

Millville Housing Authority
Operating Statement
Seven Months Ending 04/30/2021
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	148,919.00	140,541.67	8,377.33	1,018,680.00	983,791.67	34,888.33	1,686,500.00
3120.00.001 Laundry and Vending	3,411.32	1,108.33	2,302.99	11,464.22	7,758.33	3,705.89	13,300.00
3120.00.002 Cleaning Fee				40.00		40.00	
3120.00.003 Damages				100.00		100.00	
3120.00.007 Tenant Owned / Excess Utilities	640.00	1,950.00	(1,310.00)	5,320.00	13,650.00	(8,330.00)	23,400.00
3120.00.008 Tenant Screening				(425.64)		(425.64)	
3125.00.100 Assisted Living- Self Pay		1,351.75	(1,351.75)		9,462.25	(9,462.25)	16,221.00
3401.00.000 HUD PHA Operating Grants/Subsidy	161,399.00	143,083.33	18,315.67	1,104,722.20	1,001,583.33	103,138.87	1,717,000.00
3421.00.000 Capital Fund Grants-Soft Costs	27,108.66	27,108.58	0.08	189,760.62	189,760.08	0.54	325,303.00
3610.00.000 Interest Income	6.19	458.33	(452.14)	76.77	3,208.33	(3,131.56)	5,500.00
3620.00.114 Computer/IT Support Income	77.00		77.00	950.50		950.50	
3620.99.710 Property Mgnt Fee Income	35,222.94	36,393.58	(1,170.64)	245,376.78	254,755.08	(9,378.30)	436,723.00
3620.99.720 Asset Mgnt Fee Income	4,910.00	2,206.67	2,703.33	34,370.00	15,446.67	18,923.33	26,480.00
3620.99.730 Bookkeeping Fee Income	5,085.00	4,893.92	191.08	35,325.30	34,257.42	1,067.88	58,727.00
3620.99.740 Prog Mgnt Fee Inc - JCP Antenna Rental 10%	398.98	413.42	(14.44)	2,792.86	2,893.92	(101.06)	4,961.00
3620.99.741 Prog Mgnt Fee Inc - JCP Office Space Rental 10%	139.25	90.00	49.25	974.75	630.00	344.75	1,080.00
3620.99.742 Prog Mgnt Fee Inc - RVW Office Space Rental 10%	25.50	25.50		178.50	178.50		306.00
3620.99.743 Prog Mgnt Fee Inc - MVP Office Space Rental 10%	506.00	823.75	(317.75)	3,542.00	5,766.25	(2,224.25)	9,885.00

3620.99.744 Prog Mgmt Fee Inc - Capital Fund 8%		7,745.33	(7,745.33)	46,471.98	54,217.33	(7,745.35)	92,944.00
3620.99.747 Prog Mgmt Fee Inc - Wildwood HA	7,745.33	3,502.00	4,243.33	43,815.73	24,514.00	19,301.73	42,024.00
3620.99.748 Prog Mgmt Fee Inc - S8 Admin 10%	1,681.10		1,681.10	11,488.70		11,488.70	
3620.99.749 Prog Mgmt Fee Inc - Salem HA	7,295.83	7,295.83	(0.00)	58,366.64	51,070.83	7,295.81	87,550.00
3620.99.770 Caring Licensing Fee	2,551.52	2,400.00	151.52	17,993.21	16,800.00	1,193.21	28,800.00
3620.99.772 Caring Adult Day Care		487.50	(487.50)		3,412.50	(3,412.50)	5,850.00
3650.00.000 Miscellaneous Other Income	1,343.81	833.33	510.48	10,660.80	5,833.33	4,827.47	10,000.00
3650.00.002 Misc Other Income-Buck St Office Rental	1,287.91	8,237.67	(6,949.76)	41,182.08	57,663.67	(16,481.59)	98,852.00
3650.00.004 Misc Other Income-Office Space Rental	2,364.28	900.00	1,464.28	16,549.96	6,300.00	10,249.96	10,800.00
3650.00.302 Misc Income-Antenna Rental	3,469.05	4,133.75	(664.70)	28,783.35	28,936.25	(152.90)	49,605.00
3700.00.000 CARES ACT REVENUE				5,345.76		5,345.76	
TOTAL INCOME	415,587.67	395,984.25	19,603.42	2,933,907.07	2,771,889.74	162,017.33	4,751,811.00
EXPENSES							
3800.00.000 CARES ACT EXPENSES				5,838.76		(5,838.76)	
3900.00.000 CARES EXPENSE - CONTRA				(5,345.76)		5,345.76	
4110.00.000 Administrative Salaries	61,694.45	47,639.08	(14,055.37)	364,744.90	333,473.58	(31,271.32)	571,669.00
4110.00.001 Administrative Overtime		1,254.17	1,254.17		8,779.17	8,779.17	15,050.00
4110.00.003 Compensated Absences	500.03	797.50	297.47	3,500.21	5,582.50	2,082.29	9,570.00
4110.00.004 Employee Benefit-Health/Dental/Eye	27,365.65	24,872.50	(2,493.15)	121,387.24	174,107.50	52,720.26	298,470.00
4130.00.002 Credit/Criminal Background Checks				24.00		(24.00)	
4130.00.003 Tenant Screening	713.00	258.33	(454.67)	2,340.23	1,808.33	(531.90)	3,100.00
4130.00.004 General Legal Expense	3,369.31	4,416.67	1,047.36	34,867.81	30,916.67	(3,951.14)	53,000.00
4140.00.000 Staff Training	1,330.99	1,666.67	335.68	4,850.99	11,666.67	6,815.68	20,000.00
4140.00.001 Staff Training - Travel Expenses	87.83	1,208.33	1,120.50	87.83	8,458.33	8,370.50	14,500.00
4150.00.000 Staff Travel	484.14	1,350.00	865.86	4,814.85	9,450.00	4,635.15	16,200.00

4170.00.000 Accounting Fees	8,675.00	5,833.33	(2,841.67)	42,683.33	40,833.33	(1,850.00)	70,000.00
4171.00.000 Auditing Fees	974.98	1,416.67	441.69	7,279.08	9,916.67	2,637.59	17,000.00
4174.00.000 Licenses/Fees/Permits		1,066.67	1,066.67		7,466.67	7,466.67	12,800.00
4180.00.000 Office Rent	900.00	900.00		5,400.00	6,300.00	900.00	10,800.00
4182.00.000 Consultants		3,942.42	3,942.42		27,596.92	27,596.92	47,309.00
4184.00.000 Professional Fees/Services		433.33	433.33	25,663.11	3,033.33	(22,629.78)	5,200.00
4190.00.001 Temporary Labor-Administrative	199.26	854.17	654.91	1,355.23	5,979.17	4,623.94	10,250.00
4190.00.002 Publications/Subscriptions		220.83	220.83	900.45	1,545.83	645.38	2,650.00
4190.00.004 Membership Dues and Fees		379.17	379.17	2,506.92	2,654.17	147.25	4,550.00
4190.00.006 Telephone	3,397.03	2,166.67	(1,230.36)	14,942.73	15,166.67	223.94	26,000.00
4190.00.008 Office Supplies	2,225.98	2,308.33	82.35	12,321.98	16,158.33	3,836.35	27,700.00
4190.00.010 Copier and Supplies	1,634.26	966.67	(667.59)	5,927.27	6,766.67	839.40	11,600.00
4190.00.012 Cell Phones/Pagers	2,177.31	1,600.00	(577.31)	9,828.94	11,200.00	1,371.06	19,200.00
4190.00.014 Payroll Services	444.12	608.33	164.21	3,344.66	4,258.33	913.67	7,300.00
4190.00.016 Postage/Express	2,629.01	963.33	(1,665.68)	15,801.34	6,743.33	(9,058.01)	11,560.00
4190.00.018 Legal Ads	114.12	545.83	431.71	8,433.85	3,820.83	(4,613.02)	6,550.00
4190.00.020 Printer Supplies				1,097.71		(1,097.71)	
4190.00.022 Internet	2,979.09	1,916.67	(1,062.42)	16,513.39	13,416.67	(3,096.72)	23,000.00
4190.00.024 Answering Service/Voicemail		433.33	433.33		3,033.33	3,033.33	5,200.00
4190.00.026 Other Misc Admin Expenses		866.67	866.67	52.50	6,066.67	6,014.17	10,400.00
4190.00.028 Employee Services	171.68	200.00	28.32	3,872.66	1,400.00	(2,472.66)	2,400.00
4190.00.029 Employee Services - Health	110.00		(110.00)	330.00		(330.00)	
4190.00.031 Commissioner Training				120.00		(120.00)	
4190.00.036 Marketing/Promotions/Advertising	100.00		(100.00)	100.00		(100.00)	
4190.00.038 Bank/Credit Card Fees		150.00	150.00	48.95	1,050.00	1,001.05	1,800.00
4190.00.042 Fuel - Administrative		100.00	100.00		700.00	700.00	1,200.00
4190.00.050 Cable TV				562.98		(562.98)	

4190.00.111 Computer Hardware	0.12		(0.12)	0.12		(0.12)	
4190.00.112 Computer Software	1,560.95	800.00	(760.95)	10,926.65	5,600.00	(5,326.65)	9,600.00
4190.00.114 Computer/IT Support Expense	380.00		(380.00)	4,055.00		(4,055.00)	
4190.00.115 Computer System Support	4,136.72	1,583.33	(2,553.39)	10,369.31	11,083.33	714.02	19,000.00
4190.99.710 Property Mgmt Fee Expense	35,222.94	36,393.50	1,170.56	245,376.78	254,754.50	9,377.72	436,722.00
4190.99.715 Capital Fund Admin. Fees to COCC	7,745.33	7,745.25	(0.08)	54,217.31	54,216.75	(0.56)	92,943.00
4190.99.720 Asset Mgmt Fee Expense	4,910.00	2,206.67	(2,703.33)	34,370.00	15,446.67	(18,923.33)	26,480.00
4190.99.730 Bookkeeping Fee Expense	3,547.50	3,550.17	2.67	24,607.50	24,851.17	243.67	42,602.00
4190.99.740 Prog Mgmt Fee Exp - JCP Antenna Rental 10%	398.98	413.42	14.44	2,792.86	2,893.92	101.06	4,961.00
4190.99.741 Prog Mgmt Fee Exp - JCP Office Space Rental 10%	139.25	90.00	(49.25)	974.75	630.00	(344.75)	1,080.00
4190.99.742 Prog Mgmt Fee Exp - RVW Office Space Rental 10%	25.50	25.50		178.50	178.50		306.00
4190.99.743 Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	823.75	317.75	3,542.00	5,766.25	2,224.25	9,885.00
4190.99.750 HCPM - Administrative Fee For Service Expense	4,470.00		(4,470.00)	21,030.50		(21,030.50)	
4220.00.002 Tenant Svcs - Materials	(140.00)		140.00	(590.00)		590.00	
4220.00.003 Tenant Svcs - Tenant Participation		33.33	33.33	419.00	233.33	(185.67)	400.00
4220.00.004 Tenant Svcs - HCFC Activities-		1,666.67	1,666.67		11,666.67	11,666.67	20,000.00
4220.00.018 Tenant Svcs - Recreation/Education	25.00		(25.00)	25.00		(25.00)	
4220.00.028 Tenant Svcs - Moving Expenses				1,885.50		(1,885.50)	
4310.00.000 Water & Sewer	27,608.34	29,708.33	2,099.99	194,447.70	207,958.33	13,510.63	356,500.00
4320.00.000 Electricity	27,849.10	25,316.67	(2,532.43)	164,936.48	177,216.67	12,280.19	303,800.00
4330.00.000 Gas	28,542.42	24,433.33	(4,109.09)	179,014.14	171,033.33	(7,980.81)	293,200.00
4400.99.750 Fee For Service Expense		548.25	548.25		3,837.75	3,837.75	6,579.00
4400.99.765 Maintenance Fee For Service Expense		4,911.75	4,911.75	14,391.00	34,382.25	19,991.25	58,941.00

4410.00.000 Maintenance Salaries	27,732.69	18,792.92	(8,939.77)	155,000.61	131,550.42	(23,450.19)	225,515.00
4410.00.001 Maintenance Labor Overtime		2,250.00	2,250.00		15,750.00	15,750.00	27,000.00
4410.00.003 Compensated Absences-Maintenance		916.67	916.67		6,416.67	6,416.67	11,000.00
4410.00.004 Employee Benefit-Health/Dental/Eye	8,001.13	9,631.25	1,630.12	48,234.54	67,418.75	19,184.21	115,575.00
4411.00.000 Maintenance Uniforms		133.33	133.33	108.00	933.33	825.33	1,600.00
4413.00.000 Vehicle Gas, Oil, Repairs, Supplies	2,328.81	1,270.83	(1,057.98)	9,405.80	8,895.83	(509.97)	15,250.00
4414.00.000 Vehicle Title/Registration		33.33	33.33	314.95	233.33	(81.62)	400.00
4420.00.002 Materials-Electrical	1,345.55	1,416.67	71.12	6,122.04	9,916.67	3,794.63	17,000.00
4420.00.004 Materials-Plumbing	50.12	2,708.33	2,658.21	8,608.33	18,958.33	10,350.00	32,500.00
4420.00.006 Materials-Heating	46.02	1,875.00	1,828.98	14,533.32	13,125.00	(1,408.32)	22,500.00
4420.00.007 Materials-Flooring				7,246.43		(7,246.43)	
4420.00.008 Materials-Paint	268.93	1,458.33	1,189.40	5,925.48	10,208.33	4,282.85	17,500.00
4420.00.010 Materials-Janitorial/Cleaning	1,868.71	1,708.33	(160.38)	7,746.64	11,958.33	4,211.69	20,500.00
4420.00.014 Materials-Maintenance Supplies	476.42		(476.42)	5,465.63		(5,465.63)	
4420.00.016 Materials-Grounds				1,571.62		(1,571.62)	
4420.00.018 Materials-Miscellaneous		8,500.00	8,500.00	16,944.31	59,500.00	42,555.69	102,000.00
4420.00.022 Materials-Equipment Repairs	1,027.68		(1,027.68)	1,207.68		(1,207.68)	
4420.00.024 Materials-Appliance Parts	140.00		(140.00)	14,993.72		(14,993.72)	
4420.00.026 Materials-Safety Equipment	3,815.00		(3,815.00)	9,948.87		(9,948.87)	
4420.00.028 Materials-Hardware				24.97		(24.97)	
4420.00.030 Materials-Glass/Screens	3,182.79		(3,182.79)	4,730.29		(4,730.29)	
4420.00.032 Materials-Doors / Keys	5,798.28		(5,798.28)	10,681.37		(10,681.37)	
4420.00.034 Materials-Drywall/Plaster				112.97		(112.97)	
4420.00.036 Materials-Extermination/Pest Control				18.22		(18.22)	
4420.00.038 Materials-Tools	13.15		(13.15)	1,811.89		(1,811.89)	

4420.00.040 Materials-Cabinets				290.38			(290.38)	
4430.00.002 Contract-Elevator Monitoring	9,430.00	10,208.33	778.33	66,010.00	71,458.33	5,448.33		122,500.00
4430.00.004 Contract-Trash Removal	12,834.84	8,583.33	(4,251.51)	47,598.70	60,083.33	12,484.63		103,000.00
4430.00.006 Contract-Extermination/Pest Control	1,984.46	1,958.33	(26.13)	4,382.92	13,708.33	9,325.41		23,500.00
4430.00.007 Contract-Extermination/Bed Bug		1,083.33	1,083.33	3,300.00	7,583.33	4,283.33		13,000.00
4430.00.008 Contract-Grounds	928.42	7,125.00	6,196.58	20,156.26	49,875.00	29,718.74		85,500.00
4430.00.009 Contract-Grounds-Snow Removal				70,234.75			(70,234.75)	
4430.00.012 Contract-Fire Alarm				14,442.94			(14,442.94)	
4430.00.014 Contract-Boilers				2,341.27			(2,341.27)	
4430.00.016 Contract-Window Washing		875.00	875.00		6,125.00	6,125.00		10,500.00
4430.00.020 Contract-HVAC	3,691.28		(3,691.28)	26,130.45			(26,130.45)	
4430.00.022 Contract-Janitorial/Cleaning	11,096.00	4,583.33	(6,512.67)	44,929.84	32,083.33	(12,846.51)		55,000.00
4430.00.024 Contract-Alarm System Monitoring				1,724.22			(1,724.22)	
4430.00.030 Contract-Electrical	1,897.00	1,083.33	(813.67)	7,335.00	7,583.33	248.33		13,000.00
4430.00.032 Contract-Plumbing	914.62	3,208.33	2,293.71	24,927.74	22,458.33	(2,469.41)		38,500.00
4430.00.034 Contract-Roofing	250.00	1,166.67	916.67	725.00	8,166.67	7,441.67		14,000.00
4430.00.036 Contract-Painting		2,050.00	2,050.00	34,860.00	14,350.00	(20,510.00)		24,600.00
4430.00.050 Contract Costs-Other Misc		4,175.00	4,175.00		29,225.00	29,225.00		50,100.00
4510.00.000 Insurance	18,578.06	21,166.67	2,588.61	147,518.63	148,166.67	648.04		254,000.00
4520.00.000 PILOT-Payments in Lieu of Taxes	7,079.99	6,300.83	(779.16)	48,299.95	44,105.83	(4,194.12)		75,610.00
4540.00.000 Employee Benefits-Health/Dental/Optical				0.60			(0.60)	
4541.00.000 Employee Benefits-Pension	4,783.98		(4,783.98)	33,487.86			(33,487.86)	
4570.00.000 Bad Debt-Tenant Rents		3,506.67	3,506.67	25,939.60	24,546.67	(1,392.93)		42,080.00
4580.00.000 Security/Lease Enforcement Fee For Service		1,308.33	1,308.33		9,158.33	9,158.33		15,700.00

4580.00.001 Security/Lease Enforcement Overtime		125.00		125.00		875.00	875.00	1,500.00
4600.41.906 Telephone						85.59	(85.59)	
4600.41.916 Postage/Express						114.99	(114.99)	
4600.42.010 Materials-Janitorial/Cleaning						1,066.49	(1,066.49)	
4600.43.006 Contract-Extermination/Pest Control						3,714.42	(3,714.42)	
4715.10.001 URP-PH-Tenant Utility Reimbursement-Public Housing	104.00	183.33	79.33	826.00	1,283.33	457.33		2,200.00
4855.00.000 Interest Expense - Energy Performance Contract	1,226.76	643.25	(583.51)	8,587.32	4,502.75	(4,084.57)		7,719.00
TOTAL EXPENSES	400,100.08	381,614.67	(18,485.41)	2,652,956.84	2,671,302.64	18,345.80		4,579,376.00
SURPLUS	15,487.59	14,369.58	1,118.01	280,950.23	100,587.10	180,363.13		172,435.00

**Remaining
Budget**

(667,820.00)

(1,835.78)

40.00

100.00

(18,080.00)

(425.64)

(16,221.00)

(612,277.80)

(135,542.38)

(5,423.23)

950.50

(191,346.22)

7,890.00

(23,401.70)

(2,168.14)

(105.25)

(127.50)

(6,343.00)

(46,472.02)

1,791.73

11,488.70

(29,183.36)

(10,806.79)

(5,850.00)

660.80

(57,669.92)

5,749.96

(20,821.65)

5,345.76

(1,817,903.93)

(5,838.76)

5,345.76

206,924.10

15,050.00

6,069.79

177,082.76

(24.00)

759.77

18,132.19

15,149.01

14,412.17

11,385.15

27,316.67

9,720.92

12,800.00

5,400.00

47,309.00

(20,463.11)

8,894.77

1,749.55

2,043.08

11,057.27

15,378.02

5,672.73

9,371.06

3,955.34

(4,241.34)

(1,883.85)

(1,097.71)

6,486.61

5,200.00

10,347.50

(1,472.66)

(330.00)

(120.00)

(100.00)

1,751.05

1,200.00

(562.98)

(0.12)
(1,326.65)
(4,055.00)
8,630.69
191,345.22
38,725.69
(7,890.00)
17,994.50
2,168.14

105.25

127.50

6,343.00

(21,030.50)

590.00

(19.00)
20,000.00

(25.00)

(1,885.50)
162,052.30
138,863.52
114,185.86
6,579.00
44,550.00

70,514.39

27,000.00

11,000.00

67,340.46

1,492.00

5,844.20

85.05

10,877.96

23,891.67

7,966.68

(7,246.43)

11,574.52

12,753.36

(5,465.63)

(1,571.62)

85,055.69

(1,207.68)

(14,993.72)

(9,948.87)

(24.97)

(4,730.29)

(10,681.37)

(112.97)

(18.22)

(1,811.89)

(290.38)
56,490.00
55,401.30
19,117.08
9,700.00
65,343.74
(70,234.75)
(14,442.94)
(2,341.27)
10,500.00
(26,130.45)
10,070.16
(1,724.22)
5,665.00
13,572.26
13,275.00
(10,260.00)
50,100.00
106,481.37
27,310.05
(0.60)

(33,487.86)
16,140.40
15,700.00

1,500.00

(85.59)

(114.99)

(1,066.49)

(3,714.42)

1,374.00

(868.32)

1,926,419.16

108,515.23
