

Millville Housing Authority
Operating Statement
Four Months Ending 01/31/2020
Program: Public Housing Project: Consolidated

	Period	Period	Period	YTD	YTD	YTD	Annual	Remaining
	Amount	Budget	Variance	Amount	Budget	Variance	Budget	Budget
INCOME								
3111.00.000 Tenant Rent	137,490.00	139,358.33	(1,868.33)	557,899.00	557,433.33	465.67	1,672,300.00	(1,114,401.00)
3120.00.001 Laundry and Vending		1,633.33	(1,633.33)	2,021.59	6,533.33	(4,511.74)	19,600.00	(17,578.41)
3120.00.003 Damages		133.33	(133.33)	524.33	533.33	(9.00)	1,600.00	(1,075.67)
3120.00.007 Tenant Owned / Excess Utilities	560.00	1,950.00	(1,390.00)	4,720.00	7,800.00	(3,080.00)	23,400.00	(18,680.00)
3401.00.000 HUD PHA Operating Grants/Subsidy	180,687.00	141,458.58	39,228.42	601,704.00	565,834.33	35,869.67	1,697,503.00	(1,095,799.00)
3421.00.000 Capital Fund Grants-Soft Costs	25,444.25	25,444.25		101,777.00	101,777.00		305,331.00	(203,554.00)
3610.00.000 Interest Income	4.71	1,000.00	(995.29)	15.03	4,000.00	(3,984.97)	12,000.00	(11,984.97)
3620.00.114 Computer/IT Support Income	154.00	200.00	(46.00)	870.00	800.00	70.00	2,400.00	(1,530.00)
3620.99.710 Property Mgnt Fee Income	35,148.63	36,393.58	(1,244.95)	139,479.87	145,574.33	(6,094.46)	436,723.00	(297,243.13)
3620.99.720 Asset Mgnt Fee Income	4,910.00	4,920.00	(10.00)	19,640.00	19,680.00	(40.00)	59,040.00	(39,400.00)
3620.99.730 Bookkeeping Fee Income	5,122.00	4,925.83	196.17	20,302.00	19,703.33	598.67	59,110.00	(38,808.00)
3620.99.740 Prog Mgnt Fee Inc - JCP Antenna Rental 10%	398.98	406.50	(7.52)	1,595.92	1,626.00	(30.08)	4,878.00	(3,282.08)
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	(523.00)
3620.99.742 Prog Mgnt Fee Inc - RVW Office Space Rental 10%	25.50	25.50		102.00	102.00		306.00	(204.00)
3620.99.743 Prog Mgnt Fee Inc - MVP Office Space Rental 10%	506.00	791.67	(285.67)	2,024.00	3,166.67	(1,142.67)	9,500.00	(7,476.00)
3620.99.744 Prog Mgnt Fee Inc - Capital Fund 8%	7,269.75	7,269.75		29,079.00	29,079.00		87,237.00	(58,158.00)
3620.99.747 Prog Mgnt Fee Inc - Wildwood HA	7,004.00	7,004.00		28,646.24	28,016.00	630.24	84,048.00	(55,401.76)
3620.99.748 Prog Mgnt Fee Inc - S8 Admin 10%	1,481.50		1,481.50	6,021.20		6,021.20		6,021.20
3620.99.749 Prog Mgnt Fee Inc - Salem HA	8,479.10	7,295.83	1,183.27	30,366.59	29,183.33	1,183.26	87,550.00	(57,183.41)
3620.99.770 Caring Licensing Fee	2,568.20	2,100.00	468.20	10,092.07	8,400.00	1,692.07	25,200.00	(15,107.93)
3620.99.772 Caring Adult Day Care		504.17	(504.17)		2,016.67	(2,016.67)	6,050.00	(6,050.00)
3650.00.000 Miscellaneous Other Income	831.56	2,760.50	(1,928.94)	6,682.49	11,042.00	(4,359.51)	33,126.00	(26,443.51)
3650.00.002 Misc Other Income- Buck St Office Rental	478.45	7,916.67	(7,438.22)	1,697.29	31,666.67	(29,969.38)	95,000.00	(93,302.71)
3650.00.004 Misc Other Income- Office Space Rental	2,364.28		2,364.28	15,082.12		15,082.12		15,082.12
3650.00.302 Misc Income-Antenna Rental	1,517.83	4,065.00	(2,547.17)	16,561.48	16,260.00	301.48	48,780.00	(32,218.52)
TOTAL INCOME	422,584.99	397,646.83	24,938.16	1,597,460.22	1,590,587.32	6,872.90	4,771,762.00	(3,174,301.78)
EXPENSES								
4110.00.000 Administrative Salaries	45,137.41	49,905.83	4,768.42	211,617.65	199,623.33	(11,994.32)	598,870.00	387,252.35
4110.00.001 Administrative Overtime		416.67	416.67		1,666.67	1,666.67	5,000.00	5,000.00
4110.00.003 Compensated Absences	500.03	500.00	(0.03)	2,000.12	2,000.00	(0.12)	6,000.00	3,999.88
4110.00.004 Employee Benefit- Health/Dental/Eye	17,399.22	22,046.50	4,647.28	71,609.73	88,186.00	16,576.27	264,558.00	192,948.27
4130.00.002 Credit/Criminal Background Checks		258.33	258.33	940.29	1,033.33	93.04	3,100.00	2,159.71

4130.00.003 Tenant Screening	576.00		(576.00)	576.00		(576.00)		(576.00)
4130.00.004 General Legal Expense	5,950.00	5,583.33	(366.67)	19,571.25	22,333.33	2,762.08	67,000.00	47,428.75
4140.00.000 Staff Training		1,625.00	1,625.00	149.00	6,500.00	6,351.00	19,500.00	19,351.00
4140.00.001 Staff Training - Travel Expenses		1,183.33	1,183.33	460.93	4,733.33	4,272.40	14,200.00	13,739.07
4150.00.000 Staff Travel	795.54	1,308.33	512.79	2,550.36	5,233.33	2,682.97	15,700.00	13,149.64
4170.00.000 Accounting Fees	11,053.36	5,833.33	(5,220.03)	26,928.36	23,333.33	(3,595.03)	70,000.00	43,071.64
4171.00.000 Auditing Fees	659.00	1,129.17	470.17	3,267.96	4,516.67	1,248.71	13,550.00	10,282.04
4174.00.000 Licenses/Fees/Permits		1,066.67	1,066.67	4,008.00	4,266.67	258.67	12,800.00	8,792.00
4180.00.000 Office Rent		900.00	900.00	2,700.00	3,600.00	900.00	10,800.00	8,100.00
4184.00.000 Professional Fees/Services	1,495.00	766.67	(728.33)	13,887.50	3,066.67	(10,820.83)	9,200.00	(4,687.50)
4190.00.001 Temporary Labor-Administrative	186.96	1,395.83	1,208.87	261.96	5,583.33	5,321.37	16,750.00	16,488.04
4190.00.002 Publications/Subscriptions		220.83	220.83	961.39	883.33	(78.06)	2,650.00	1,688.61
4190.00.004 Membership Dues and Fees	349.00	379.17	30.17	1,381.96	1,516.67	134.71	4,550.00	3,168.04
4190.00.006 Telephone	2,087.83	1,983.33	(104.50)	7,078.68	7,933.33	854.65	23,800.00	16,721.32
4190.00.008 Office Supplies	262.30	2,225.00	1,962.70	4,101.49	8,900.00	4,798.51	26,700.00	22,598.51
4190.00.010 Copier and Supplies	297.96	966.67	668.71	3,423.53	3,866.67	443.14	11,600.00	8,176.47
4190.00.012 Cell Phones/Pagers	932.56	1,766.67	834.11	3,551.91	7,066.67	3,514.76	21,200.00	17,648.09
4190.00.014 Payroll Services	879.85	608.33	(271.52)	2,160.78	2,433.33	272.55	7,300.00	5,139.22
4190.00.016 Postage/Express	122.40	921.67	799.27	3,857.03	3,686.67	(170.36)	11,060.00	7,202.97
4190.00.018 Legal Ads	153.66	462.50	308.84	778.42	1,850.00	1,071.58	5,550.00	4,771.58
4190.00.020 Printer Supplies	264.51		(264.51)	264.51		(264.51)		(264.51)
4190.00.022 Internet	706.16	1,833.33	1,127.17	5,897.93	7,333.33	1,435.40	22,000.00	16,102.07
4190.00.024 Answering Service/Voicemail	225.00	433.33	208.33	785.13	1,733.33	948.20	5,200.00	4,414.87
4190.00.026 Other Misc Admin Expenses		825.00	825.00		3,300.00	3,300.00	9,900.00	9,900.00
4190.00.028 Employee Services	800.99	200.00	(600.99)	1,716.72	800.00	(916.72)	2,400.00	683.28
4190.00.038 Bank/Credit Card Fees		150.00	150.00		600.00	600.00	1,800.00	1,800.00
4190.00.042 Fuel - Administrative		100.00	100.00		400.00	400.00	1,200.00	1,200.00
4190.00.111 Computer Hardware		1,666.67	1,666.67	4,509.82	6,666.67	2,156.85	20,000.00	15,490.18
4190.00.112 Computer Software	1,560.95	800.00	(760.95)	6,435.60	3,200.00	(3,235.60)	9,600.00	3,164.40
4190.00.114 Computer/IT Support Expense		875.00	875.00	2,774.69	3,500.00	725.31	10,500.00	7,725.31
4190.00.115 Computer System Support	2,651.47	1,541.67	(1,109.80)	10,244.21	6,166.67	(4,077.54)	18,500.00	8,255.79
4190.99.710 Property Mgmt Fee Expense	35,148.63	36,393.50	1,244.87	139,479.87	145,574.00	6,094.13	436,722.00	297,242.13
4190.99.715 Capital Fund Admin. Fees to COCC	7,269.75	7,269.75		29,079.00	29,079.00		87,237.00	58,158.00
4190.99.720 Asset Mgmt Fee Expense	4,910.00	4,920.00	10.00	19,640.00	19,680.00	40.00	59,040.00	39,400.00
4190.99.730 Bookkeeping Fee Expense	3,562.00	3,592.50	30.50	14,092.00	14,370.00	278.00	43,110.00	29,018.00
4190.99.740 Prog Mgmt Fee Exp - JCP Antenna Rental 10%	398.98	406.50	7.52	1,595.92	1,626.00	30.08	4,878.00	3,282.08
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	523.00
4190.99.742 Prog Mgmt Fee Exp - RVW Office Space Rental 10%	25.50	25.50		102.00	102.00		306.00	204.00
4190.99.743 Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	744.00	238.00	2,024.00	2,976.00	952.00	8,928.00	6,904.00
4190.99.750 HCPM-Janitorial - Contract Fee For Service Expense	4,189.50	4,834.33	644.83	10,120.00	19,337.33	9,217.33	58,012.00	47,892.00
4220.00.001 Temporary Labor-Tenant Services	101.22		(101.22)	101.22		(101.22)		(101.22)

4220.00.002 Tenant Svcs - Materials	(10.00)		10.00	(10.00)		10.00		10.00
4220.00.003 Tenant Svcs - Tenant Participation	(2,269.18)	33.33	2,302.51	2,529.34	133.33	(2,396.01)	400.00	(2,129.34)
4220.00.004 Tenant Svcs - HCFC Activities-	1,871.83	1,666.67	(205.16)	7,487.32	6,666.67	(820.65)	20,000.00	12,512.68
4310.00.000 Water & Sewer	28,203.00	28,875.00	672.00	111,622.68	115,500.00	3,877.32	346,500.00	234,877.32
4320.00.000 Electricity	30,921.45	29,225.00	(1,696.45)	118,289.10	116,900.00	(1,389.10)	350,700.00	232,410.90
4330.00.000 Gas	35,967.40	19,766.67	(16,200.73)	96,568.39	79,066.67	(17,501.72)	237,200.00	140,631.61
4410.00.000 Maintenance Salaries	20,667.03	16,092.17	(4,574.86)	94,517.18	64,368.67	(30,148.51)	193,106.00	98,588.82
4410.00.001 Maintenance Labor Overtime		2,416.67	2,416.67		9,666.67	9,666.67	29,000.00	29,000.00
4410.00.003 Compensated Absences-Maintenance		200.00	200.00		800.00	800.00	2,400.00	2,400.00
4410.00.004 Employee Benefit-Health/Dental/Eye	6,895.61	8,670.92	1,775.31	23,114.07	34,683.67	11,569.60	104,051.00	80,936.93
4411.00.000 Maintenance Uniforms		133.33	133.33	985.06	533.33	(451.73)	1,600.00	614.94
4413.00.000 Vehicle Gas, Oil, Repairs, Supplies	701.07	979.17	278.10	5,294.04	3,916.67	(1,377.37)	11,750.00	6,455.96
4414.00.000 Vehicle Title/Registration		33.33	33.33		133.33	133.33	400.00	400.00
4420.00.002 Materials-Electrical	165.50	1,416.67	1,251.17	2,021.54	5,666.67	3,645.13	17,000.00	14,978.46
4420.00.004 Materials-Plumbing	710.26	2,750.00	2,039.74	4,888.19	11,000.00	6,111.81	33,000.00	28,111.81
4420.00.006 Materials-Heating		2,083.33	2,083.33	13,096.29	8,333.33	(4,762.96)	25,000.00	11,903.71
4420.00.007 Materials-Flooring	297.40		(297.40)	297.40		(297.40)		(297.40)
4420.00.008 Materials-Paint	1,245.00	1,458.33	213.33	3,262.07	5,833.33	2,571.26	17,500.00	14,237.93
4420.00.010 Materials-Janitorial/Cleaning	249.59	1,708.33	1,458.74	3,045.12	6,833.33	3,788.21	20,500.00	17,454.88
4420.00.012 Materials-Lumber	119.50		(119.50)	119.50		(119.50)		(119.50)
4420.00.014 Materials-Maintenance Supplies	143.92		(143.92)	143.92		(143.92)		(143.92)
4420.00.018 Materials-Miscellaneous	169.95	10,498.00	10,328.05	35,919.33	41,992.00	6,072.67	125,976.00	90,056.67
4420.00.022 Materials-Equipment Repairs	161.50		(161.50)	161.50		(161.50)		(161.50)
4420.00.024 Materials-Appliance Parts	2,130.88		(2,130.88)	2,130.88		(2,130.88)		(2,130.88)
4420.00.028 Materials-Hardware	115.66		(115.66)	115.66		(115.66)		(115.66)
4420.00.032 Materials-Doors / Keys	1,839.25		(1,839.25)	1,839.25		(1,839.25)		(1,839.25)
4420.00.038 Materials-Tools	342.01		(342.01)	342.01		(342.01)		(342.01)
4420.00.040 Materials-Cabinets	358.94		(358.94)	358.94		(358.94)		(358.94)
4430.00.002 Contract-Elevator Monitoring	5,390.00	8,333.33	2,943.33	20,740.67	33,333.33	12,592.66	100,000.00	79,259.33
4430.00.004 Contract-Trash Removal	4,891.78	5,550.00	658.22	19,052.00	22,200.00	3,148.00	66,600.00	47,548.00
4430.00.006 Contract-Extermination/Pest Control	1,578.00	1,958.33	380.33	6,312.00	7,833.33	1,521.33	23,500.00	17,188.00
4430.00.007 Contract-Extermination/Bed Bug	900.00	1,083.33	183.33	2,700.00	4,333.33	1,633.33	13,000.00	10,300.00
4430.00.008 Contract-Grounds	1,100.00	5,850.00	4,750.00	9,515.00	23,400.00	13,885.00	70,200.00	60,685.00
4430.00.012 Contract-Fire Alarm	10,395.68	1,616.67	(8,779.01)	12,450.68	6,466.67	(5,984.01)	19,400.00	6,949.32
4430.00.014 Contract-Boilers	13,857.84		(13,857.84)	13,857.84		(13,857.84)		(13,857.84)
4430.00.016 Contract-Window Washing		875.00	875.00		3,500.00	3,500.00	10,500.00	10,500.00
4430.00.018 Contract-Floor Covering		1,333.33	1,333.33	7,200.00	5,333.33	(1,866.67)	16,000.00	8,800.00
4430.00.020 Contract-HVAC	5,896.54	2,333.33	(3,563.21)	15,484.28	9,333.33	(6,150.95)	28,000.00	12,515.72
4430.00.022 Contract-Janitorial/Cleaning	4,161.00	3,000.00	(1,161.00)	13,870.00	12,000.00	(1,870.00)	36,000.00	22,130.00
4430.00.030 Contract-Electrical	21,951.39	1,083.33	(20,868.06)	28,592.49	4,333.33	(24,259.16)	13,000.00	(15,592.49)
4430.00.032 Contract-Plumbing	14,281.01	6,916.67	(7,364.34)	39,764.85	27,666.67	(12,098.18)	83,000.00	43,235.15

4430.00.034 Contract-Roofing	1,500.00	1,166.67	(333.33)	16,840.00	4,666.67	(12,173.33)	14,000.00	(2,840.00)
4430.00.036 Contract-Painting		2,050.00	2,050.00	6,500.00	8,200.00	1,700.00	24,600.00	18,100.00
4430.00.050 Contract Costs-Other Misc		5,383.33	5,383.33	1,546.19	21,533.33	19,987.14	64,600.00	63,053.81
4510.00.000 Insurance	20,626.26	20,141.67	(484.59)	82,505.04	80,566.67	(1,938.37)	241,700.00	159,194.96
4520.00.000 PILOT-Payments in Lieu of Taxes	6,450.00	6,333.33	(116.67)	27,059.98	25,333.33	(1,726.65)	76,000.00	48,940.02
4540.00.000 Employee Benefits-Health/Dental/Optical	9,010.51		(9,010.51)	9,010.51		(9,010.51)		(9,010.51)
4541.00.000 Employee Benefits-Pension	(8,041.17)	4,833.33	12,874.50	6,310.77	19,333.33	13,022.56	58,000.00	51,689.23
4570.00.000 Bad Debt-Tenant Rents		1,368.33	1,368.33	1,785.00	5,473.33	3,688.33	16,420.00	14,635.00
4580.99.760 Lease Enforcement Fee For Service Expense		1,433.33	1,433.33		5,733.33	5,733.33	17,200.00	17,200.00
4715.10.001 URP-PH-Tenant Utility Reimbursement-Public Housing	156.00	208.33	52.33	602.00	833.33	231.33	2,500.00	1,898.00
4854.00.001 Truck Lease - Ford		1,333.33	1,333.33		5,333.33	5,333.33	16,000.00	16,000.00
4854.05.003 Interest Expense - Ford Van	12.71	1,400.00	1,387.29	88.60	5,600.00	5,511.40	16,800.00	16,711.40
4855.00.000 Interest Expense - Energy Performance Contract	1,226.76	1,181.67	(45.09)	4,907.04	4,726.67	(180.37)	14,180.00	9,272.96
TOTAL EXPENSES	397,639.87	384,927.83	(12,712.04)	1,512,077.64	1,539,711.30	27,633.66	4,619,134.00	3,107,056.36
SURPLUS	24,945.12	12,719.00	12,226.12	85,382.58	50,876.02	34,506.56	152,628.00	(67,245.42)