Total Utilities	136,900	136,900	144,548	(7,648)	-5.59%	11,408	15,310	(3,902)	-34.20%	296.32	312.87	(16.55)
Maintenance Salaries	14,198	14,198	15,174	(976)	-6.87%	1,183	1,241	(58)	-4.89%	30.73	32.84	(2.11)
Benefits	10,976	10,976	5,168	5,808	52.92%	915	(3,232)	4,147	453.35%	23.76	11.19	12.57
Overtime	2,500	2,500	1,839	661	26.44%	208	-	208	100.00%	5.41	3.98	1.43
Materials	26,250	26,250	62,083	(35,833)	-136.51%	2,188	14,776	(12,589)	-575.47%	56.82	134.38	(77.56)
Uniforms	200	200	352	(152)	-76.00%	17	-	17	100.00%	0.43	0.76	(0.33)
Exterminating Contract	3,500	3,500	3,905	(405)	-11.57%	292	200	92	31.43%	7.58	8.45	(0.88)
Trash Removal	15,000	15,000	14,124	876	-100.00%	1,250	4,335	(3,085)	-100.00%	32.47	30.57	1.90
Plumbing/Electrical Service	7,000	7,000	5,733	1,267	18.10%	583	1,354	(771)	-132.11%	15.15	12.41	2.74
Painting / Unit Turnaround	1,000	1,000	850	150	15.00%	83	-	83	100.00%	2.16	1.84	0.32
Vehicles	3,050	3,050	5,443	(2,393)	-78.46%	254	292	(38)	-14.89%	6.60	11.78	(5.18)
Miscellaneous Contracts	70,500	70,500	47,560	22,940	32.54%	5,875	(924)	6,799	115.73%	152.60	102.94	49.65
	154,174	154,174	162,231	(8,057)	-5.23%	12,848	18,042	(5,194)	-40.43%	333.71	351.15	(17.44)
Insurance	21,300	21,300	21,452	(152)	-0.71%	1,775	3,302	(1,527)	-86.03%	46.10	46.43	(0.33)
PILOT	5,000	5,000	7,589	(2,589)	-51.78%	417	203	214	51.28%	10.82	16.43	(5.60)
Interest Expense	2,000	2,000	2,648	(648)	-32.40%	167	1,012	(845)	-507.20%	4.33	5.73	(1.40)
Total General Expenses	28,300	28,300	31,689	(3,389)	-11.98%	2,358	4,517	(2,159)	-91.53%	61.26	68.59	(7.34)
Total expenses, excl. Asset Mgt	433,549	433,549	477,974	(44,425)	-10.25%	36,129	63,799	(27,670)	-76.59%	938.42	1,034.58	(96.16)
Asset Management	5,880	5,880	5,880	-	0.00%	490	490	-	0.00%	12.73	12.73	-
Total Expenses	439,429	439,429	483,854	(44,425)	-10.11%	36,619	64,289	(27,670)	-75.56%	951.15	1,047.30	(96.16)
Cash Flow from Operations	\$ 17,786	\$ 17,786	\$ 18,792	\$ 1,006		\$ 1,482	\$ (10,663)	\$ (12,145)		21.17	40.68	2.18

MILLVILLE HOUSING AUTHORITY
AMP 2 - CEDARVIEW COURT AND FERGUSON COURT
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Twelve Months Ended September 30, 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	\$ 403,000	\$394,588	\$ (8,412)	-2.09%	\$33,583	\$ 31,795	\$ (1,788)	-5.33%	\$366.36	\$358.72	\$ (7.65)
Excess Utilities	6,000	6,000	8,040	2,040	0.00%	500	2,000	1,500	300.00%	5.45	7.31	1.85
PFS Operating Subsidy	217,888	217,888	263,494	45,606	20.93%	18,157	22,330	4,173	22.98%	198.08	239.54	41.46
Investment Income	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Transfer from Capital Fund	20,878	20,878	24,187	3,309	0.00%	1,740	9,641	7,901	0.00%	18.98	21.99	3.01
Other Income	4,000	4,000	3,851	(149)	-3.73%	333	(267)	(600)	-180.10%	3.64	3.50	(0.14)
Total Income	651,766	651,766	694,160	42,394	6.50%	54,314	65,499	11,185	20.59%	592.51	631.05	38.54
EXPENSES												
Administrative Salaries	46,866	46,866	46,774	92	0.20%	3,906	6,262	(2,357)	-60.34%	42.61	42.52	0.08
Benefits	17,895	17,895	14,956	2,939	16.42%	1,491	5,474	(3,983)	-267.07%	16.27	13.60	2.67
Audit	5,800	5,800	3,080	2,720	46.90%	483	1,000	(517)	-106.90%	5.27	2.80	2.47
Management Fee	79,512	79,512	90,243	(10,731)	-13.50%	6,626	15,921	(9,295)	-140.28%	72.28	82.04	(9.76)
Bookkeeping Fee	8,730	8,730	8,910	(180)	-2.06%	728	750	(23)	-3.09%	7.94	8.10	(0.16)
Bad Debts	-	-	1,606	(1,606)	0.00%	-	1,606	(1,606)	0.00%	-	1.46	(1.46)
Telecommunications	10,700	10,700	6,061	4,639	43.36%	892	879	13	1.42%	9.73	5.51	4.22
Computer Support	19,900	19,900	31,766	(11,866)	-59.63%	1,658	573	1,085	65.45%	18.09	28.88	(10.79)
Legal	34,100	34,100	3,053	31,047	91.05%	2,842	323	2,519	88.63%	31.00	2.78	28.22
Staff Training & Travel	4,500	4,500	2,689	1,811	40.24%	375	1,406	(1,031)	-274.93%	4.09	2.44	1.65
Dues, Publications, Adv. & Supplies	4,700	4,700	3,384	1,316	28.00%	392	725	(333)	-85.11%		3.08	
Administrative Other	3,460	3,460	10,339	(6,879)	-198.82%	288	173	115	40.00%	3.15	9.40	(6.25)
Total Administrative	236,163	236,163	222,861	13,302	5.63%	19,680	35,092	(15,412)	-78.31%	214.69	202.60	10.90
Resident Services Contracts	2,100	2,100	2,440	(340)	-16.19%	175	216	(41)	-23.43%	1.91	2.22	(0.31)
Total Tenant Services	2,100	2,100	2,440	(340)	-16.19%	175	216	(41)	-23.43%	1.91	2.22	(0.31)
Gas	49,700	49,700	56,592	(6,892)	-13.87%	4,142	(2,356)	6,498	156.89%	45.18	51.45	(6.27)
Electric	51,500	51,500	54,579	(3,079)	-5.98%	4,292	6,979	(2,687)	-62.62%	46.82	49.62	(2.80)
Water & Sewer	60,000	60,000	65,835	(5,835)	-9.73%	5,000	13,835	(8,835)	-176.70%	54.55	59.85	(5.30)
Total Utilities	161,200	161,200	177,006	(15,806)	-9.81%	13,433	18,458	(5,025)	-37.40%	146.55	160.91	(14.37)
Maintenance Salaries	55,650	55,650	47,860	7,790	14.00%	4,638	4,070	568	12.24%	50.59	43.51	7.08
Benefits	31,675	31,675	15,460	16,215	51.19%	2,640	(5,574)	8,214	311.17%	28.80	14.05	14.74
Overtime	7,000	7,000	3,752	3,248	46.40%	583	-	583	100.00%	6.36	3.41	2.95
Materials	27,800	27,800	34,327	(6,527)	-23.48%	2,317	5,741	(3,424)	-147.81%	25.27	31.21	(5.93)
Uniforms	400	400	137	263	65.75%	33	-	33	100.00%	0.36	0.12	0.24
Exterminating Contract	7,000	7,000	5,900	1,100	15.71%	583	1,050	(467)	-80.00%	6.36	5.36	1.00
Trash Removal	20,000	20,000	19,245	755	-100.00%	1,667	5,250	(3,583)	-100.00%	18.18	17.50	0.69
Plumbing/Electrical Service	8,000	8,000	23,969	(15,969)	-199.61%	667	3,849	(3,182)	-477.35%	7.27	21.79	(14.52)
Painting / Unit Turnaround	2,000	2,000	2,850	(850)	-42.50%	167	2,100	(1,933)	-1160.00%	1.82	2.59	(0.77)
Vehicles	5,600	5,600	1,510	4,090	73.04%	467	365	102	21.79%	5.09	1.37	3.72
Miscellaneous Contracts	39,700	39,700	68,186	(28,486)	-71.75%	3,308	839	2,469	74.64%	36.09	61.99	(25.90)
	204,825	204,825	223,196	(18,371)	-8.97%	17,069	17,690	(621)	-3.64%	186.20	202.91	(16.70)
Security Labor	-	-	8,246	(8,246)	0.00%	-	611	(611)	0.00%	-	7.50	(7.50)
Total Protective Services	-	-	8,246	(8,246)	0.00%	-	611	(611)	0.00%	-	7.50	(7.50)
Insurance	31,200	31,200	30,114	1,086	3.48%	2,600	(5,188)	7,788	299.54%	28.36	27.38	0.99
PILOT	26,800	26,800	22,562	4,238	15.81%	2,233	1,234	999	44.75%	24.36	20.51	3.85
Other	6,000	6,000	4,792	1,208	20.13%	500	1,453	(953)	-190.60%	607.00	4.36	602.64
Total General Expenses	64,000	64,000	57,468	6,532	10.21%	5,333	(2,501)	7,834	146.89%	58.18	52.24	607.48
Total expenses, excl. Asset Mgt	668,288	668,288	691,217	(22,929)	-3.43%	55,691	69,566	(13,875)	-24.92%	607.53	628.38	579.50
Asset Management	12,000	12,000	12,000	-	0.00%	1,000	1,000	-	0.00%	10.91	10.91	-
Total Expenses	680,288	680,288	703,217	(22,929)	-3.37%	56,691	70,566	(13,875)	-24.48%	618.44	639.29	579.50
Cash Flow from Operations	\$ (28,522)	\$ (28,522)	\$ (9,057)	\$ 19,465		\$ (2,377)	\$ (5,067)	\$ (2,690)		(25.93)	(8.23)	618.04

MILLVILLE HOUSING AUTHORITY
AMP 3 - RIVERVIEW WEST
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Twelve Months Ended September 30, 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	\$ 346,000	\$ 345,195	\$ (805)	-0.23%	\$ 28,833	\$ 23,901	\$ (4,932)	-17.11%	\$ 349.49	\$ 348.68	\$ (0.81)
Excess Utilities	11,400	11,400	9,600	(1,800)	0.00%	950	-	(950)	-100.00%	11.52	9.70	(1.82)
PFS Operating Subsidy	283,499	283,499	310,335	26,836	9.47%	23,625	27,306	3,681	15.58%	286.36	313.47	27.11
Investment Income	-	-	625	625	0.00%	-	625	625	0.00%	-	0.63	0.63
Transfer from Capital Fund	20,878	20,878	45,356	24,478	117.24%	1,740	30,811	29,071	1670.92%	21.09	45.81	24.73
Other Income	7,860	7,860	9,874	2,014	25.62%	655	3,071	2,416	368.85%	7.94	9.97	2.03
Total Income	669,637	669,637	720,985	51,348	7.67%	55,803	85,714	29,911	53.60%	676.40	728.27	51.87
EXPENSES												
Administrative Salaries	45,327	45,327	50,772	(5,445)	-12.01%	3,777	12,382	(8,605)	-227.80%	45.78	51.28	(5.50)
Benefits	19,091	19,091	14,985	4,106	21.51%	1,591	(2,073)	3,664	230.30%	19.28	15.14	4.15
Audit	5,000	5,000	3,080	1,920	38.40%	417	1,000	(583)	-140.00%	5.05	3.11	1.94
Management Fee	79,512	79,512	88,126	(8,614)	-10.83%	6,626	13,806	(7,180)	-108.36%	80.32	89.02	(8.70)
Bookkeeping Fee	8,730	8,730	8,678	52	0.60%	728	735	(8)	-1.03%	8.82	8.77	0.05
Bad Debts	-	-	2,983	(2,983)	0.00%	-	2,983	(2,983)	0.00%	-	3.01	(3.01)
Telecommunications	3,200	3,200	5,806	(2,606)	-81.44%	267	600	(333)	-125.00%	3.23	5.86	(2.63)
* Computer Support	14,500	14,500	16,103	(1,603)	-11.06%	1,208	442	767	63.44%	14.65	16.27	(1.62)
Legal	9,500	9,500	4,548	4,952	52.13%	792	950	(158)	-20.00%	9.60	4.59	5.00
Staff Training & Travel	4,300	4,300	792	3,508	81.58%	358	(195)	553	154.36%	4.34	0.80	3.54
Dues, Publications, Adv. & Supplies	3,050	3,050	3,146	(96)	-3.15%	254	717	(462)	-181.91%	3.08	3.18	(0.10)
Administrative Other	41,000	41,000	7,568	33,432	81.54%	3,417	(17,384)	20,801	608.81%	41.41	7.64	33.77
Total Administrative	233,210	233,210	206,587	26,623	11.42%	19,434	13,962	5,472	28.16%	235.57	208.67	26.89
Resident Services Contracts	6,050	6,050	7,314	(1,264)	-20.89%	504	500	4	0.86%	6.11	7.39	(1.28)
Total Tenant Services	6,050	6,050	7,314	(1,264)	-20.89%	504	500	4	0.86%	6.11	7.39	(1.28)
Gas	34,600	34,600	42,524	(7,924)	-22.90%	2,883	821	2,062	71.53%	34.95	42.95	(8.00)
Electric	62,000	62,000	67,165	(5,165)	-8.33%	5,167	18,582	(13,415)	-259.65%	62.63	67.84	(5.22)
Water & Sewer	64,000	64,000	64,201	(201)	-0.31%	5,333	5,801	(468)	-8.77%	64.65	64.85	(0.20)
Total Utilities	160,600	160,600	173,890	(13,290)	-8.28%	13,383	25,204	(11,821)	-88.32%	162.22	175.65	(13.42)
Maintenance Salaries	28,479	28,479	36,613	(8,134)	-28.56%	2,373	2,469	(96)	-4.03%	28.77	36.98	(8.22)
Benefits	12,294	12,294	13,441	(1,147)	-9.33%	1,025	(2,482)	3,507	342.30%	12.42	13.58	(1.16)
Overtime	5,000	5,000	3,752	1,248	24.96%	417	-	417	100.00%	5.05	3.79	1.26
Materials	35,900	35,900	24,990	10,910	30.39%	2,992	6,102	(3,110)	-103.97%	36.26	25.24	11.02
Uniforms	200	200	44	156	78.00%	17	-	17	100.00%	0.20	0.04	0.16
Exterminating Contract	5,500	5,500	4,590	910	16.55%	458	850	(392)	-85.45%	5.56	4.64	0.92
Trash Removal	6,000	6,000	6,365	(365)	-100.00%	500	1,752	(1,252)	-100.00%	6.06	6.43	(0.37)
Plumbing/Electrical Service	18,000	18,000	15,469	2,531	14.06%	1,500	2,517	(1,017)	-67.83%	18.18	15.63	2.56
Painting / Unit Turnaround	5,100	5,100	1,500	3,600	70.59%	425	-	425	100.00%	5.15	1.52	3.64
Vehicles	4,050	4,050	1,205	2,845	70.25%	338	182	156	46.15%	4.09	1.22	2.87
Elevator contract	27,000	27,000	32,294	(5,294)	0.00%	2,250	(585)	2,835	125.98%	27.27	32.62	(5.35)
Miscellaneous Contracts	19,900	19,900	37,250	(17,350)	-87.19%	1,658	3,526	(1,868)	-112.62%	20.10	37.63	(17.53)
	167,423	167,423	177,513	(10,090)	-6.03%	13,952	14,331	(379)	-2.72%	169.11	179.31	(10.19)
Security Labor	-	-	12,645	(12,645)	0.00%	-	(7,403)	7,403	0.00%	-	12.77	(12.77)
Total Protective Services	-	-	12,645	(12,645)	0.00%	-	(7,403)	7,403	0.00%	-	12.77	(12.77)
Insurance	38,500	38,500	38,990	(490)	-1.27%	3,208	7,053	(3,845)	-119.83%	38.89	39.38	(0.49)
PILOT	18,600	18,600	18,381	219	1.18%	1,550	655	895	57.74%	18.79	18.57	0.22
Other	4,000	4,000	26,179	(22,179)	-554.48%	333	22,594	(22,261)	-6678.20%	4.04	26.44	(22.40)
Total General Expenses	61,100	61,100	83,550	(22,450)	-36.74%	5,092	30,302	(25,210)	-495.13%	61.72	84.39	(22.68)
Total expenses, excl. Asset Mgt	628,383	628,383	661,499	(33,116)	-5.27%	52,365	76,896	(24,531)	-46.85%	634.73	668.18	(33.45)
Asset Management	12,000	12,000	11,880	120	1.00%	1,000	2,970	(1,970)	-197.00%	12.12	12.00	0.12
Total Expenses	640,383	640,383	673,379	(32,996)	-5.15%	53,365	79,866	(26,501)	-49.66%	646.85	680.18	(33.33)
Cash Flow from Operations	\$ 29,254	\$ 29,254	\$ 47,606	\$ 18,352		\$ 2,438	\$ 5,848	\$ 3,410		29.55	48.09	18.54

MILLVILLE HOUSING AUTHORITY
AMP 4 - RIVERVIEW EAST
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Twelve Months Ended September 30, 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	\$ 332,000	\$ 323,817	\$ (8,183)	-2.46%	\$ 27,667	\$ 23,426	\$ (4,241)	-15.33%	\$ 368.07	\$ 359.00	\$ (9.07)
Excess Utilities	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
PFS Operating Subsidy	314,265	314,265	335,307	21,042	6.70%	26,189	29,224	3,035	11.59%	348.41	371.74	23.33
Investment Income	-	-	673	673	0.00%	-	673	673	0.00%	-	0.75	0.75
Transfer from Capital Fund	22,966	22,966	57,731	34,765	151.38%	1,914	41,633	39,719	2075.37%	25.46	64.00	38.54
Other Income	5,800	5,800	5,085	(715)	-12.33%	483	147	(337)	-69.67%	6.43	5.64	(0.79)
Total Income	675,031	675,031	722,613	47,582	7.05%	56,253	95,103	38,850	69.06%	748.37	801.12	52.75
EXPENSES												
Administrative Salaries	33,527	33,527	49,637	(16,110)	-48.05%	2,794	2,878	(84)	-3.01%	37.17	55.03	(17.86)
Benefits	19,309	19,309	14,082	5,227	27.07%	1,609	(3,092)	4,701	292.16%	21.41	15.61	5.79
Audit	5,000	5,000	3,388	1,612	32.24%	417	1,000	(583)	-140.00%	5.54	3.76	1.79
Management Fee	89,349	89,349	95,230	(5,881)	-6.58%	7,446	16,127	(8,681)	-116.59%	99.06	105.58	(6.52)
Bookkeeping Fee	9,810	9,810	9,458	352	3.59%	818	773	45	5.44%	10.88	10.49	0.39
Bad Debts	-	-	1,767	(1,767)	0.00%	-	1,767	(1,767)	0.00%	-	1.96	(1.96)
Telecommunications	8,400	8,400	6,261	2,139	25.46%	700	915	(215)	-30.71%	9.31	6.94	2.37
Computer Support	14,500	14,500	15,496	(996)	-6.87%	1,208	405	803	66.49%	16.08	17.18	(1.10)
Legal	5,500	5,500	9,626	(4,126)	-75.02%	458	457	1	0.29%	6.10	10.67	(4.57)
Staff Training & Travel	4,200	4,200	813	3,387	80.64%	350	(218)	568	162.29%	4.66	0.90	3.75
Dues, Publications, Adv. & Supplies	3,850	3,850	3,054	796	20.68%	321	134	187	58.17%	4.27	3.39	0.88
Administrative Other	56,900	56,900	26,681	30,219	53.11%	4,742	3,177	1,565	33.00%	63.08	29.58	33.50
Total Administrative	250,345	250,345	235,493	14,852	5.93%	20,862	24,323	(3,461)	-16.59%	277.54	261.08	16.47
Resident Services Contracts	6,050	6,050	10,033	(3,983)	-65.83%	504	438	66	13.12%	6.71	1,605.00	(1,598.29)
Total Tenant Services	6,050	6,050	10,033	(3,983)	-65.83%	504	438	66	13.12%	6.71	11.12	(1,598.29)
Gas	26,900	26,900	41,400	(14,500)	-53.90%	2,242	24,603	(22,361)	-997.53%	29.82	45.90	(16.08)
Electric	27,200	27,200	25,796	1,404	5.16%	2,267	2,595	(328)	-14.49%	30.16	28.60	1.56
Water & Sewer	71,000	71,000	70,680	320	0.45%	5,917	5,064	853	14.41%	78.71	78.36	0.35
Total Utilities	125,100	125,100	137,876	(12,776)	-10.21%	10,425	32,262	(21,837)	-209.47%	138.69	152.86	(14.16)
Maintenance Salaries	23,954	23,954	27,828	(3,874)	-16.17%	1,996	(4,668)	6,664	333.85%	26.56	30.85	(4.29)
Benefits	13,538	13,538	13,412	126	0.93%	1,128	(1,231)	2,359	209.12%	15.01	14.87	0.14
Overtime	4,500	4,500	4,127	373	8.29%	375	-	375	100.00%	4.99	4.58	0.41
Materials	42,100	42,100	42,951	(851)	-2.02%	3,508	7,831	(4,323)	-123.21%	46.67	47.62	(0.94)
Uniforms	200	200	160	40	20.00%	17	1	16	94.00%	0.22	0.18	0.04
Exterminating Contract	5,500	5,500	5,065	435	7.91%	458	1,325	(867)	-189.09%	6.10	5.62	0.48
Trash Removal	5,000	5,000	7,528	(2,528)	-100.00%	417	2,453	(2,036)	-100.00%	5.54	8.35	(2.80)
Plumbing/Electrical Service	33,000	33,000	11,497	21,503	65.16%	2,750	1,033	1,717	62.44%	36.59	12.75	23.84
Painting / Unit Turnaround	4,500	4,500	5,700	(1,200)	-26.67%	375	3,925	(3,550)	-946.67%	4.99	6.32	(1.33)
Vehicles	4,550	4,550	1,413	3,137	68.95%	379	528	(149)	-39.25%	5.04	1.57	3.48
Elevator contract	33,000	33,000	24,816	8,184	0.00%	2,750	(1,440)	4,190	152.36%	36.59	27.51	9.07
Miscellaneous Contracts	15,800	15,800	27,361	(11,561)	-73.17%	1,317	3,227	(1,910)	-145.09%	17.52	30.33	(12.82)
	185,642	185,642	171,858	13,784	7.43%	15,470	12,984	2,486	16.07%	205.81	190.53	15.28
Security Labor	-	-	50,315	(50,315)	0.00%	-	2,508	(2,508)	0.00%	-	55.78	(55.78)
Total Protective Services	-	-	50,315	(50,315)	0.00%	-	2,508	(2,508)	0.00%	-	55.78	(55.78)
Insurance	39,000	39,000	39,290	(290)	-0.74%	3,250	6,690	(3,440)	-105.85%	43.24	43.56	(0.32)
PILOT	19,900	19,900	18,594	1,306	6.56%	1,658	(884)	2,542	153.31%	22.06	20.61	1.45
Other - Interest	4,400	4,400	40,233	(35,833)	-814.39%	367	34,967	(34,600)	-9436.45%	4.88	44.60	(39.73)
Total General Expenses	63,300	63,300	98,117	(34,817)	-55.00%	5,275	40,773	(35,498)	-672.95%	70.18	108.78	(38.60)
Total expenses, excl. Asset Mgt	630,437	630,437	703,692	(73,255)	-11.62%	52,536	113,288	(60,752)	-115.64%	698.93	780.15	(1,675.09)
Asset Management	13,200	13,200	13,200	-	0.00%	1,100	1,100	-	0.00%	14.63	14.63	-
Total Expenses	643,637	643,637	716,892	(73,255)	-11.38%	53,636	114,388	(60,752)	-113.27%	713.57	794.78	(1,675.09)
Cash Flow from Operations	\$ 31,394	\$ 31,394	\$ 5,721	\$ (25,673)		\$ 2,616	\$ (19,286)	\$ (21,902)		34.80	6.34	(1,622.34)

MILLVILLE HOUSING AUTHORITY
AMP 5 - JAYCEE PLAZA
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Twelve Months Ended September 30, 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	\$ 221,000	\$ 214,048	\$ (6,952)	-3.15%	\$ 18,417	\$ 14,943	\$ (3,474)	-18.86%	\$ 245.56	\$ 237.83	\$ (7.72)
Excess Utilities	4,800	4,800	2,401	(2,399)	0.00%	400	2,401	2,001	500.25%	5.33	2.67	(2.67)
PFS Operating Subsidy	261,220	261,220	299,873	38,653	14.80%	21,768	26,688	4,920	22.60%	290.24	333.19	42.95
Investment Income	-	-	248	248	0.00%	-	248	248	0.00%	-	0.28	0.28
Transfer from Capital Fund	18,791	18,791	31,709	12,918	68.75%	1,566	17,719	16,153	1031.54%	20.88	35.23	14.35
Other Income	63,200	63,200	69,245	6,045	9.56%	5,267	2,748	(2,519)	-47.82%	70.22	76.94	6.72
Total Income	569,011	569,011	617,524	48,513	8.53%	47,418	64,747	17,329	36.55%	632.23	686.14	53.90
EXPENSES												
Administrative Salaries	85,894	85,894	39,985	45,909	53.45%	7,158	2,361	4,797	67.02%	95.44	44.43	51.01
Benefits	6,571	6,571	17,864	(11,293)	-171.86%	548	11,276	(10,728)	-1959.23%	7.30	19.85	(12.55)
Audit	4,800	4,800	2,772	2,028	42.25%	400	-	400	100.00%	5.33	3.08	2.25
Management Fee	78,861	78,861	79,792	(931)	-1.18%	6,572	8,772	(2,200)	-33.48%	87.62	88.66	(1.03)
Bookkeeping Fee	8,010	8,010	7,763	247	3.08%	668	615	53	7.87%	8.90	8.63	0.27
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	6,400	6,400	6,650	(250)	-3.91%	533	940	(407)	-76.25%	7.11	7.39	(0.28)
Computer Support	12,600	12,600	16,307	(3,707)	-29.42%	1,050	286	764	72.76%	14.00	18.12	(4.12)
Legal	6,200	6,200	3,249	2,951	47.60%	517	(1,481)	1,998	386.65%	6.89	3.61	3.28
Staff Training & Travel	4,200	4,200	910	3,290	78.33%	350	31	319	91.14%	4.67	1.01	3.66
Dues, Publications, Adv. & Supplies	3,000	3,000	2,062	938	31.27%	250	42	208	83.20%	3.33	2.29	1.04
Administrative Other	58,700	58,700	26,810	31,890	54.33%	4,892	2,315	2,577	52.67%	65.22	29.79	35.43
Total Administrative	275,236	275,236	204,164	71,072	25.82%	22,936	25,157	(2,221)	-9.68%	305.82	226.85	78.97
Resident Services Contracts	3,850	3,850	4,820	(970)	-25.19%	321	215	106	32.99%	4.28	5.36	(1.08)
Total Tenant Services	3,850	3,850	4,820	(970)	-25.19%	321	215	106	32.99%	4.28	5.36	(1.08)
Gas	800	800	991	(191)	-23.88%	67	96	(29)	-44.00%	0.89	1.10	(0.21)
Electric	55,200	55,200	72,409	(17,209)	-31.18%	4,600	5,805	(1,205)	-26.20%	61.33	80.45	(19.12)
Water & Sewer	57,500	57,500	57,864	(364)	-0.63%	4,792	6,532	(1,740)	-36.32%	63.89	64.29	(0.40)
Total Utilities	113,500	113,500	131,264	(17,764)	-15.65%	9,458	12,433	(2,975)	-31.45%	126.11	145.85	(19.74)
Maintenance Salaries	37,042	37,042	57,033	(19,991)	-53.97%	3,087	11,374	(8,287)	-268.47%	41.16	63.37	(22.21)
Benefits	16,999	16,999	17,561	(562)	-3.31%	1,417	(8,856)	10,273	725.17%	18.89	19.51	(0.62)
Overtime	6,000	6,000	3,377	2,623	43.72%	500	-	500	100.00%	6.67	3.75	2.91
Materials	32,300	32,300	38,630	(6,330)	-19.60%	2,692	6,924	(4,232)	-157.24%	35.89	42.92	(7.03)
Uniforms	200	200	509	(309)	-154.50%	17	-	17	100.00%	0.22	0.57	(0.34)
Exterminating Contract	5,000	5,000	3,702	1,298	25.96%	417	553	(136)	-32.72%	5.56	4.11	1.44
Trash Removal	5,000	5,000	5,784	(784)	-100.00%	417	2,235	(1,818)	-100.00%	5.56	6.43	(0.87)
Plumbing/Electrical Service	6,000	6,000	7,616	(1,616)	-26.93%	500	515	(15)	-3.00%	6.67	8.46	(1.80)
Painting / Unit Turnaround	5,500	5,500	500	5,000	90.91%	458	-	458	100.00%	6.11	0.56	5.56
Vehicles	4,050	4,050	2,205	1,845	45.56%	338	1,083	(746)	-220.89%	4.50	2.45	2.05
Elevator contract	27,000	27,000	28,057	(1,057)	0.00%	2,250	(1,621)	3,871	172.04%	30.00	31.17	(1.17)
Miscellaneous Contracts	15,500	15,500	40,928	(25,428)	-164.05%	1,292	4,164	(2,872)	-222.37%	17.22	45.48	(28.25)
	160,591	160,591	205,902	(45,311)	-28.22%	13,383	16,371	(2,988)	-22.33%	178.43	228.78	(50.35)
Insurance	35,000	35,000	35,309	(309)	-0.88%	2,917	5,976	(3,059)	-104.89%	38.89	39.23	(0.34)
PILOT	16,800	16,800	8,278	8,522	50.73%	1,400	251	1,149	82.07%	18.67	9.20	9.47
Other-Interest	3,600	3,600	10,758	(7,158)	-198.83%	300	7,999	(7,699)	-2566.33%	4.00	11.95	(7.95)
Total General Expenses	55,400	55,400	54,345	1,055	1.90%	4,617	14,226	(9,609)	-208.14%	61.56	60.38	1.17
Total expenses, excl. Asset Mgt	608,577	608,577	600,495	8,082	1.33%	50,715	68,402	(17,687)	-34.88%	676.20	667.22	8.98
Asset Management	10,800	10,800	10,800	-	0.00%	900	900	-	0.00%	12.00	12.00	-
Total Expenses	619,377	619,377	611,295	8,082	1.30%	51,615	69,302	(17,687)	-34.27%	688.20	679.22	8.98
Cash Flow from Operations	\$ (50,366)	\$ (50,366)	\$ 6,229	\$ 56,595		\$ (4,197)	\$ (4,555)	\$ (358)		(93.27)	11.54	62.88

MILLVILLE HOUSING AUTHORITY
AMP 6 - MAURICEVIEW PLAZA & SCATTERED SITES
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Twelve Months Ended September 30, 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	\$ 107,000	\$ 105,857	\$ (1,143)	-1.07%	\$ 8,917	\$ 4,894	\$ (4,023)	-45.11%	\$ 226.22	\$ 223.80	\$ (2.42)
Excess Utilities	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
PFS Operating Subsidy	166,634	166,634	196,624	29,990	18.00%	13,886	17,636	3,750	27.00%	352.29	415.70	63.40
Transfer from Capital Fund	9,814	9,814	25,388	15,574	158.69%	818	16,987	16,169	1977.07%	20.75	53.67	32.93
Other Income	89,620	89,620	93,810	4,190	4.68%	7,468	17,983	10,515	140.79%	189.47	198.33	8.86
Total Income	373,068	373,068	421,679	48,611	13.03%	31,089	57,500	26,411	84.95%	788.73	891.50	102.77
EXPENSES												
Administrative Salaries	9,883	9,883	12,955	(3,072)	-31.08%	824	1,251	(427)	-51.90%	20.89	27.39	(6.49)
Benefits	5,275	5,275	9,711	(4,436)	-84.09%	440	3,829	(3,389)	-771.05%	11.15	20.53	(9.38)
Audit	3,200	3,200	1,948	1,252	39.13%	267	-	267	100.00%	6.77	4.12	2.65
Management Fee	34,427	34,427	37,713	(3,286)	-9.54%	2,869	5,780	(2,911)	-101.47%	72.78	79.73	(6.95)
Bookkeeping Fee	3,780	3,780	3,143	637	16.85%	315	247	68	21.59%	7.99	6.64	1.35
Bad Debts	-	-	-	-	0.00%	-	-	-	0.00%	-	-	-
Telecommunications	8,800	8,800	3,489	5,311	60.35%	733	443	290	39.59%	18.60	7.38	11.23
Computer Support	16,150	16,150	19,700	(3,550)	-21.98%	1,346	528	818	60.77%	34.14	41.65	(7.51)
Legal	11,250	11,250	5,938	5,312	47.22%	938	1,176	(239)	-25.44%	23.78	12.55	11.23
Staff Training & Travel	4,400	4,400	1,233	3,167	71.98%	367	18	349	95.09%	9.30	2.61	6.70
Dues, Publications, Adv. & Supplies	2,200	2,200	1,352	848	38.55%	183	-	183	100.00%	4.65	2.86	1.79
Administrative Other	16,200	16,200	18,538	(2,338)	-14.43%	1,350	1	1,349	99.93%	34.25	39.19	(4.94)
Total Administrative	115,565	115,565	115,720	(155)	-0.13%	9,630	13,273	(3,643)	-37.82%	244.32	244.65	(0.33)
Resident Services Contracts	1,250	1,250	1,960	(710)	-56.80%	104	369	(264)	-253.76%	2.64	4.14	(1.50)
Total Tenant Services	1,250	1,250	1,960	(710)	-56.80%	104	369	(264)	-253.76%	2.64	4.14	(1.50)
Gas	38,000	38,000	32,331	5,669	14.92%	3,167	1,037	2,130	67.25%	80.34	68.35	11.99
Electric	35,500	35,500	39,787	(4,287)	-12.08%	2,958	5,405	(2,447)	-82.70%	75.05	84.12	(9.06)
Water & Sewer	31,000	31,000	31,594	(594)	-1.92%	2,583	2,678	(95)	-3.66%	65.54	66.79	(1.26)
Total Utilities	104,500	104,500	103,712	788	0.75%	8,708	9,120	(412)	-4.73%	220.93	219.26	1.67
Maintenance Salaries	30,042	30,042	43,844	(13,802)	-45.94%	2,504	3,742	(1,239)	-49.47%	63.51	92.69	(29.18)
Benefits	12,876	12,876	12,498	378	2.94%	1,073	34	1,039	96.86%	27.22	26.42	0.80
Overtime	4,000	4,000	1,764	2,236	55.90%	333	-	333	100.00%	8.46	3.73	4.73
Materials	48,000	48,000	28,366	19,634	40.90%	4,000	7,078	(3,078)	-76.95%	101.48	59.97	41.51
Uniforms	400	400	140	260	65.00%	33	49	(16)	-47.00%	0.85	0.30	0.55
Exterminating Contract	3,500	3,500	4,450	(950)	-27.14%	292	300	(8)	-2.86%	7.40	9.41	(2.01)
Trash Removal	4,000	4,000	3,841	159	-100.00%	333	1,348	(1,015)	-100.00%	8.46	8.12	0.34
Plumbing/Electrical Service	21,000	21,000	6,557	14,443	68.78%	1,750	1,840	(90)	-5.14%	44.40	13.86	30.53
Painting / Unit Turnaround	6,500	6,500	4,427	2,073	31.89%	542	4,177	(3,635)	-671.14%	13.74	9.36	4.38
Vehicles	5,850	5,850	1,050	4,800	82.05%	488	327	160	32.90%	12.37	2.22	10.15
Elevator contract	10,000	10,000	23,917	(13,917)	0.00%	833	10,813	(9,980)	-1197.56%	21.14	50.56	(29.42)
Miscellaneous Contracts	12,600	12,600	75,351	(62,751)	-498.02%	1,050	6,489	(5,439)	-518.05%	26.64	159.30	(132.67)
	158,768	158,768	206,205	(47,437)	-29.88%	13,231	36,197	(22,967)	-173.59%	335.66	435.95	(100.29)
Security Labor	-	-	5,943	(5,943)	0.00%	-	556	(556)	0.00%	-	-	-
Total Protective Services	-	-	5,943	(5,943)	0.00%	-	556	(556)	0.00%	-	-	-
Insurance	15,600	15,600	15,692	(92)	-0.59%	1,300	2,656	(1,356)	-104.31%	32.98	33.18	(0.19)
PILOT	6,300	6,300	335	5,965	94.68%	525	(302)	827	157.52%	13.32	0.71	12.61
Other	-	-	2,481	(2,481)	0.00%	-	2,481	(2,481)	0.00%	-	5.25	(5.25)
Total General Expenses	21,900	21,900	18,508	3,392	15.49%	1,825	4,835	(3,010)	-164.93%	46.30	39.13	7.17
Total expenses, excl. Asset Mgt	401,983	401,983	452,048	(50,065)	-12.45%	33,499	64,349	(30,851)	-92.10%	849.86	955.70	(93.28)
Asset Management	5,160	5,160	5,160	-	0.00%	430	430	-	0.00%	10.91	10.91	-
Total Expenses	407,143	407,143	457,208	(50,065)	-12.30%	33,929	64,779	(30,851)	-90.93%	860.77	966.61	(93.28)
Cash Flow from Operations	\$ (34,075)	\$ (34,075)	\$ (35,529)	\$ (1,454)		\$ (2,840)	\$ (7,279)	\$ (4,440)		(72.04)	(75.11)	9.49

**MILLVILLE HOUSING AUTHORITY
CENTRAL OFFICE COST CENTER
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Twelve Months Ended September 30, 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	\$ 697,630	\$ 668,483	\$ (29,147)	-4.18%	\$ 58,136	\$ 58,962	\$ 826	1.42%
Bookkeeping Fees	60,120	60,120	57,368	(2,752)	-4.58%	5,010	4,725	(285)	-5.69%
Public Housing Asset Mgt Fees	59,040	59,040	58,920	(120)	-0.20%	4,920	4,338	(582)	-11.83%
Investment Income	2,000	2,000	2,200	200	10.00%	167	117	(50)	-29.80%
Front Line Service Fees	78,000	78,000	85,750	7,750	9.94%	6,500	7,000	500	7.69%
Other Fees	100,200	100,200	90,506	(9,694)	-9.67%	8,350	14,786	6,436	77.08%
Total Income	996,990	996,990	963,227	(33,763)	-3.39%	83,083	89,928	6,846	8.24%
EXPENSES									
Administrative Salaries	584,568	584,568	512,520	72,048	12.32%	48,714	46,164	2,550	5.23%
Administrative Benefits	215,868	215,868	181,890	33,978	15.74%	17,989	2,597	15,392	85.56%
Legal	24,000	24,000	22,061	1,939	8.08%	2,000	(470)	2,470	123.50%
Staff & Commissioner Training	9,000	9,000	2,560	6,440	71.56%	750	159	591	78.80%
Travel / Meetings	25,000	25,000	19,635	5,365	21.46%	2,083	1,737	346	16.62%
Accounting	-	-	59,650	(59,650)	0.00%	-	(100)	100	0.00%
Audit	12,000	12,000	3,800	8,200	68.33%	1,000	(4,000)	5,000	500.00%
Administrative Other:			-						
Computer Operations	13,400	13,400	17,682	(4,282)	-31.96%	1,117	(773)	1,890	169.22%
Telephone	10,000	10,000	11,478	(1,478)	-14.78%	833	2,078	(1,245)	-149.36%
Office Equipment	-	-	-	-	0.00%	-	-	-	0.00%
Dues, Publications, Adv. & Supplies	16,700	16,700	9,565	7,135	0.00%	1,392	193	1,199	-100.00%
Other	41,000	41,000	16,155	24,845	60.60%	3,417	(16,681)	20,098	588.22%
Total Administrative	951,536	951,536	856,996	94,540	9.94%	79,295	30,904	48,391	61.03%
Electric	1,200	1,200	-	1,200	100.00%	100	-	100	100.00%
Water & Sewer	600	600	-	600	100.00%	50	-	50	100.00%
Total Utilities	1,800	1,800	-	1,800	100.00%	150	-	150	100.00%
Insurance	38,000	38,000	42,741	(4,741)	-12.48%	3,167	6,772	(3,605)	-113.85%
Other	-	-	-	-	0.00%	-	-	-	0.00%
Total General Expenses	38,000	38,000	42,741	(4,741)	-12.48%	3,167	6,772	(3,605)	-113.85%
Total Expenses	991,336	991,336	899,737	91,599	9.24%	82,611	37,676	44,935	54.39%
Cash Flow from Operations	\$ 5,654	\$ 5,654	\$ 63,490	\$ 57,836		\$ 471	\$ 52,252	\$ 51,781	

MILLVILLE HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Twelve Months Ended September 30, 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	\$ 1,350,000	\$ 1,401,744	\$ 51,744	3.83%	\$ 112,500	\$ 123,681	\$ 11,181	9.94%
Admin Fee Subsidy	140,000	140,000	133,540	(6,460)	-4.61%	11,667	10,955	(712)	-6.10%
Investment Income	-	-	18	18	0.00%	-	1	1	0.00%
Fraud Revenue	2,000	2,000	4,852	2,852	142.60%	167	-	(167)	-100.00%
Other Income	20,800	20,800	21,199	399	1.92%	1,733	2,164	431	24.85%
Total Income	1,512,800	1,512,800	1,561,353	48,553	3.21%	126,067	136,801	10,734	8.51%
EXPENSES									
Administrative Salaries	93,126	93,126	72,705	20,421	21.93%	7,761	5,827	1,934	24.91%
Benefits	19,780	19,780	28,618	(8,838)	-44.68%	1,648	1,712	(64)	-3.86%
Audit	2,500	2,500	1,500	1,000	40.00%	208	(480)	688	330.40%
Management Fee	-	-	15,508	(15,508)	0.00%	-	2,623	(2,623)	0.00%
Bookkeeping Fee	16,000	16,000	15,255	745	4.66%	1,333	2,520	(1,187)	-89.00%
Telecommunications	2,100	2,100	1,083	1,017	48.43%	175	101	74	42.29%
Computer Support	7,900	7,900	9,198	(1,298)	-16.43%	658	27	631	95.90%
Legal	2,400	2,400	2,272	128	5.33%	200	1,472	(1,272)	-636.00%
Staff Training & Travel	3,000	3,000	1,768	1,232	41.07%	250	1,045	(795)	-318.00%
Dues, Publications, Adv. & Supplies	1,600	1,600	1,350	250	15.63%	133	300	(167)	-125.00%
Administrative Other	14,800	14,800	7,108	7,692	51.97%	1,233	(237)	1,470	119.22%
Total Administrative	163,206	163,206	156,365	6,841	4.19%	13,601	14,910	(1,310)	-9.63%
Vehicles	1,860	1,860	971	889	47.80%	155	366	(211)	-136.13%
	1,860	1,860	971	889	47.80%	155	366	(211)	-136.13%
Insurance	11,500	11,500	12,193	(693)	-6.03%	958	1,453	(495)	-51.62%
Total General Expenses	11,500	11,500	12,193	(693)	-6.03%	958	1,453	(495)	-51.62%
Total Expenses	176,566	176,566	169,529	7,037	3.99%	14,714	16,729	(2,015)	-13.70%
Housing Assistant Payments	1,351,000	1,351,000	1,437,013	(86,013)	-6.37%	112,583	120,771	(8,188)	-7.27%
Total Expenses	1,527,566	1,527,566	1,606,542	(78,976)	-	127,297	137,500	(10,203)	-
Income from Operations	\$ (14,766)	\$ (14,766)	\$ (45,189)	\$ (30,423)		\$ (1,231)	\$ (699)	\$ 531	
Incr. (Decr.) in Restricted Net Assets	-	-	(32,843)			-	2,910	19,285	
Incr. (Decr.) in Unrestricted Net Assets	(14,766)	(14,766)	(12,346)			(1,231)	(3,609)	(18,754)	

**MILLVILLE HOUSING AUTHORITY
HOLLY CITY FAMILY CENTER
STATEMENT OF OPERATING REVENUES AND EXPENDITURES
For the Twelve Months Ended September 30, 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									
Investment Income	\$ 48	\$ 48	\$ 94	\$ 46	95.83%	\$ 4	\$ 6	\$ 2	50.00%
Other Income	468,150	468,150	500,358	32,208	6.88%	39,013	40,194	1,182	3.03%
Total Income	468,198	468,198	500,452	32,254	6.89%	39,017	40,200	1,184	3.03%
EXPENSES									
Administrative Salaries	14,000	14,000	8,563	5,437	38.84%	1,167	1,266	(99)	-8.51%
Audit	2,000	2,000	5,101	(3,101)	-155.05%	167	586	(419)	-251.60%
Telecommunications	3,120	3,120	5,119	(1,999)	-64.07%	260	148	112	43.08%
Legal	600	600	1,475	(875)	-145.83%	50	-	50	100.00%
Dues, Publications, Adv. & Supplies	1,100	1,100	4,563	(3,463)	-314.82%	92	-	92	100.00%
Administrative Other	16,260	16,260	20,249	(3,989)	-24.53%	1,355	95	1,260	92.99%
Total Administrative	37,080	37,080	45,070	(7,990)	-21.55%	3,090	2,095	995	32.20%
Resident Services Salaries	201,000	201,000	203,567	(2,567)	-1.28%	16,750	19,238	(2,488)	-14.85%
Benefits	29,600	29,600	29,172	428	1.45%	2,467	1,598	869	35.22%
Staff Training & Travel	800	800	2,508	(1,708)	-213.50%	67	-	67	100.00%
Marketing & Membership Dues	1,800	1,800	2,975	(1,175)	-65.28%	150	-	150	100.00%
Resident Services Materials	12,600	12,600	23,292	(10,692)	-84.86%	1,050	699	351	33.43%
Exterm. & HVAC Contracts	8,000	8,000	13,151	(5,151)	-64.39%	667	447	220	32.95%
P/R & Professional Services	6,680	6,680	8,914	(2,234)	-33.44%	557	850	(293)	-52.69%
Total Tenant Services	260,480	260,480	283,579	(23,099)	(5)	21,707	22,832	(1,125)	2
Gas	4,000	4,000	4,787	(787)	-19.68%	333	-	333	100.00%
Electric	52,000	52,000	50,791	1,209	2.33%	4,333	4,342	(9)	-0.20%
Water & Sewer	-	-	-	-	0.00%	-	-	-	0.00%
Total Utilities	56,000	56,000	55,578	422	0.75%	4,667	4,342	325	6.96%
Maintenance Salaries	72,000	72,000	60,641	11,359	15.78%	6,000	5,037	963	16.05%
Materials	4,200	4,200	6,548	(2,348)	-55.90%	350	239	111	31.71%
Exterminating Contract	-	-	-	-	0.00%	-	-	-	0.00%
Contract Plumbing Services	600	600	1,863	(1,263)	-210.50%	50	-	50	100.00%
Contract Electrical Services	600	600	-	600	100.00%	50	-	50	100.00%
	77,400	77,400	69,052	8,348	10.79%	6,450	5,276	1,174	18.20%
Insurance	24,000	24,000	17,648	6,352	26.47%	2,000	411	1,589	79.45%
Other	420	420	377	43	10.24%	35	-	35	100.00%
Total General Expenses	24,420	24,420	18,025	6,395	26.19%	2,035	411	1,624	79.80%
Total expenses, excl. Asset Mgt	455,380	455,380	471,304	(15,924)	-3.50%	37,948	34,956	2,992	7.89%
Total Expenses	455,380	455,380	471,304	(15,924)	-3.50%	37,948	34,956	2,992	7.89%
Cash Flow from Operations	\$ 12,818	\$ 12,818	\$ 29,148	\$ 16,330		\$ 1,068	\$ 5,244	\$ 4,176	