

Millville Housing Authority
Operating Statement
Eight Months Ending 05/31/2020
Program: Public Housing Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget
INCOME							
3111.00.000 Tenant Rent	134,689.00	139,358.33	(4,669.33)	1,108,446.00	1,114,866.67	(6,420.67)	1,672,300.00
3120.00.001 Laundry and Vending	3,785.17	1,633.33	2,151.84	9,576.98	13,066.67	(3,489.69)	19,600.00
3120.00.003 Damages		133.33	(133.33)	524.33	1,066.67	(542.34)	1,600.00
3120.00.007 Tenant Owned / Excess Utilities	2,540.00	1,950.00	590.00	8,340.00	15,600.00	(7,260.00)	23,400.00
3401.00.000 HUD PHA Operating Grants/Subsidy	129,274.00	141,458.58	(12,184.58)	1,105,927.00	1,131,668.67	(25,741.67)	1,697,503.00
3421.00.000 Capital Fund Grants-Soft Costs	25,444.25	25,444.25		196,284.25	203,554.00	(7,269.75)	305,331.00
3610.00.000 Interest Income	2.15	1,000.00	(997.85)	26.13	8,000.00	(7,973.87)	12,000.00
3620.00.114 Computer/IT Support Income	179.00	200.00	(21.00)	1,509.00	1,600.00	(91.00)	2,400.00
3620.99.710 Property Mgmt Fee Income	34,108.26	36,393.58	(2,285.32)	277,696.41	291,148.67	(13,452.26)	436,723.00
3620.99.720 Asset Mgmt Fee Income	4,910.00	4,920.00	(10.00)	39,280.00	39,360.00	(80.00)	59,040.00
3620.99.730 Bookkeeping Fee Income	5,002.50	4,925.83	76.67	40,492.00	39,406.67	1,085.33	59,110.00
3620.99.740 Prog Mgmt Fee Inc - JCP Antenna Rental 10%	398.98	406.50	(7.52)	3,191.84	3,252.00	(60.16)	4,878.00
3620.99.741 Prog Mgmt Fee Inc - JCP Office Space Rental 10%	139.25	90.00	49.25	1,114.00	720.00	394.00	1,080.00
3620.99.742 Prog Mgmt Fee Inc - RVW Office Space Rental 10%	25.50	25.50		204.00	204.00		306.00
3620.99.743 Prog Mgmt Fee Inc - MVP Office Space Rental 10%	506.00	791.67	(285.67)	4,048.00	6,333.33	(2,285.33)	9,500.00
3620.99.744 Prog Mgmt Fee Inc - Capital Fund 8%	7,269.75	7,269.75		58,158.00	58,158.00		87,237.00
3620.99.747 Prog Mgmt Fee Inc - Wildwood HA	210.06	7,004.00	(6,793.94)	50,498.54	56,032.00	(5,533.46)	84,048.00
3620.99.748 Prog Mgmt Fee Inc - S8 Admin 10%	1,451.00		1,451.00	12,288.90		12,288.90	
3620.99.749 Prog Mgmt Fee Inc - Salem HA	7,295.83	7,295.83	(0.00)	59,549.91	58,366.67	1,183.24	87,550.00
3620.99.770 Caring Licensing Fee	5,064.51	2,100.00	2,964.51	20,220.00	16,800.00	3,420.00	25,200.00
3620.99.772 Caring Adult Day Care		504.17	(504.17)		4,033.33	(4,033.33)	6,050.00
3650.00.000 Miscellaneous Other Income	1,343.81	2,760.50	(1,416.69)	10,076.98	22,084.00	(12,007.02)	33,126.00
3650.00.002 Misc Other Income-Buck St Office Rental	839.22	7,916.67	(7,077.45)	55,502.22	63,333.33	(7,831.11)	95,000.00
3650.00.004 Misc Other Income-Office Space Rental	2,364.28		2,364.28	24,539.24		24,539.24	
3650.00.302 Misc Income-Antenna Rental	4,219.05	4,065.00	154.05	43,242.34	32,520.00	10,722.34	48,780.00
TOTAL INCOME	371,061.57	397,646.83	(26,585.26)	3,130,736.07	3,181,174.68	(50,438.61)	4,771,762.00
EXPENSES							
3900.00.000 CARES EXPENSE - CONTRA				341.25		(341.25)	
4110.00.000 Administrative Salaries	66,863.52	49,905.83	(16,957.69)	424,857.15	399,246.67	(25,610.48)	598,870.00

4110.00.001 Administrative Overtime		416.67	416.67		3,333.33	3,333.33	5,000.00
4110.00.003 Compensated Absences	500.03	500.00	(0.03)	4,000.24	4,000.00	(0.24)	6,000.00
4110.00.004 Employee Benefit-Health/Dental/Eye	19,529.35	22,046.50	2,517.15	138,144.71	176,372.00	38,227.29	264,558.00
4130.00.002 Credit/Criminal Background Checks		258.33	258.33	940.29	2,066.67	1,126.38	3,100.00
4130.00.003 Tenant Screening				1,608.00		(1,608.00)	
4130.00.004 General Legal Expense	3,343.50	5,583.33	2,239.83	43,901.75	44,666.67	764.92	67,000.00
4140.00.000 Staff Training		1,625.00	1,625.00	1,608.00	13,000.00	11,392.00	19,500.00
4140.00.001 Staff Training - Travel Expenses		1,183.33	1,183.33	460.93	9,466.67	9,005.74	14,200.00
4150.00.000 Staff Travel	69.76	1,308.33	1,238.57	5,603.20	10,466.67	4,863.47	15,700.00
4170.00.000 Accounting Fees	5,500.00	5,833.33	333.33	49,710.64	46,666.67	(3,043.97)	70,000.00
4171.00.000 Auditing Fees	974.98	1,129.17	154.19	6,192.90	9,033.33	2,840.43	13,550.00
4174.00.000 Licenses/Fees/Permits		1,066.67	1,066.67	4,008.00	8,533.33	4,525.33	12,800.00
4180.00.000 Office Rent	900.00	900.00		3,600.00	7,200.00	3,600.00	10,800.00
4184.00.000 Professional Fees/Services		766.67	766.67	14,037.50	6,133.33	(7,904.17)	9,200.00
4190.00.001 Temporary Labor-Administrative		1,395.83	1,395.83	1,756.45	11,166.67	9,410.22	16,750.00
4190.00.002 Publications/Subscriptions		220.83	220.83	1,651.84	1,766.67	114.83	2,650.00
4190.00.004 Membership Dues and Fees	120.00	379.17	259.17	1,836.96	3,033.33	1,196.37	4,550.00
4190.00.006 Telephone	736.00	1,983.33	1,247.33	15,354.45	15,866.67	512.22	23,800.00
4190.00.008 Office Supplies	4,086.43	2,225.00	(1,861.43)	14,939.27	17,800.00	2,860.73	26,700.00
4190.00.010 Copier and Supplies	454.11	966.67	512.56	6,156.97	7,733.33	1,576.36	11,600.00
4190.00.012 Cell Phones/Pagers	816.11	1,766.67	950.56	7,244.73	14,133.33	6,888.60	21,200.00
4190.00.014 Payroll Services	312.10	608.33	296.23	3,594.04	4,866.67	1,272.63	7,300.00
4190.00.016 Postage/Express	4,759.64	921.67	(3,837.97)	12,162.68	7,373.33	(4,789.35)	11,060.00
4190.00.018 Legal Ads	106.22	462.50	356.28	1,118.88	3,700.00	2,581.12	5,550.00
4190.00.020 Printer Supplies				733.61		(733.61)	
4190.00.022 Internet		1,833.33	1,833.33	11,823.90	14,666.67	2,842.77	22,000.00
4190.00.024 Answering Service/Voicemail		433.33	433.33	1,915.42	3,466.67	1,551.25	5,200.00
4190.00.026 Other Misc Admin Expenses		825.00	825.00		6,600.00	6,600.00	9,900.00
4190.00.028 Employee Services		200.00	200.00	1,885.08	1,600.00	(285.08)	2,400.00
4190.00.031 Commissioner Training	(243.00)		243.00	17.00		(17.00)	
4190.00.038 Bank/Credit Card Fees		150.00	150.00		1,200.00	1,200.00	1,800.00
4190.00.042 Fuel - Administrative		100.00	100.00		800.00	800.00	1,200.00
4190.00.111 Computer Hardware		1,666.67	1,666.67	10,367.05	13,333.33	2,966.28	20,000.00
4190.00.112 Computer Software	1,560.95	800.00	(760.95)	12,679.40	6,400.00	(6,279.40)	9,600.00
4190.00.114 Computer/IT Support Expense	2,500.00	875.00	(1,625.00)	11,044.69	7,000.00	(4,044.69)	10,500.00
4190.00.115 Computer System Support	2,217.47	1,541.67	(675.80)	20,323.28	12,333.33	(7,989.95)	18,500.00
4190.99.710 Property Mgmt Fee Expense	34,108.26	36,393.50	2,285.24	277,696.41	291,148.00	13,451.59	436,722.00
4190.99.715 Capital Fund Admin. Fees to COCC	7,269.75	7,269.75		58,158.00	58,158.00		87,237.00

4190.99.720 Asset Mgmt Fee Expense	4,910.00	4,920.00	10.00	39,280.00	39,360.00	80.00	59,040.00
4190.99.730 Bookkeeping Fee Expense	3,442.50	3,592.50	150.00	28,042.00	28,740.00	698.00	43,110.00
4190.99.740 Prog Mgmt Fee Exp - JCP Antenna Rental 10%	398.98	406.50	7.52	3,191.84	3,252.00	60.16	4,878.00
4190.99.741 Prog Mgmt Fee Exp - JCP Office Space Rental 10%	139.25	90.00	(49.25)	1,114.00	720.00	(394.00)	1,080.00
4190.99.742 Prog Mgmt Fee Exp - RVW Office Space Rental 10%	25.50	25.50		204.00	204.00		306.00
4190.99.743 Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	744.00	238.00	4,048.00	5,952.00	1,904.00	8,928.00
4190.99.750 HCPM-Janitorial - Contract Fee For Service Expense	4,200.00	4,834.33	634.33	31,099.00	38,674.67	7,575.67	58,012.00
4220.00.000 Resident Council				500.00		(500.00)	
4220.00.001 Temporary Labor-Tenant Services				101.22		(101.22)	
4220.00.002 Tenant Svcs - Materials	(80.00)		80.00	(260.00)		260.00	
4220.00.003 Tenant Svcs - Tenant Participation		33.33	33.33	2,529.34	266.67	(2,262.67)	400.00
4220.00.004 Tenant Svcs - HCFC Activities-		1,666.67	1,666.67	11,230.98	13,333.33	2,102.35	20,000.00
4220.00.008 Tenant Svcs - Food/Snacks				316.57		(316.57)	
4230.00.001 Tenant Services - Security Credit				50.15		(50.15)	
4310.00.000 Water & Sewer	27,968.34	28,875.00	906.66	194,447.70	231,000.00	36,552.30	346,500.00
4320.00.000 Electricity	31,190.10	29,225.00	(1,965.10)	221,156.47	233,800.00	12,643.53	350,700.00
4320.00.001 Electricity-Vacant Units	6.35		(6.35)	408.14		(408.14)	
4330.00.000 Gas	12,531.47	19,766.67	7,235.20	179,214.68	158,133.33	(21,081.35)	237,200.00
4330.00.001 Gas-Vacant Units	202.86		(202.86)	202.86		(202.86)	
4400.99.765 Maintenance Fee For Service Expense				4,221.00		(4,221.00)	
4410.00.000 Maintenance Salaries	29,813.15	16,092.17	(13,720.98)	183,612.96	128,737.33	(54,875.63)	193,106.00
4410.00.001 Maintenance Labor Overtime		2,416.67	2,416.67		19,333.33	19,333.33	29,000.00
4410.00.003 Compensated Absences-Maintenance		200.00	200.00		1,600.00	1,600.00	2,400.00
4410.00.004 Employee Benefit-Health/Dental/Eye	7,926.28	8,670.92	744.64	52,019.42	69,367.33	17,347.91	104,051.00
4411.00.000 Maintenance Uniforms		133.33	133.33	985.06	1,066.67	81.61	1,600.00
4413.00.000 Vehicle Gas, Oil, Repairs, Supplies	627.60	979.17	351.57	9,541.50	7,833.33	(1,708.17)	11,750.00
4414.00.000 Vehicle Title/Registration		33.33	33.33	32.00	266.67	234.67	400.00
4420.00.002 Materials-Electrical		1,416.67	1,416.67	3,003.57	11,333.33	8,329.76	17,000.00
4420.00.004 Materials-Plumbing	1,145.97	2,750.00	1,604.03	10,732.77	22,000.00	11,267.23	33,000.00
4420.00.006 Materials-Heating		2,083.33	2,083.33	1,862.59	16,666.67	14,804.08	25,000.00
4420.00.007 Materials-Flooring				1,705.61		(1,705.61)	
4420.00.008 Materials-Paint	1,239.00	1,458.33	219.33	8,892.29	11,666.67	2,774.38	17,500.00
4420.00.010 Materials-Janitorial/Cleaning		1,708.33	1,708.33	6,366.99	13,666.67	7,299.68	20,500.00
4420.00.012 Materials-Lumber				719.50		(719.50)	
4420.00.014 Materials-Maintenance Supplies				212.28		(212.28)	
4420.00.016 Materials-Grounds				4,120.19		(4,120.19)	
4420.00.018 Materials-Miscellaneous	13,517.74	10,498.00	(3,019.74)	49,913.32	83,984.00	34,070.68	125,976.00

4420.00.022 Materials-Equipment Repairs	442.00		(442.00)	1,316.21		(1,316.21)	
4420.00.024 Materials-Appliance Parts				13,388.82		(13,388.82)	
4420.00.026 Materials-Safety Equipment				10,918.03		(10,918.03)	
4420.00.028 Materials-Hardware				511.25		(511.25)	
4420.00.030 Materials-Glass/Screens				108.00		(108.00)	
4420.00.032 Materials-Doors / Keys				403.24		(403.24)	
4420.00.038 Materials-Tools				783.37		(783.37)	
4420.00.040 Materials-Cabinets				3,155.15		(3,155.15)	
4430.00.002 Contract-Elevator Monitoring		8,333.33	8,333.33	40,682.67	66,666.67	25,984.00	100,000.00
4430.00.003 Contract-Elevator Inspection	5,390.00		(5,390.00)	5,390.00		(5,390.00)	
4430.00.004 Contract-Trash Removal	5,073.84	5,550.00	476.16	46,426.74	44,400.00	(2,026.74)	66,600.00
4430.00.006 Contract-Extermination/Pest Control		1,958.33	1,958.33	9,793.00	15,666.67	5,873.67	23,500.00
4430.00.007 Contract-Extermination/Bed Bug		1,083.33	1,083.33	4,800.00	8,666.67	3,866.67	13,000.00
4430.00.008 Contract-Grounds	6,410.00	5,850.00	(560.00)	48,212.52	46,800.00	(1,412.52)	70,200.00
4430.00.009 Contract-Grounds-Snow Removal				4,225.00		(4,225.00)	
4430.00.012 Contract-Fire Alarm		1,616.67	1,616.67	20,754.57	12,933.33	(7,821.24)	19,400.00
4430.00.014 Contract-Boilers				29,687.35		(29,687.35)	
4430.00.016 Contract-Window Washing		875.00	875.00		7,000.00	7,000.00	10,500.00
4430.00.018 Contract-Floor Covering		1,333.33	1,333.33	17,867.85	10,666.67	(7,201.18)	16,000.00
4430.00.020 Contract-HVAC	6,902.03	2,333.33	(4,568.70)	23,231.17	18,666.67	(4,564.50)	28,000.00
4430.00.022 Contract-Janitorial/Cleaning		3,000.00	3,000.00	26,592.00	24,000.00	(2,592.00)	36,000.00
4430.00.024 Contract-Alarm System Monitoring				382.40		(382.40)	
4430.00.027 Contract-Auto Maintenance				867.84		(867.84)	
4430.00.030 Contract-Electrical	7,034.00	1,083.33	(5,950.67)	37,699.27	8,666.67	(29,032.60)	13,000.00
4430.00.032 Contract-Plumbing	2,816.26	6,916.67	4,100.41	47,871.25	55,333.33	7,462.08	83,000.00
4430.00.034 Contract-Roofing		1,166.67	1,166.67	2,235.00	9,333.33	7,098.33	14,000.00
4430.00.036 Contract-Painting		2,050.00	2,050.00	29,895.00	16,400.00	(13,495.00)	24,600.00
4430.00.050 Contract Costs-Other Misc		5,383.33	5,383.33	1,546.19	43,066.67	41,520.48	64,600.00
4510.00.000 Insurance	20,626.26	20,141.67	(484.59)	165,010.08	161,133.33	(3,876.75)	241,700.00
4520.00.000 PILOT-Payments in Lieu of Taxes	7,079.99	6,333.33	(746.66)	48,299.95	50,666.67	2,366.72	76,000.00
4540.00.000 Employee Benefits-Health/Dental/Optical	(10,996.08)		10,996.08	(21,156.59)		21,156.59	
4541.00.000 Employee Benefits-Pension	12,358.08	4,833.33	(7,524.75)	53,420.04	38,666.67	(14,753.37)	58,000.00
4570.00.000 Bad Debt-Tenant Rents		1,368.33	1,368.33	1,785.00	10,946.67	9,161.67	16,420.00
4580.99.760 Lease Enforcement Fee For Service Expense		1,433.33	1,433.33		11,466.67	11,466.67	17,200.00
4600.41.740 Licenses/Fees/Permits				150.00		(150.00)	
4600.42.010 Materials-Janitorial/Cleaning				134.37		(134.37)	
4715.10.001 URP-PH-Tenant Utility Reimbursement-Public Housing	135.00	208.33	73.33	1,214.00	1,666.67	452.67	2,500.00

4854.00.001 Truck Lease - Ford		1,333.33	1,333.33		10,666.67	10,666.67	16,000.00
4854.05.003 Interest Expense - Ford Van		1,400.00	1,400.00	95.50	11,200.00	11,104.50	16,800.00
4855.00.000 Interest Expense - Energy Performance Contract	1,226.76	1,181.67	(45.09)	9,814.08	9,453.33	(360.75)	14,180.00
TOTAL EXPENSES	360,694.41	384,927.83	24,233.42	2,913,802.99	3,079,422.70	165,619.71	4,619,134.00
SURPLUS	10,367.16	12,719.00	(2,351.84)	216,933.08	101,751.98	115,181.10	152,628.00

**Remaining
Budget**

(563,854.00)

(10,023.02)

(1,075.67)

(15,060.00)

(591,576.00)

(109,046.75)

(11,973.87)

(891.00)

(159,026.59)

(19,760.00)

(18,618.00)

(1,686.16)

34.00

(102.00)

(5,452.00)

(29,079.00)

(33,549.46)

12,288.90

(28,000.09)

(4,980.00)

(6,050.00)

(23,049.02)

(39,497.78)

24,539.24

(5,537.66)

(1,641,025.93)

(341.25)

174,012.85

5,000.00
1,999.76
126,413.29
2,159.71
(1,608.00)
23,098.25
17,892.00
13,739.07
10,096.80
20,289.36
7,357.10
8,792.00
7,200.00
(4,837.50)
14,993.55
998.16
2,713.04
8,445.55
11,760.73
5,443.03
13,955.27
3,705.96
(1,102.68)
4,431.12
(733.61)
10,176.10
3,284.58
9,900.00
514.92
(17.00)
1,800.00
1,200.00
9,632.95
(3,079.40)
(544.69)
(1,823.28)
159,025.59
29,079.00

19,760.00
15,068.00
1,686.16
(34.00)
102.00
4,880.00
26,913.00

(500.00)
(101.22)
260.00
(2,129.34)
8,769.02
(316.57)
(50.15)
152,052.30
129,543.53
(408.14)
57,985.32
(202.86)
(4,221.00)
9,493.04
29,000.00
2,400.00
52,031.58
614.94
2,208.50
368.00
13,996.43
22,267.23
23,137.41
(1,705.61)
8,607.71
14,133.01
(719.50)
(212.28)
(4,120.19)
76,062.68

(1,316.21)
(13,388.82)
(10,918.03)
(511.25)
(108.00)
(403.24)
(783.37)
(3,155.15)
59,317.33
(5,390.00)
20,173.26
13,707.00
8,200.00
21,987.48
(4,225.00)
(1,354.57)
(29,687.35)
10,500.00
(1,867.85)
4,768.83
9,408.00
(382.40)
(867.84)
(24,699.27)
35,128.75
11,765.00
(5,295.00)
63,053.81
76,689.92
27,700.05
21,156.59
4,579.96
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17,200.00
(150.00)
(134.37)
1,286.00

16,000.00

16,704.50

4,365.92

1,705,331.01

64,305.08
