

Millville Housing Authority
Operating Statement
Five Months Ending 02/29/2020
Program: Public Housing Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
3111.00.000 Tenant Rent	139,163.00	139,358.33	(195.33)	697,062.00	696,791.67	270.33	1,672,300.00	(975,238.00)
3120.00.001 Laundry and Vending	3,770.22	1,633.33	2,136.89	5,791.81	8,166.67	(2,374.86)	19,600.00	(13,808.19)
3120.00.003 Damages		133.33	(133.33)	524.33	666.67	(142.34)	1,600.00	(1,075.67)
3120.00.007 Tenant Owned / Excess Utilities	460.00	1,950.00	(1,490.00)	5,180.00	9,750.00	(4,570.00)	23,400.00	(18,220.00)
3401.00.000 HUD PHA Operating Grants/Subsidy	174,809.00	141,458.58	33,350.42	776,513.00	707,292.92	69,220.08	1,697,503.00	(920,990.00)
3421.00.000 Capital Fund Grants-Soft Costs	25,444.25	25,444.25		127,221.25	127,221.25		305,331.00	(178,109.75)
3610.00.000 Interest Income	3.07	1,000.00	(996.93)	18.10	5,000.00	(4,981.90)	12,000.00	(11,981.90)
3620.00.114 Computer/IT Support Income	102.00	200.00	(98.00)	972.00	1,000.00	(28.00)	2,400.00	(1,428.00)
3620.99.710 Property Mgmt Fee Income	35,148.63	36,393.58	(1,244.95)	174,628.50	181,967.92	(7,339.42)	436,723.00	(262,094.50)
3620.99.720 Asset Mgmt Fee Income	4,910.00	4,920.00	(10.00)	24,550.00	24,600.00	(50.00)	59,040.00	(34,490.00)
3620.99.730 Bookkeeping Fee Income	5,107.50	4,925.83	181.67	25,409.50	24,629.17	780.33	59,110.00	(33,700.50)
3620.99.740 Prog Mgmt Fee Inc - JCP Antenna Rental 10%	398.98	406.50	(7.52)	1,994.90	2,032.50	(37.60)	4,878.00	(2,883.10)
3620.99.741 Prog Mgmt Fee Inc - JCP Office Space Rental 10%	139.25	90.00	49.25	696.25	450.00	246.25	1,080.00	(383.75)
3620.99.742 Prog Mgmt Fee Inc - RVW Office Space Rental 10%	25.50	25.50		127.50	127.50		306.00	(178.50)
3620.99.743 Prog Mgmt Fee Inc - MVP Office Space Rental 10%	506.00	791.67	(285.67)	2,530.00	3,958.33	(1,428.33)	9,500.00	(6,970.00)
3620.99.744 Prog Mgmt Fee Inc - Capital Fund 8%	7,269.75	7,269.75		36,348.75	36,348.75		87,237.00	(50,888.25)
3620.99.747 Prog Mgmt Fee Inc - Wildwood HA	7,214.08	7,004.00	210.08	35,860.32	35,020.00	840.32	84,048.00	(48,187.68)
3620.99.748 Prog Mgmt Fee Inc - S8 Admin 10%	1,456.00		1,456.00	7,477.20		7,477.20		7,477.20
3620.99.749 Prog Mgmt Fee Inc - Salem HA	7,295.83	7,295.83	(0.00)	37,662.42	36,479.17	1,183.25	87,550.00	(49,887.58)
3620.99.770 Caring Licensing Fee	2,540.97	2,100.00	440.97	12,633.04	10,500.00	2,133.04	25,200.00	(12,566.96)
3620.99.772 Caring Adult Day Care		504.17	(504.17)		2,520.83	(2,520.83)	6,050.00	(6,050.00)
3650.00.000 Miscellaneous Other Income	443.81	2,760.50	(2,316.69)	7,126.30	13,802.50	(6,676.20)	33,126.00	(25,999.70)
3650.00.002 Misc Other Income-Buck St Office Rental	7,983.95	7,916.67	67.28	9,681.24	39,583.33	(29,902.09)	95,000.00	(85,318.76)
3650.00.004 Misc Other Income-Office Space Rental	2,364.28		2,364.28	17,446.40		17,446.40		17,446.40
3650.00.302 Misc Income-Antenna Rental	6,762.91	4,065.00	2,697.91	23,324.39	20,325.00	2,999.39	48,780.00	(25,455.61)
TOTAL INCOME	433,318.98	397,646.83	35,672.15	2,030,779.20	1,988,234.18	42,545.02	4,771,762.00	(2,740,982.80)
EXPENSES								
4110.00.000 Administrative Salaries	57,008.39	49,905.83	(7,102.56)	268,626.04	249,529.17	(19,096.87)	598,870.00	330,243.96
4110.00.001 Administrative Overtime		416.67	416.67		2,083.33	2,083.33	5,000.00	5,000.00
4110.00.003 Compensated Absences	500.03	500.00	(0.03)	2,500.15	2,500.00	(0.15)	6,000.00	3,499.85
4110.00.004 Employee Benefit-Health/Dental/Eye	18,499.36	22,046.50	3,547.14	90,109.09	110,232.50	20,123.41	264,558.00	174,448.91
4130.00.002 Credit/Criminal Background Checks		258.33	258.33	940.29	1,291.67	351.38	3,100.00	2,159.71
4130.00.003 Tenant Screening	312.00		(312.00)	888.00		(888.00)		(888.00)
4130.00.004 General Legal Expense	11,665.00	5,583.33	(6,081.67)	31,236.25	27,916.67	(3,319.58)	67,000.00	35,763.75
4140.00.000 Staff Training	1,459.00	1,625.00	166.00	1,608.00	8,125.00	6,517.00	19,500.00	17,892.00
4140.00.001 Staff Training - Travel		1,183.33	1,183.33	460.93	5,916.67	5,455.74	14,200.00	13,739.07
Expenses							3/23/2020 3:31:37 PM	Printed by: Tony Polcari

4150.00.000 Staff Travel	2,239.08	1,308.33	(930.75)	4,789.44	6,541.67	1,752.23	15,700.00	10,910.56
4170.00.000 Accounting Fees	49.66	5,833.33	5,783.67	26,978.02	29,166.67	2,188.65	70,000.00	43,021.98
4171.00.000 Auditing Fees	974.98	1,129.17	154.19	4,242.94	5,645.83	1,402.89	13,550.00	9,307.06
4174.00.000 Licenses/Fees/Permits		1,066.67	1,066.67	4,008.00	5,333.33	1,325.33	12,800.00	8,792.00
4180.00.000 Office Rent		900.00	900.00	2,700.00	4,500.00	1,800.00	10,800.00	8,100.00
4184.00.000 Professional Fees/Services	75.00	766.67	691.67	13,962.50	3,833.33	(10,129.17)	9,200.00	(4,762.50)
4190.00.001 Temporary Labor-Administrative		1,395.83	1,395.83	261.96	6,979.17	6,717.21	16,750.00	16,488.04
4190.00.002 Publications/Subscriptions	212.45	220.83	8.38	1,173.84	1,104.17	(69.67)	2,650.00	1,476.16
4190.00.004 Membership Dues and Fees	335.00	379.17	44.17	1,716.96	1,895.83	178.87	4,550.00	2,833.04
4190.00.006 Telephone	2,184.17	1,983.33	(200.84)	9,262.85	9,916.67	653.82	23,800.00	14,537.15
4190.00.008 Office Supplies	4,595.67	2,225.00	(2,370.67)	8,697.16	11,125.00	2,427.84	26,700.00	18,002.84
4190.00.010 Copier and Supplies	634.53	966.67	332.14	4,058.06	4,833.33	775.27	11,600.00	7,541.94
4190.00.012 Cell Phones/Pagers	1,371.18	1,766.67	395.49	4,923.09	8,833.33	3,910.24	21,200.00	16,276.91
4190.00.014 Payroll Services	408.81	608.33	199.52	2,569.59	3,041.67	472.08	7,300.00	4,730.41
4190.00.016 Postage/Express	2,355.46	921.67	(1,433.79)	6,212.49	4,608.33	(1,604.16)	11,060.00	4,847.51
4190.00.018 Legal Ads	154.24	462.50	308.26	932.66	2,312.50	1,379.84	5,550.00	4,617.34
4190.00.020 Printer Supplies	223.16		(223.16)	487.67		(487.67)		(487.67)
4190.00.022 Internet	3,422.29	1,833.33	(1,588.96)	9,320.22	9,166.67	(153.55)	22,000.00	12,679.78
4190.00.024 Answering Service/Voicemail	119.95	433.33	313.38	905.08	2,166.67	1,261.59	5,200.00	4,294.92
4190.00.026 Other Misc Admin Expenses		825.00	825.00		4,125.00	4,125.00	9,900.00	9,900.00
4190.00.028 Employee Services	134.36	200.00	65.64	1,851.08	1,000.00	(851.08)	2,400.00	548.92
4190.00.031 Commissioner Training	260.00		(260.00)	260.00		(260.00)		(260.00)
4190.00.038 Bank/Credit Card Fees		150.00	150.00		750.00	750.00	1,800.00	1,800.00
4190.00.042 Fuel - Administrative		100.00	100.00		500.00	500.00	1,200.00	1,200.00
4190.00.111 Computer Hardware		1,666.67	1,666.67	4,509.82	8,333.33	3,823.51	20,000.00	15,490.18
4190.00.112 Computer Software	1,560.95	800.00	(760.95)	7,996.55	4,000.00	(3,996.55)	9,600.00	1,603.45
4190.00.114 Computer/IT Support Expense	200.00	875.00	675.00	2,974.69	4,375.00	1,400.31	10,500.00	7,525.31
4190.00.115 Computer System Support	2,651.47	1,541.67	(1,109.80)	12,895.68	7,708.33	(5,187.35)	18,500.00	5,604.32
4190.99.710 Property Mgmt Fee Expense	35,148.63	36,393.50	1,244.87	174,628.50	181,967.50	7,339.00	436,722.00	262,093.50
4190.99.715 Capital Fund Admin. Fees to COCC	7,269.75	7,269.75		36,348.75	36,348.75		87,237.00	50,888.25
4190.99.720 Asset Mgmt Fee Expense	4,910.00	4,920.00	10.00	24,550.00	24,600.00	50.00	59,040.00	34,490.00
4190.99.730 Bookkeeping Fee Expense	3,547.50	3,592.50	45.00	17,639.50	17,962.50	323.00	43,110.00	25,470.50
4190.99.740 Prog Mgmt Fee Exp - JCP Antenna Rental 10%	398.98	406.50	7.52	1,994.90	2,032.50	37.60	4,878.00	2,883.10
4190.99.741 Prog Mgmt Fee Exp - JCP Office Space Rental 10%	139.25	90.00	(49.25)	696.25	450.00	(246.25)	1,080.00	383.75
4190.99.742 Prog Mgmt Fee Exp - RVW Office Space Rental 10%	25.50	25.50		127.50	127.50		306.00	178.50
4190.99.743 Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	744.00	238.00	2,530.00	3,720.00	1,190.00	8,928.00	6,398.00
4190.99.750 HCPM-Janitorial - Contract Fee For Service Expense	4,231.50	4,834.33	602.83	14,351.50	24,171.67	9,820.17	58,012.00	43,660.50
4220.00.001 Temporary Labor-Tenant Services				101.22		(101.22)		(101.22)
4220.00.002 Tenant Svcs - Materials				(10.00)		10.00		10.00
4220.00.003 Tenant Svcs - Tenant Participation		33.33	33.33	2,529.34	166.67	(2,362.67)	400.00	(2,129.34)
4220.00.004 Tenant Svcs - HCFC Activities-	1,871.83	1,666.67	(205.16)	9,359.15	8,333.33	(1,025.82)	20,000.00	10,640.85
4220.00.008 Tenant Svcs - Food/Snacks	316.57		(316.57)	316.57		(316.57)		(316.57)
4230.00.001 Tenant Services - Security Credit	50.15		(50.15)	50.15		(50.15)		(50.15)
4310.00.000 Water & Sewer	27,608.34	28,875.00	1,266.66	139,231.02	144,375.00	5,143.98	346,500.00	207,268.98
4320.00.000 Electricity	31,270.89	29,225.00	(2,045.89)	149,559.99	146,125.00	(3,434.99)	350,700.00	201,140.01

4330.00.000 Gas	33,240.20	19,766.67	(13,473.53)	141,130.98	98,833.33	(42,297.65)	237,200.00	96,069.02
4410.00.000 Maintenance Salaries	21,212.49	16,092.17	(5,120.32)	115,729.67	80,460.83	(35,268.84)	193,106.00	77,376.33
4410.00.001 Maintenance Labor Overtime		2,416.67	2,416.67		12,083.33	12,083.33	29,000.00	29,000.00
4410.00.003 Compensated Absences-Maintenance		200.00	200.00		1,000.00	1,000.00	2,400.00	2,400.00
4410.00.004 Employee Benefit-Health/Dental/Eye	7,114.11	8,670.92	1,556.81	30,228.18	43,354.58	13,126.40	104,051.00	73,822.82
4411.00.000 Maintenance Uniforms		133.33	133.33	985.06	666.67	(318.39)	1,600.00	614.94
4413.00.000 Vehicle Gas, Oil, Repairs, Supplies	3,523.86	979.17	(2,544.69)	8,817.90	4,895.83	(3,922.07)	11,750.00	2,932.10
4414.00.000 Vehicle Title/Registration		33.33	33.33		166.67	166.67	400.00	400.00
4420.00.002 Materials-Electrical	827.23	1,416.67	589.44	2,848.77	7,083.33	4,234.56	17,000.00	14,151.23
4420.00.004 Materials-Plumbing	2,002.68	2,750.00	747.32	6,890.87	13,750.00	6,859.13	33,000.00	26,109.13
4420.00.006 Materials-Heating	735.22	2,083.33	1,348.11	13,831.51	10,416.67	(3,414.84)	25,000.00	11,168.49
4420.00.007 Materials-Flooring	1,278.45		(1,278.45)	1,575.85		(1,575.85)		(1,575.85)
4420.00.008 Materials-Paint	2,272.33	1,458.33	(814.00)	5,534.40	7,291.67	1,757.27	17,500.00	11,965.60
4420.00.010 Materials-Janitorial/Cleaning	2,224.75	1,708.33	(516.42)	5,269.87	8,541.67	3,271.80	20,500.00	15,230.13
4420.00.012 Materials-Lumber				119.50		(119.50)		(119.50)
4420.00.014 Materials-Maintenance Supplies				143.92		(143.92)		(143.92)
4420.00.018 Materials-Miscellaneous	399.71	10,498.00	10,098.29	36,319.04	52,490.00	16,170.96	125,976.00	89,656.96
4420.00.022 Materials-Equipment Repairs				161.50		(161.50)		(161.50)
4420.00.024 Materials-Appliance Parts	5,709.61		(5,709.61)	7,840.49		(7,840.49)		(7,840.49)
4420.00.026 Materials-Safety Equipment	7,484.66		(7,484.66)	7,484.66		(7,484.66)		(7,484.66)
4420.00.028 Materials-Hardware	246.17		(246.17)	361.83		(361.83)		(361.83)
4420.00.032 Materials-Doors / Keys	2,229.83		(2,229.83)	4,069.08		(4,069.08)		(4,069.08)
4420.00.038 Materials-Tools				342.01		(342.01)		(342.01)
4420.00.040 Materials-Cabinets	733.33		(733.33)	1,092.27		(1,092.27)		(1,092.27)
4430.00.002 Contract-Elevator Monitoring	8,766.00	8,333.33	(432.67)	29,506.67	41,666.67	12,160.00	100,000.00	70,493.33
4430.00.004 Contract-Trash Removal	10,279.90	5,550.00	(4,729.90)	29,331.90	27,750.00	(1,581.90)	66,600.00	37,268.10
4430.00.006 Contract-Extermination/Pest Control	1,578.00	1,958.33	380.33	7,890.00	9,791.67	1,901.67	23,500.00	15,610.00
4430.00.007 Contract-Extermination/Bed Bug	900.00	1,083.33	183.33	3,600.00	5,416.67	1,816.67	13,000.00	9,400.00
4430.00.008 Contract-Grounds	1,500.00	5,850.00	4,350.00	11,015.00	29,250.00	18,235.00	70,200.00	59,185.00
4430.00.009 Contract-Grounds-Snow Removal	4,225.00		(4,225.00)	4,225.00		(4,225.00)		(4,225.00)
4430.00.012 Contract-Fire Alarm	1,514.91	1,616.67	101.76	13,965.59	8,083.33	(5,882.26)	19,400.00	5,434.41
4430.00.014 Contract-Boilers	8,068.16		(8,068.16)	21,926.00		(21,926.00)		(21,926.00)
4430.00.016 Contract-Window Washing		875.00	875.00		4,375.00	4,375.00	10,500.00	10,500.00
4430.00.018 Contract-Floor Covering	7,277.85	1,333.33	(5,944.52)	14,477.85	6,666.67	(7,811.18)	16,000.00	1,522.15
4430.00.020 Contract-HVAC		2,333.33	2,333.33	15,484.28	11,666.67	(3,817.61)	28,000.00	12,515.72
4430.00.022 Contract-Janitorial/Cleaning	4,161.00	3,000.00	(1,161.00)	18,031.00	15,000.00	(3,031.00)	36,000.00	17,969.00
4430.00.024 Contract-Alarm System Monitoring	307.40		(307.40)	307.40		(307.40)		(307.40)
4430.00.030 Contract-Electrical	1,175.00	1,083.33	(91.67)	29,767.49	5,416.67	(24,350.82)	13,000.00	(16,767.49)
4430.00.032 Contract-Plumbing	3,565.73	6,916.67	3,350.94	43,330.58	34,583.33	(8,747.25)	83,000.00	39,669.42
4430.00.034 Contract-Roofing		1,166.67	1,166.67	16,840.00	5,833.33	(11,006.67)	14,000.00	(2,840.00)
4430.00.036 Contract-Painting	16,055.00	2,050.00	(14,005.00)	22,555.00	10,250.00	(12,305.00)	24,600.00	2,045.00
4430.00.050 Contract Costs-Other Misc		5,383.33	5,383.33	1,546.19	26,916.67	25,370.48	64,600.00	63,053.81
4510.00.000 Insurance	20,626.26	20,141.67	(484.59)	103,131.30	100,708.33	(2,422.97)	241,700.00	138,568.70
4520.00.000 PILOT-Payments in Lieu of Taxes	7,079.99	6,333.33	(746.66)	34,139.97	31,666.67	(2,473.30)	76,000.00	41,860.03
4540.00.000 Employee Benefits-Health/Dental/Optical	3,266.09		(3,266.09)	12,276.60		(12,276.60)		(12,276.60)

4541.00.000 Employee Benefits- Pension	450.42	4,833.33	4,382.91	6,761.19	24,166.67	17,405.48	58,000.00	51,238.81
4570.00.000 Bad Debt-Tenant Rents		1,368.33	1,368.33	1,785.00	6,841.67	5,056.67	16,420.00	14,635.00
4580.99.760 Lease Enforcement Fee For Service Expense		1,433.33	1,433.33		7,166.67	7,166.67	17,200.00	17,200.00
4600.41.740 Licenses/Fees/Permits	150.00		(150.00)	150.00		(150.00)		(150.00)
4600.42.010 Materials- Janitorial/Cleaning	67.19		(67.19)	67.19		(67.19)		(67.19)
4715.10.001 URP-PH-Tenant Utility Reimbursement-Public Housing	207.00	208.33	1.33	809.00	1,041.67	232.67	2,500.00	1,691.00
4854.00.001 Truck Lease - Ford		1,333.33	1,333.33		6,666.67	6,666.67	16,000.00	16,000.00
4854.05.003 Interest Expense - Ford Van	6.90	1,400.00	1,393.10	95.50	7,000.00	6,904.50	16,800.00	16,704.50
4855.00.000 Interest Expense - Energy Performance Contract	1,226.76	1,181.67	(45.09)	6,133.80	5,908.33	(225.47)	14,180.00	8,046.20
TOTAL EXPENSES	424,590.27	384,927.83	(39,662.44)	1,947,990.30	1,924,639.20	(23,351.10)	4,619,134.00	2,671,143.70
SURPLUS	8,728.71	12,719.00	(3,990.29)	82,788.90	63,594.98	19,193.92	152,628.00	(69,839.10)