

Millville Housing Authority
Operating Statement
Three Months Ending 12/31/2020
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	144,195.00	140,541.67	3,653.33	431,572.00	421,625.00	9,947.00	1,686,500.00	(1,254,928.00)
3120.00.001 Laundry and Vending		1,108.33	(1,108.33)	3,992.02	3,325.00	667.02	13,300.00	(9,307.98)
3120.00.003 Damages	100.00		100.00	100.00		100.00		100.00
3120.00.007 Tenant Owned / Excess Utilities	680.00	1,950.00	(1,270.00)	3,320.00	5,850.00	(2,530.00)	23,400.00	(20,080.00)
3125.00.100 Assisted Living-Self Pay		1,351.75	(1,351.75)		4,055.25	(4,055.25)	16,221.00	(16,221.00)
3401.00.000 HUD PHA Operating Grants/Subsidy	174,259.00	143,083.33	31,175.67	491,860.00	429,250.00	62,610.00	1,717,000.00	(1,225,140.00)
3420.00.000 Capital Fund Grants	7,260.00		7,260.00	7,260.00		7,260.00		7,260.00
3421.00.000 Capital Fund Grants- Soft Costs	27,108.66	27,108.58	0.08	81,325.98	81,325.75	0.23	325,303.00	(243,977.02)
3610.00.000 Interest Income	8.05	458.33	(450.28)	49.17	1,375.00	(1,325.83)	5,500.00	(5,450.83)
3620.00.114 Computer/IT Support Income	156.00		156.00	438.00		438.00		438.00
3620.99.710 Property Mgnt Fee Income	35,673.76	36,393.58	(719.82)	105,376.74	109,180.75	(3,804.01)	436,723.00	(331,346.26)
3620.99.720 Asset Mgnt Fee Income	4,910.00	2,206.67	2,703.33	14,730.00	6,620.00	8,110.00	26,480.00	(11,750.00)
3620.99.730 Bookkeeping Fee Income	5,970.30	4,893.92	1,076.38	16,027.80	14,681.75	1,346.05	58,727.00	(42,699.20)
3620.99.740 Prog Mgnt Fee Inc - JCP Antenna Rental 10%	398.98	413.42	(14.44)	1,196.94	1,240.25	(43.31)	4,961.00	(3,764.06)
3620.99.741 Prog Mgnt Fee Inc - JCP Office Space Rental 10%	139.25	90.00	49.25	417.75	270.00	147.75	1,080.00	(662.25)
3620.99.742 Prog Mgnt Fee Inc - RVW Office Space Rental 10%	25.50	25.50		76.50	76.50		306.00	(229.50)
3620.99.743 Prog Mgnt Fee Inc - MVP Office Space Rental 10%	506.00	823.75	(317.75)	1,518.00	2,471.25	(953.25)	9,885.00	(8,367.00)

3620.99.744 Prog Mgmt Fee Inc - Capital Fund 8%	7,745.33	7,745.33	(0.00)	23,235.99	23,236.00	(0.01)	92,944.00	(69,708.01)
3620.99.747 Prog Mgmt Fee Inc - Wildwood HA	7,214.08	3,502.00	3,712.08	21,642.24	10,506.00	11,136.24	42,024.00	(20,381.76)
3620.99.748 Prog Mgmt Fee Inc - S8 Admin 10%	1,500.80		1,500.80	4,506.30		4,506.30		4,506.30
3620.99.749 Prog Mgmt Fee Inc - Salem HA	7,295.83	7,295.83	(0.00)	29,183.32	21,887.50	7,295.82	87,550.00	(58,366.68)
3620.99.770 Caring Licensing Fee	2,616.44	2,400.00	216.44	7,755.73	7,200.00	555.73	28,800.00	(21,044.27)
3620.99.772 Caring Adult Day Care		487.50	(487.50)		1,462.50	(1,462.50)	5,850.00	(5,850.00)
3650.00.000 Miscellaneous Other Income	1,700.81	833.33	867.48	3,739.43	2,500.00	1,239.43	10,000.00	(6,260.57)
3650.00.002 Misc Other Income-Buck St Office Rental	345.81	8,237.67	(7,891.86)	8,526.47	24,713.00	(16,186.53)	98,852.00	(90,325.53)
3650.00.004 Misc Other Income-Office Space Rental	2,364.28	900.00	1,464.28	7,092.84	2,700.00	4,392.84	10,800.00	(3,707.16)
3650.00.302 Misc Income-Antenna Rental	4,219.05	4,133.75	85.30	11,907.15	12,401.25	(494.10)	49,605.00	(37,697.85)
3700.00.000 CARES ACT REVENUE	2,172.65		2,172.65	5,345.76		5,345.76		5,345.76
TOTAL INCOME	438,565.58	395,984.25	42,581.33	1,282,196.13	1,187,952.75	94,243.38	4,751,811.00	(3,469,614.87)
EXPENSES								
3800.00.000 CARES ACT EXPENSES	2,665.65		(2,665.65)	5,838.76		(5,838.76)		(5,838.76)
3900.00.000 CARES EXPENSE - CONTRA	(2,172.65)		2,172.65	(5,345.76)		5,345.76		5,345.76
4110.00.000 Administrative Salaries	46,199.89	47,639.08	1,439.19	161,111.28	142,917.25	(18,194.03)	571,669.00	410,557.72
4110.00.001 Administrative Overtime		1,254.17	1,254.17		3,762.50	3,762.50	15,050.00	15,050.00
4110.00.003 Compensated Absences	500.03	797.50	297.47	1,500.09	2,392.50	892.41	9,570.00	8,069.91
4110.00.004 Employee Benefit-Health/Dental/Eye	14,640.13	24,872.50	10,232.37	44,041.13	74,617.50	30,576.37	298,470.00	254,428.87
4130.00.003 Tenant Screening	192.00	258.33	66.33	1,243.23	775.00	(468.23)	3,100.00	1,856.77
4130.00.004 General Legal Expense	4,138.50	4,416.67	278.17	14,503.50	13,250.00	(1,253.50)	53,000.00	38,496.50
4140.00.000 Staff Training	975.00	1,666.67	691.67	3,861.98	5,000.00	1,138.02	20,000.00	16,138.02

4140.00.001 Staff Training - Travel Expenses		1,208.33	1,208.33		3,625.00	3,625.00	14,500.00	14,500.00
4150.00.000 Staff Travel	2,339.18	1,350.00	(989.18)	3,685.40	4,050.00	364.60	16,200.00	12,514.60
4170.00.000 Accounting Fees	6,575.00	5,833.33	(741.67)	16,075.00	17,500.00	1,425.00	70,000.00	53,925.00
4171.00.000 Auditing Fees	659.00	1,416.67	757.67	2,292.98	4,250.00	1,957.02	17,000.00	14,707.02
4174.00.000 Licenses/Fees/Permits		1,066.67	1,066.67		3,200.00	3,200.00	12,800.00	12,800.00
4180.00.000 Office Rent	900.00	900.00		1,800.00	2,700.00	900.00	10,800.00	9,000.00
4182.00.000 Consultants		3,942.42	3,942.42		11,827.25	11,827.25	47,309.00	47,309.00
4184.00.000 Professional Fees/Services	5,206.00	433.33	(4,772.67)	14,423.97	1,300.00	(13,123.97)	5,200.00	(9,223.97)
4190.00.001 Temporary Labor-Administrative		854.17	854.17	745.17	2,562.50	1,817.33	10,250.00	9,504.83
4190.00.002 Publications/Subscriptions	312.05	220.83	(91.22)	900.45	662.50	(237.95)	2,650.00	1,749.55
4190.00.004 Membership Dues and Fees		379.17	379.17	1,390.00	1,137.50	(252.50)	4,550.00	3,160.00
4190.00.006 Telephone	1,572.16	2,166.67	594.51	8,260.28	6,500.00	(1,760.28)	26,000.00	17,739.72
4190.00.008 Office Supplies	729.47	2,308.33	1,578.86	6,599.05	6,925.00	325.95	27,700.00	21,100.95
4190.00.010 Copier and Supplies	1,247.26	966.67	(280.59)	2,925.69	2,900.00	(25.69)	11,600.00	8,674.31
4190.00.012 Cell Phones/Pagers	1,037.93	1,600.00	562.07	4,248.75	4,800.00	551.25	19,200.00	14,951.25
4190.00.014 Payroll Services	315.62	608.33	292.71	1,073.43	1,825.00	751.57	7,300.00	6,226.57
4190.00.016 Postage/Express	1,519.15	963.33	(555.82)	8,136.02	2,890.00	(5,246.02)	11,560.00	3,423.98
4190.00.018 Legal Ads	107.10	545.83	438.73	4,840.66	1,637.50	(3,203.16)	6,550.00	1,709.34
4190.00.020 Printer Supplies				459.98		(459.98)		(459.98)
4190.00.022 Internet	1,940.10	1,916.67	(23.43)	7,541.08	5,750.00	(1,791.08)	23,000.00	15,458.92
4190.00.024 Answering Service/Voicemail		433.33	433.33		1,300.00	1,300.00	5,200.00	5,200.00
4190.00.026 Other Misc Admin Expenses		866.67	866.67	52.50	2,600.00	2,547.50	10,400.00	10,347.50
4190.00.028 Employee Services	2,172.65	200.00	(1,972.65)	2,853.48	600.00	(2,253.48)	2,400.00	(453.48)
4190.00.038 Bank/Credit Card Fees		150.00	150.00	48.95	450.00	401.05	1,800.00	1,751.05
4190.00.042 Fuel - Administrative		100.00	100.00		300.00	300.00	1,200.00	1,200.00
4190.00.050 Cable TV	113.63		(113.63)	436.06		(436.06)		(436.06)
4190.00.112 Computer Software	1,560.95	800.00	(760.95)	4,682.85	2,400.00	(2,282.85)	9,600.00	4,917.15
4190.00.115 Computer System Support	2,217.47	1,583.33	(634.14)	6,682.41	4,750.00	(1,932.41)	19,000.00	12,317.59

4190.99.710 Property Mgmt Fee Expense	35,673.76	36,393.50	719.74	105,376.74	109,180.50	3,803.76	436,722.00	331,345.26
4190.99.715 Capital Fund Admin. Fees to COCC	7,745.33	7,745.25	(0.08)	23,235.99	23,235.75	(0.24)	92,943.00	69,707.01
4190.99.720 Asset Mgmt Fee Expense	4,910.00	2,206.67	(2,703.33)	14,730.00	6,620.00	(8,110.00)	26,480.00	11,750.00
4190.99.730 Bookkeeping Fee Expense	3,540.00	3,550.17	10.17	10,507.50	10,650.50	143.00	42,602.00	32,094.50
4190.99.740 Prog Mgmt Fee Exp - JCP Antenna Rental 10%	398.98	413.42	14.44	1,196.94	1,240.25	43.31	4,961.00	3,764.06
4190.99.741 Prog Mgmt Fee Exp - JCP Office Space Rental 10%	139.25	90.00	(49.25)	417.75	270.00	(147.75)	1,080.00	662.25
4190.99.742 Prog Mgmt Fee Exp - RVW Office Space Rental 10%	25.50	25.50		76.50	76.50		306.00	229.50
4190.99.743 Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	823.75	317.75	1,518.00	2,471.25	953.25	9,885.00	8,367.00
4190.99.750 HCPM-Janitorial - Contract Fee For Service Expense	6,933.00		(6,933.00)	15,981.00		(15,981.00)		(15,981.00)
4220.00.002 Tenant Svcs - Materials	(55.00)		55.00	(160.00)		160.00		160.00
4220.00.003 Tenant Svcs - Tenant Participation		33.33	33.33		100.00	100.00	400.00	400.00
4220.00.004 Tenant Svcs - HCFC Activities-		1,666.67	1,666.67		5,000.00	5,000.00	20,000.00	20,000.00
4220.00.028 Tenant Svcs - Moving Expenses				1,885.50		(1,885.50)		(1,885.50)
4310.00.000 Water & Sewer	28,203.00	29,708.33	1,505.33	84,014.34	89,125.00	5,110.66	356,500.00	272,485.66
4320.00.000 Electricity	27,958.94	25,316.67	(2,642.27)	76,054.38	75,950.00	(104.38)	303,800.00	227,745.62
4330.00.000 Gas	31,386.50	24,433.33	(6,953.17)	68,502.21	73,300.00	4,797.79	293,200.00	224,697.79
4400.99.750 Fee For Service Expense		548.25	548.25		1,644.75	1,644.75	6,579.00	6,579.00
4400.99.765 Maintenance Fee For Service Expense		4,911.75	4,911.75		14,735.25	14,735.25	58,941.00	58,941.00
4410.00.000 Maintenance Salaries	18,917.22	18,792.92	(124.30)	65,097.04	56,378.75	(8,718.29)	225,515.00	160,417.96
4410.00.001 Maintenance Labor Overtime		2,250.00	2,250.00		6,750.00	6,750.00	27,000.00	27,000.00
4410.00.003 Compensated Absences-Maintenance		916.67	916.67		2,750.00	2,750.00	11,000.00	11,000.00

4410.00.004 Employee Benefit-Health/Dental/Eye	6,674.74	9,631.25	2,956.51	20,310.62	28,893.75	8,583.13	115,575.00	95,264.38
4411.00.000 Maintenance Uniforms		133.33	133.33	108.00	400.00	292.00	1,600.00	1,492.00
4413.00.000 Vehicle Gas, Oil, Repairs, Supplies	84.00	1,270.83	1,186.83	1,295.01	3,812.50	2,517.49	15,250.00	13,954.99
4414.00.000 Vehicle Title/Registration		33.33	33.33	16.45	100.00	83.55	400.00	383.55
4420.00.002 Materials-Electrical	332.27	1,416.67	1,084.40	332.27	4,250.00	3,917.73	17,000.00	16,667.73
4420.00.004 Materials-Plumbing	485.94	2,708.33	2,222.39	4,607.37	8,125.00	3,517.63	32,500.00	27,892.63
4420.00.006 Materials-Heating	319.55	1,875.00	1,555.45	319.55	5,625.00	5,305.45	22,500.00	22,180.45
4420.00.007 Materials-Flooring	120.00		(120.00)	2,269.69		(2,269.69)		(2,269.69)
4420.00.008 Materials-Paint	177.73	1,458.33	1,280.60	4,640.87	4,375.00	(265.87)	17,500.00	12,859.13
4420.00.010 Materials-Janitorial/Cleaning	1,310.41	1,708.33	397.92	5,037.96	5,125.00	87.04	20,500.00	15,462.04
4420.00.014 Materials-Maintenance Supplies	14.56		(14.56)	4,317.61		(4,317.61)		(4,317.61)
4420.00.018 Materials-Miscellaneous	2,292.43	8,500.00	6,207.57	11,740.01	25,500.00	13,759.99	102,000.00	90,259.99
4420.00.022 Materials-Equipment Repairs	180.00		(180.00)	180.00		(180.00)		(180.00)
4420.00.024 Materials-Appliance Parts	264.08		(264.08)	6,641.27		(6,641.27)		(6,641.27)
4420.00.026 Materials-Safety Equipment				4,251.42		(4,251.42)		(4,251.42)
4420.00.030 Materials-Glass/Screens	1,170.00		(1,170.00)	1,270.00		(1,270.00)		(1,270.00)
4420.00.032 Materials-Doors / Keys				766.16		(766.16)		(766.16)
4430.00.002 Contract-Elevator Monitoring	9,430.00	10,208.33	778.33	28,290.00	30,625.00	2,335.00	122,500.00	94,210.00
4430.00.004 Contract-Trash Removal	6,044.85	8,583.33	2,538.48	11,743.87	25,750.00	14,006.13	103,000.00	91,256.13
4430.00.006 Contract-Extermination/Pest Control	214.00	1,958.33	1,744.33	1,898.46	5,875.00	3,976.54	23,500.00	21,601.54
4430.00.007 Contract-Extermination/Bed Bug		1,083.33	1,083.33	900.00	3,250.00	2,350.00	13,000.00	12,100.00
4430.00.008 Contract-Grounds		7,125.00	7,125.00	4,756.84	21,375.00	16,618.16	85,500.00	80,743.16
4430.00.012 Contract-Fire Alarm	2,180.04		(2,180.04)	9,946.24		(9,946.24)		(9,946.24)

4430.00.014 Contract-Boilers				1,985.42		(1,985.42)		(1,985.42)
4430.00.016 Contract-Window Washing		875.00	875.00		2,625.00	2,625.00	10,500.00	10,500.00
4430.00.020 Contract-HVAC	15,299.29		(15,299.29)	15,433.57		(15,433.57)		(15,433.57)
4430.00.022 Contract-Janitorial/Cleaning	5,688.00	4,583.33	(1,104.67)	17,016.07	13,750.00	(3,266.07)	55,000.00	37,983.93
4430.00.024 Contract-Alarm System Monitoring	383.00		(383.00)	750.40		(750.40)		(750.40)
4430.00.030 Contract-Electrical		1,083.33	1,083.33		3,250.00	3,250.00	13,000.00	13,000.00
4430.00.032 Contract-Plumbing	3,090.87	3,208.33	117.46	13,190.43	9,625.00	(3,565.43)	38,500.00	25,309.57
4430.00.034 Contract-Roofing		1,166.67	1,166.67		3,500.00	3,500.00	14,000.00	14,000.00
4430.00.036 Contract-Painting		2,050.00	2,050.00	9,615.00	6,150.00	(3,465.00)	24,600.00	14,985.00
4430.00.050 Contract Costs-Other Misc		4,175.00	4,175.00		12,525.00	12,525.00	50,100.00	50,100.00
4510.00.000 Insurance	18,626.26	21,166.67	2,540.41	57,830.58	63,500.00	5,669.42	254,000.00	196,169.42
4520.00.000 PILOT-Payments in Lieu of Taxes	6,450.00	6,300.83	(149.17)	19,979.99	18,902.50	(1,077.49)	75,610.00	55,630.01
4541.00.000 Employee Benefits-Pension	4,783.98		(4,783.98)	14,351.94		(14,351.94)		(14,351.94)
4570.00.000 Bad Debt-Tenant Rents		3,506.67	3,506.67		10,520.00	10,520.00	42,080.00	42,080.00
4580.00.000 Security/Lease Enforcement Fee For Service		1,308.33	1,308.33		3,925.00	3,925.00	15,700.00	15,700.00
4580.00.001 Security/Lease Enforcement Overtime		125.00	125.00		375.00	375.00	1,500.00	1,500.00
4600.42.010 Materials-Janitorial/Cleaning	67.25		(67.25)	1,066.49		(1,066.49)		(1,066.49)
4600.43.006 Contract-Extermination/Pest Control	1,176.21		(1,176.21)	2,456.21		(2,456.21)		(2,456.21)
4715.10.001 URP-PH-Tenant Utility Reimbursement-Public Housing	140.00	183.33	43.33	420.00	550.00	130.00	2,200.00	1,780.00
4855.00.000 Interest Expense - Energy Performance Contract	1,226.76	643.25	(583.51)	3,680.28	1,929.75	(1,750.53)	7,719.00	4,038.72
TOTAL EXPENSES	352,171.97	381,614.67	29,442.70	1,078,758.31	1,144,844.00	66,085.69	4,579,376.00	3,500,617.69
SURPLUS	86,393.61	14,369.58	72,024.03	203,437.82	43,108.75	160,329.07	172,435.00	31,002.82