

Millville Housing Authority
Operating Statement
Six Months Ending 03/31/2019
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	139,012.00	135,000.00	4,012.00	815,382.00	810,000.00	5,382.00	1,620,000.00	(804,618.00)
3120.00.001 Laundry and Vending		1,666.67	(1,666.67)	9,722.59	10,000.00	(277.41)	20,000.00	(10,277.41)
3120.00.007 Tenant Owned / Excess Utilities		1,950.00	(1,950.00)	3,960.00	11,700.00	(7,740.00)	23,400.00	(19,440.00)
3401.00.000 HUD PHA Operating Grants/Subsidy	128,243.00	140,606.17	(12,363.17)	838,508.00	843,637.00	(5,129.00)	1,687,274.00	(848,766.00)
3421.00.000 Capital Fund Grants-Soft Costs	17,493.50	9,375.08	8,118.42	104,961.00	56,250.50	48,710.50	112,501.00	(7,540.00)
3610.00.000 Interest Income	5.02	500.00	(494.98)	534.53	3,000.00	(2,465.47)	6,000.00	(5,465.47)
3620.00.114 Computer/IT Support Income				691.00		691.00		691.00
3620.99.710 Property Mgmt Fee Income	35,000.01	35,679.92	(679.91)	208,885.41	214,079.50	(5,194.09)	428,159.00	(219,273.59)
3620.99.720 Asset Mgmt Fee Income	4,910.00	4,920.00	(10.00)	29,460.00	29,520.00	(60.00)	59,040.00	(29,580.00)
3620.99.730 Bookkeeping Fee Income	5,070.00	4,925.83	144.17	30,150.00	29,555.00	595.00	59,110.00	(28,960.00)
3620.99.740 Prog Mgmt Fee Inc - JCP Antenna Rental 10%	398.98	406.50	(7.52)	2,393.88	2,439.00	(45.12)	4,878.00	(2,484.12)
3620.99.741 Prog Mgmt Fee Inc - JCP Office Space Rental 10%	139.25	90.00	49.25	835.50	540.00	295.50	1,080.00	(244.50)
3620.99.742 Prog Mgmt Fee Inc - RVW Office Space Rental 10%	25.50	25.50		153.00	153.00		306.00	(153.00)
3620.99.743 Prog Mgmt Fee Inc - MVP Office Space Rental 10%	506.00	744.00	(238.00)	3,036.00	4,464.00	(1,428.00)	8,928.00	(5,892.00)
3620.99.744 Prog Mgmt Fee Inc - Capital Fund 8%	6,997.33	7,962.25	(964.92)	41,983.98	47,773.50	(5,789.52)	95,547.00	(53,563.02)
3620.99.747 Prog Mgmt Fee Inc - Wildwood HA	7,214.00	7,004.00	210.00	42,444.00	42,024.00	420.00	84,048.00	(41,604.00)
3620.99.748 Prog Mgmt Fee Inc - S8 Admin 10%	1,407.10		1,407.10	8,092.00		8,092.00		8,092.00
3620.99.749 Prog Mgmt Fee Inc - Salem HA	7,295.83	7,295.00	0.83	43,775.01	43,770.00	5.01	87,540.00	(43,764.99)
3620.99.760 Lease Enforcement Fee For Service Income				3,184.99		3,184.99		3,184.99
3620.99.770 Caring Licensing Fee	4,763.83	2,083.33	2,680.50	14,380.00	12,500.00	1,880.00	25,000.00	(10,620.00)
3620.99.772 Caring Adult Day Care		504.17	(504.17)	50.00	3,025.00	(2,975.00)	6,050.00	(6,000.00)
3650.00.000 Miscellaneous Other Income	1,341.62	833.33	508.29	5,063.86	5,000.00	63.86	10,000.00	(4,936.14)
3650.00.002 Misc Other Income-Buck St Office Rental	8,451.45	8,340.67	110.78	50,196.89	50,044.00	152.89	100,088.00	(49,891.11)
3650.00.004 Misc Other Income-Office Space Rental	3,478.56	1,255.00	2,223.56	11,243.90	7,530.00	3,713.90	15,060.00	(3,816.10)

3650.00.302 Misc Income-Antenna Rental	4,063.99	4,065.00	(1.01)	25,037.78	24,390.00	647.78	48,780.00	(23,742.22)
TOTAL INCOME	375,816.97	375,232.42	584.55	2,294,125.32	2,251,394.50	42,730.82	4,502,789.00	(2,208,663.68)
EXPENSES								
4110.00.000 Administrative Salaries	44,621.44	54,222.00	9,600.56	321,243.16	325,332.00	4,088.84	650,664.00	329,420.84
4110.00.001 Administrative Overtime		250.00	250.00		1,500.00	1,500.00	3,000.00	3,000.00
4110.00.003 Compensated Absences	500.03	500.00	(0.03)	3,000.18	3,000.00	(0.18)	6,000.00	2,999.82
4110.00.004 Employee Benefit-Health/Dental/Eye	15,828.70	15,103.92	(724.78)	72,664.73	90,623.50	17,958.77	181,247.00	108,582.27
4130.00.002 Credit/Criminal Background Checks		258.33	258.33	816.00	1,550.00	734.00	3,100.00	2,284.00
4130.00.003 Tenant Screening	336.00		(336.00)	1,296.00		(1,296.00)		(1,296.00)
4130.00.004 General Legal Expense	4,094.11	5,083.33	989.22	24,872.11	30,500.00	5,627.89	61,000.00	36,127.89
4140.00.000 Staff Training		2,000.00	2,000.00	3,853.89	12,000.00	8,146.11	24,000.00	20,146.11
4140.00.001 Staff Training - Travel Expenses		1,208.33	1,208.33		7,250.00	7,250.00	14,500.00	14,500.00
4150.00.000 Staff Travel	658.68	1,533.33	874.65	7,451.85	9,200.00	1,748.15	18,400.00	10,948.15
4170.00.000 Accounting Fees	5,000.00	6,516.67	1,516.67	33,350.00	39,100.00	5,750.00	78,200.00	44,850.00
4171.00.000 Auditing Fees	659.00	1,008.33	349.33	4,120.66	6,050.00	1,929.34	12,100.00	7,979.34
4174.00.000 Licenses/Fees/Permits		1,066.67	1,066.67	1,549.43	6,400.00	4,850.57	12,800.00	11,250.57
4180.00.000 Office Rent		900.00	900.00	3,600.00	5,400.00	1,800.00	10,800.00	7,200.00
4184.00.000 Professional Fees/Services	170.00	1,016.67	846.67	2,518.21	6,100.00	3,581.79	12,200.00	9,681.79
4190.00.001 Temporary Labor-Administrative	5,739.51	395.83	(5,343.68)	21,032.02	2,375.00	(18,657.02)	4,750.00	(16,282.02)
4190.00.002 Publications/Subscriptions	15.00	220.83	205.83	75.00	1,325.00	1,250.00	2,650.00	2,575.00
4190.00.004 Membership Dues and Fees	1,020.00	379.17	(640.83)	5,621.15	2,275.00	(3,346.15)	4,550.00	(1,071.15)
4190.00.006 Telephone	2,102.95	2,341.67	238.72	11,546.31	14,050.00	2,503.69	28,100.00	16,553.69
4190.00.008 Office Supplies	901.22	1,691.67	790.45	7,715.43	10,150.00	2,434.57	20,300.00	12,584.57
4190.00.010 Copier and Supplies	592.84	1,050.00	457.16	5,882.02	6,300.00	417.98	12,600.00	6,717.98
4190.00.012 Cell Phones/Pagers	1,061.18	1,766.67	705.49	7,492.85	10,600.00	3,107.15	21,200.00	13,707.15
4190.00.014 Payroll Services	413.38	608.33	194.95	2,315.30	3,650.00	1,334.70	7,300.00	4,984.70
4190.00.016 Postage/Express	752.85	963.33	210.48	4,845.73	5,780.00	934.27	11,560.00	6,714.27
4190.00.018 Legal Ads	67.82	545.83	478.01	803.03	3,275.00	2,471.97	6,550.00	5,746.97
4190.00.022 Internet	1,250.03	1,708.33	458.30	10,474.99	10,250.00	(224.99)	20,500.00	10,025.01
4190.00.024 Answering Service/Voicemail		433.33	433.33	930.72	2,600.00	1,669.28	5,200.00	4,269.28
4190.00.026 Other Misc Admin Expenses		866.67	866.67		5,200.00	5,200.00	10,400.00	10,400.00
4190.00.028 Employee Services	30.75		(30.75)	4,843.40		(4,843.40)		(4,843.40)
4190.00.029 Employee Services - Health	50.00	200.00	150.00	1,833.24	1,200.00	(633.24)	2,400.00	566.76
4190.00.031 Commissioner Training				243.00		(243.00)		(243.00)
4190.00.032 Commissioner Travel				358.24		(358.24)		(358.24)

4190.00.036 Marketing/Promotions/Advertising				25.00		(25.00)		(25.00)
4190.00.038 Bank/Credit Card Fees	24.47	150.00	125.53	24.47	900.00	875.53	1,800.00	1,775.53
4190.00.040 Meetings / Seminars				50.00		(50.00)		(50.00)
4190.00.042 Fuel - Administrative		100.00	100.00		600.00	600.00	1,200.00	1,200.00
4190.00.050 Cable TV	222.50		(222.50)	1,060.86		(1,060.86)		(1,060.86)
4190.00.111 Computer Hardware				5,692.53		(5,692.53)		(5,692.53)
4190.00.112 Computer Software	1,969.32	800.00	(1,169.32)	10,040.74	4,800.00	(5,240.74)	9,600.00	(440.74)
4190.00.114 Computer/IT Support Expense	2,683.75		(2,683.75)	4,481.96		(4,481.96)		(4,481.96)
4190.00.115 Computer System Support	2,651.47	1,583.33	(1,068.14)	19,978.40	9,500.00	(10,478.40)	19,000.00	(978.40)
4190.99.710 Property Mgmt Fee Expense	35,000.01	35,679.75	679.74	208,885.41	214,078.50	5,193.09	428,157.00	219,271.59
4190.99.720 Asset Mgmt Fee Expense	4,910.00	4,920.00	10.00	29,460.00	29,520.00	60.00	59,040.00	29,580.00
4190.99.730 Bookkeeping Fee Expense	3,532.50	3,592.50	60.00	21,097.50	21,555.00	457.50	43,110.00	22,012.50
4190.99.740 Prog Mgmt Fee Exp - JCP Antenna Rental 10%	398.98	406.50	7.52	2,393.88	2,439.00	45.12	4,878.00	2,484.12
4190.99.741 Prog Mgmt Fee Exp - JCP Office Space Rental 10%	139.25	90.00	(49.25)	835.50	540.00	(295.50)	1,080.00	244.50
4190.99.742 Prog Mgmt Fee Exp - RVW Office Space Rental 10%	25.50	25.50		153.00	153.00		306.00	153.00
4190.99.743 Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	744.00	238.00	3,036.00	4,464.00	1,428.00	8,928.00	5,892.00
4190.99.750 HCPM-Janitorial - Contract Fee For Service Expense		7,500.00	7,500.00	29,759.40	45,000.00	15,240.60	90,000.00	60,240.60
4210.00.003 Compensated Absences-Tenant Svcs.		4.17	4.17		25.00	25.00	50.00	50.00
4210.00.004 Employee Benefit-Health/Dental/Eye		500.00	500.00		3,000.00	3,000.00	6,000.00	6,000.00
4220.00.002 Tenant Svcs - Materials	(5.00)		5.00	(330.00)		330.00		330.00
4220.00.003 Tenant Svcs - Tenant Participation		29.17	29.17	535.61	175.00	(360.61)	350.00	(185.61)
4220.00.004 Tenant Svcs - HCFC Activities-	1,871.83	1,166.67	(705.16)	11,667.41	7,000.00	(4,667.41)	14,000.00	2,332.59
4220.00.008 Tenant Svcs - Food/Snacks				200.00		(200.00)		(200.00)
4220.00.022 Tenant Svcs - Monitoring Services				559.46		(559.46)		(559.46)
4310.00.000 Water & Sewer	28,203.00	27,608.33	(594.67)	169,218.00	165,650.00	(3,568.00)	331,300.00	162,082.00
4320.00.000 Electricity	29,707.57	27,550.00	(2,157.57)	159,471.17	165,300.00	5,828.83	330,600.00	171,128.83
4320.00.001 Electricity-Vacant Units				1,151.50		(1,151.50)		(1,151.50)
4330.00.000 Gas	35,497.93	14,466.67	(21,031.26)	137,184.35	86,800.00	(50,384.35)	173,600.00	36,415.65
4410.00.000 Maintenance Salaries	22,050.37	15,326.75	(6,723.62)	157,758.03	91,960.50	(65,797.53)	183,921.00	26,162.97
4410.00.001 Maintenance Labor Overtime		2,416.67	2,416.67		14,500.00	14,500.00	29,000.00	29,000.00
4410.00.003 Compensated Absences-Maintenance		200.00	200.00		1,200.00	1,200.00	2,400.00	2,400.00
4410.00.004 Employee Benefit-Health/Dental/Eye	3,745.53	5,082.42	1,336.89	26,409.59	30,494.50	4,084.91	60,989.00	34,579.41
4410.00.005 Temporary Labor-Maintenance				12,615.00		(12,615.00)		(12,615.00)

4411.00.000 Maintenance Uniforms		133.33	133.33	783.65	800.00	16.35	1,600.00	816.35
4413.00.000 Vehicle Gas, Oil, Repairs, Supplies	276.00	1,062.50	786.50	2,009.99	6,375.00	4,365.01	12,750.00	10,740.01
4414.00.000 Vehicle Title/Registration		33.33	33.33	148.50	200.00	51.50	400.00	251.50
4420.00.002 Materials-Electrical		1,250.00	1,250.00	1,676.01	7,500.00	5,823.99	15,000.00	13,323.99
4420.00.004 Materials-Plumbing	8,739.70	2,583.33	(6,156.37)	12,443.05	15,500.00	3,056.95	31,000.00	18,556.95
4420.00.006 Materials-Heating	5,514.73	1,750.00	(3,764.73)	7,926.75	10,500.00	2,573.25	21,000.00	13,073.25
4420.00.007 Materials-Flooring	4,314.92		(4,314.92)	10,405.98		(10,405.98)		(10,405.98)
4420.00.008 Materials-Paint	373.72	1,333.33	959.61	7,818.40	8,000.00	181.60	16,000.00	8,181.60
4420.00.010 Materials-Janitorial/Cleaning	369.45	1,541.67	1,172.22	7,554.66	9,250.00	1,695.34	18,500.00	10,945.34
4420.00.012 Materials-Lumber				102.30		(102.30)		(102.30)
4420.00.014 Materials-Maintenance Supplies	(460.16)		460.16	443.25		(443.25)		(443.25)
4420.00.016 Materials-Grounds				(1,456.04)		1,456.04		1,456.04
4420.00.018 Materials-Miscellaneous	178.79	9,916.67	9,737.88	1,872.93	59,500.00	57,627.07	119,000.00	117,127.07
4420.00.022 Materials-Equipment Repairs				311.52		(311.52)		(311.52)
4420.00.024 Materials-Appliance Parts	(5,118.50)		5,118.50	3,037.75		(3,037.75)		(3,037.75)
4420.00.026 Materials-Safety Equipment				2,826.59		(2,826.59)		(2,826.59)
4420.00.028 Materials-Hardware	4.99		(4.99)	244.59		(244.59)		(244.59)
4420.00.030 Materials-Glass/Screens				210.00		(210.00)		(210.00)
4420.00.032 Materials-Doors / Keys	1,270.75		(1,270.75)	10,196.03		(10,196.03)		(10,196.03)
4420.00.034 Materials-Drywall/Plaster				2,770.74		(2,770.74)		(2,770.74)
4420.00.036 Materials-Extermination/Pest Control				25.00		(25.00)		(25.00)
4420.00.038 Materials-Tools				1,308.37		(1,308.37)		(1,308.37)
4420.00.040 Materials-Cabinets	536.67		(536.67)	536.67		(536.67)		(536.67)
4430.00.002 Contract-Elevator Monitoring	9,400.00	7,875.00	(1,525.00)	53,860.00	47,250.00	(6,610.00)	94,500.00	40,640.00
4430.00.003 Contract-Elevator Inspection				2,550.00		(2,550.00)		(2,550.00)
4430.00.004 Contract-Trash Removal	5,329.85	5,833.33	503.48	25,246.40	35,000.00	9,753.60	70,000.00	44,753.60
4430.00.006 Contract-Extermination/Pest Control	1,578.00	1,958.33	380.33	9,493.00	11,750.00	2,257.00	23,500.00	14,007.00
4430.00.007 Contract-Extermination/Bed Bug	900.00	1,083.33	183.33	4,850.00	6,500.00	1,650.00	13,000.00	8,150.00
4430.00.008 Contract-Grounds		6,016.67	6,016.67	3,856.50	36,100.00	32,243.50	72,200.00	68,343.50
4430.00.009 Contract-Grounds-Snow Removal	14,160.00		(14,160.00)	38,391.49		(38,391.49)		(38,391.49)
4430.00.012 Contract-Fire Alarm				8,916.92		(8,916.92)		(8,916.92)
4430.00.016 Contract-Window Washing		875.00	875.00		5,250.00	5,250.00	10,500.00	10,500.00
4430.00.020 Contract-HVAC	3,860.60		(3,860.60)	48,971.25		(48,971.25)		(48,971.25)
4430.00.022 Contract-Janitorial/Cleaning	2,957.78		(2,957.78)	4,307.97		(4,307.97)		(4,307.97)
4430.00.024 Contract-Alarm System Monitoring	2,774.92		(2,774.92)	3,658.56		(3,658.56)		(3,658.56)

4430.00.030 Contract-Electrical	2,484.23	1,083.33	(1,400.90)	6,538.92	6,500.00	(38.92)	13,000.00	6,461.08
4430.00.032 Contract-Plumbing	6,342.18	6,666.67	324.49	46,790.50	40,000.00	(6,790.50)	80,000.00	33,209.50
4430.00.034 Contract-Roofing		1,166.67	1,166.67	375.00	7,000.00	6,625.00	14,000.00	13,625.00
4430.00.036 Contract-Painting		2,050.00	2,050.00		12,300.00	12,300.00	24,600.00	24,600.00
4430.00.038 Contract-Consultants		1,666.67	1,666.67		10,000.00	10,000.00	20,000.00	20,000.00
4430.00.050 Contract Costs-Other Misc		7,083.33	7,083.33	3,098.87	42,500.00	39,401.13	85,000.00	81,901.13
4510.00.000 Insurance	20,626.26	19,583.33	(1,042.93)	117,737.49	117,500.00	(237.49)	235,000.00	117,262.51
4520.00.000 PILOT-Payments in Lieu of Taxes	6,450.00	6,732.50	282.50	38,700.00	40,395.00	1,695.00	80,790.00	42,090.00
4540.00.000 Employee Benefits-Health/Dental/Optical	(0.02)		0.02	1,999.96		(1,999.96)		(1,999.96)
4541.00.000 Employee Benefits-Pension	12,358.08	11,725.00	(633.08)	71,933.49	70,350.00	(1,583.49)	140,700.00	68,766.51
4570.00.000 Bad Debt-Tenant Rents		1,172.50	1,172.50		7,035.00	7,035.00	14,070.00	14,070.00
4570.00.001 Bad Debt-Other		177.50	177.50		1,065.00	1,065.00	2,130.00	2,130.00
4580.99.760 Lease Enforcement Fee For Service Expense				3,116.64		(3,116.64)		(3,116.64)
4596.00.000 Security/Lease Enforcement Salaries		1,902.25	1,902.25	3,901.73	11,413.50	7,511.77	22,827.00	18,925.27
4596.00.004 Employee Benefits-Health/Dental/Optical		130.17	130.17	307.15	781.00	473.85	1,562.00	1,254.85
4600.41.400 Staff Training				43.59		(43.59)		(43.59)
4600.41.906 Telephone				182.31		(182.31)		(182.31)
4600.41.936 Marketing/Promotions/Advertising				281.58		(281.58)		(281.58)
4600.42.010 Materials-Janitorial/Cleaning				95.16		(95.16)		(95.16)
4600.43.200 Electricity				57.93		(57.93)		(57.93)
4715.10.001 URP-PH-Tenant Utility Reimbursement-Public Housing	114.00		(114.00)	236.00		(236.00)		(236.00)
4854.00.001 Truck Lease - Ford		2,366.67	2,366.67		14,200.00	14,200.00	28,400.00	28,400.00
4854.05.003 Interest Expense - Ford Van	94.91	366.67	271.76	557.28	2,200.00	1,642.72	4,400.00	3,842.72
4855.00.000 Interest Expense - Energy Performance Contract	1,226.76	1,233.25	6.49	8,858.45	7,399.50	(1,458.95)	14,799.00	5,940.55
TOTAL EXPENSES	365,659.08	362,134.00	(3,525.08)	2,161,874.25	2,172,804.00	10,929.75	4,345,608.00	2,183,733.75
SURPLUS	10,157.89	13,098.42	(2,940.53)	132,251.07	78,590.50	53,660.57	157,181.00	(24,929.93)